PLACER COUNTY GENERAL PLAN UPDATE

Countywide General Plan
FINAL ENVIRONMENTAL IMPACT REPORT

VOLUME I

SCH# 93082012

Prepared by:

Crawford Multari & Starr
DKS Associates
Psomas and Associates
Jones & Stokes Associates
Recht Hausrath & Associates
J. Laurence Mintier & Associates

July 26, 1994

PLACER COUNTY GENERAL PLAN UPDATE

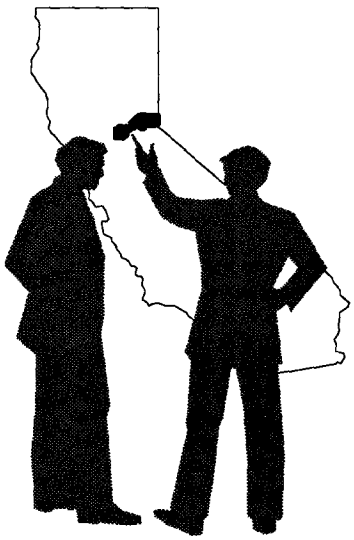

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TABLE OF CONTENTS

TABLE OF CONTENTS i
LIST OF FIGURES iii

INTRODUCTION 1
CEQA 1
PLACER COUNTY ENVIRONMENTAL REVIEW ORDINANCE 5
USE OF THIS EIR 5
ORGANIZATION OF THIS DOCUMENT 5
FORM OF THIS EIR'S ANALYSIS 6

CHAPTER 1: PROJECT DESCRIPTION AND IMPACT SUMMARY 1-1
1.1 INTRODUCTION 1-1
1.2 PROJECT SETTING 1-1
1.3 1967 GENERAL PLAN 1-2
1.4 THE GENERAL PLAN PREPARATION PROCESS 1-3
1.5 PROJECT OBJECTIVES 1-6
1.6 PROJECT DESCRIPTION 1-6
1.7 DIFFERENCES BETWEEN THE DRAFT AND FINAL GENERAL PLAN/EIR 1-4
1.8 IMPACT SUMMARY 1-15

CHAPTER 2: ASSUMPTIONS AND DEVELOPMENT ESTIMATES 2-1
2.1 INTRODUCTION 2-1
2.2 RESIDENTIAL DENSITY AND BUILDING INTENSITY ASSUMPTIONS 2-1
2.3 GEOGRAPHIC AREAS OF ANALYSIS 2-2
2.4 HOLDING CAPACITY OF THE GENERAL PLAN 2-3
2.5 SCENARIOS FOR GROWTH AND DEVELOPMENT 2-5

CHAPTER 3: LAND USE, HOUSING, AND POPULATION 3-1
3.1 INTRODUCTION 3-1
3.2 LAND USE 3-1
3.3 HOUSING 3-12
3.4 POPULATION 3-18

CHAPTER 4: TRANSPORTATION AND CIRCULATION 4-1
4.1 INTRODUCTION 4-1
4.2 ANALYSIS METHODOLOGY AND ASSUMPTIONS 4-1
4.3 STREETS AND HIGHWAYS 4-17
4.4 TRANSIT 4-52
4.5 TRANSPORTATION SYSTEMS MANAGEMENT 4-57
4.6 NON-MOTORIZED TRANSPORTATION 4-59
4.7 GOODS MOVEMENT 4-64
4.8 AVIATION 4-66

CHAPTER 5: NON-COUNTY INFRASTRUCTURE AND SERVICES 5-1
5.1 INTRODUCTION 5-1
5.2 WATER SUPPLY AND DELIVERY 5-1
5.3 COMMUNITY AND INDIVIDUAL WASTEWATER SYSTEMS 5-16
5.4 DRAINAGE 5-40
5.5 SOLID WASTE 5-47
5.6 SCHOOLS 5-52

CHAPTER 6: COUNTY FACILITIES AND SERVICES 6-1
6.1 INTRODUCTION 6-1
6.2 MUNICIPAL-LIKE FACILITIES 6-2
6.3 COUNTYWIDE FACILITIES 6-6
6.4 FACILITY FUNDING OPTIONS 6-14
6.5 GENERAL PLAN POLICY RESPONSE 6-18

CHAPTER 7: RECREATIONAL AND CULTURAL RESOURCES 7-1
7.1 RECREATIONAL RESOURCES 7-1
7.2 CULTURAL RESOURCES 7-8

CHAPTER 8: NATURAL RESOURCES 8-1
8.1 WATER RESOURCES 8-1
8.2 AGRICULTURAL RESOURCES 8-9
8.3 FOREST RESOURCES 8-18
8.4 MINERAL RESOURCES 8-22
8.5 VEGETATION AND WILDLIFE RESOURCES 8-28
8.6 AIR QUALITY 8-51

CHAPTER 9: HEALTH AND SAFETY 9-1
9.1 SEISMIC AND GEOLOGICAL CONDITIONS 9-1
9.2 WILDLAND AND URBAN FIRE POTENTIAL 9-6
9.3 FLOODING AND DAM FAILURE INUNDATION 9-10
9.4 NOISE 9-15

CHAPTER 10: MANDATORY CEQA SECTIONS 10-1
10.1 INTRODUCTION 10-1
10.2 ALTERNATIVES 10-1
10.3 SHORT-TERM VERSUS LONG-TERM USES 10-10
10.4 SIGNIFICANT IRREVERSIBLE EFFECTS 10-11
10.5 GROWTH-INDUCING IMPACTS 10-11
10.6 CUMULATIVE IMPACTS 10-12
10.7 MITIGATION MONITORING 10-12

APPENDIX A: ISSUES AND OPTIONS REPORT SUMMARY A-1

APPENDIX B: REPORT PREPARATION B-1

APPENDIX C: RESPONSES TO NOP C-1

APPENDIX D: PERSONS AND ORGANIZATIONS CONSULTED D-1

APPENDIX E: DRAFT EIR REVIEW PROCESS E-1

LIST OF FIGURES

Figure 1-1 Placer County Location 1-2
Figure 1-2 Placer County Communities 1-2
Figure 2-1 Regional Analysis Areas and Community Plan Areas 2-2
Figure 5-1 Community Wastewater Systems 5-16
Figure 5-2 Regional Drainage Sheds 5-40
Figure 5-3 Planned Storage Facilities 5-42
Figure 9-1 2010 Traffic Noise Contours 9-16

Introduction

INTRODUCTION

The Placer County *Countywide General Plan* is the result of over three years of work by a multi-disciplinary consultant team, County staff, the Placer County Planning Commission, and the Placer County Board of Supervisors. This *Final Environmental Impact Report* (*FEIR*) documents the environmental considerations incorporated into the process of preparing the *Countywide General Plan* and evaluates the environmental implications and effects of the plan.

CEQA

The California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21177) mandates the preparation of draft and final environmental impact reports for projects or programs that have the potential of resulting in adverse impacts on the environment. Detailed requirements concerning both content and process are set forth in the California Code of Regulations, Title 14, Sections 15000 et seq., *Guidelines for Implementation of the California Environmental Quality Act* (hereinafter referred to as *State CEQA Guidelines*).

THE PURPOSE OF THIS EIR

The purposes of CEQA (and thus EIRs) are summarized in Article 1 of the *State CEQA Guidelines*. Article 1 reads, in part, as follows:

§15002. General Concepts.

(a) Basic Purposes of CEQA. The basic purposes of CEQA are to:

(1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities.

(2) Identify ways that environmental damage can be avoided or significantly reduced.

(3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.

(4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

Subsection (f) of this section summarizes the purpose and content of an EIR:

(f) Environmental Impact Reports and Negative Declarations. An environmental impact report (EIR) is the public document used by the governmental agency to analyze the significant environmental effects of a proposed project, to identify alternatives, and to disclose possible ways to reduce or avoid the possible environmental damage.

(1) An EIR is prepared when the public agency finds substantial evidence that the project may have a significant effect on the environment. (See §15064(a)(1).)

Subsection (g) summarizes the concept of "significant effect":

(g) Significant Effect on the Environment. A significant effect on the environment is defined as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project. (See: Section 15382.) Further, when an EIR identifies a significant effect, the government agency approving the project must make findings on whether the adverse environmental effects have been substantially reduced or if not, why not. (See: Section §15091.)

The express purpose of an EIR is further elaborated in Section 15121:

§15121. Informational Document.

(a) An EIR is an informational document which will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency.

(b) While the information in the EIR does not control the agency's ultimate discretion on the project, the agency must respond to each significant effect identified in the EIR by making findings under Section 15091 and, if necessary, by making a statement of overriding considerations under Section 15093.

(c) The information in an EIR may constitute substantial evidence in the record to support the agency's action on the project if its decision is later challenged in court.

RELATIONSHIP OF THE GENERAL PLAN AND EIR

The *State CEQA Guidelines* provides the following general directions concerning the coordination of planning and environmental impact assessment:

§15080. General.

To the extent possible, the EIR process should be combined with the existing planning, review, and project approval process used by each public agency.

The *State CEQA Guidelines* provides for combining the EIR with the general plan as follows:

§15166. EIR as Part of a General Plan.

(a) The requirements for preparing an EIR on a local general plan, element, or amendment thereof will be satisfied by using the general plan, or element document, as the EIR and no separate EIR will be required, if:

(1) the general plan addresses all the points required to be in an EIR by Article 9 of these Guidelines; and

(2) the document contains a special section or a cover sheet identifying where the general plan document addresses each of the points required.

In accordance with these two sections of the *State CEQA Guidelines*, and in an effort to minimize repetition of information, five separate General Plan documents are being used to satisfy the requirements for a Final EIR. These are: 1) the *Countywide General Plan Policy Document*; 2) the *General Plan Background Report*, which describes existing conditions and trends in Placer County; 3) the *General Plan Issues and Options Report*, which was prepared prior to the *Countywide General Plan Policy Document* and describes planning issues, policy and program options, and land use alternatives; 4) the *Draft Environmental Impact Report*, which was published in October 1993 and assessed the implications of the *Draft General Plan* published at the same time; and 5) this *Final Environmental Impact Report*, which is comprehensive revision of the *Draft EIR* and assesses the environmental implications and effects of the *General Plan* adopted in 1994. Together, these five documents address the issues required by state law to be covered in a Final EIR.

USE OF THIS EIR AS A PROGRAM EIR/MASTER ENVIRONMENTAL ASSESSMENT

The precise format of an EIR is not dictated by CEQA or the *State CEQA Guidelines*, but is left to the discretion of the lead agency preparing the EIR. Several types of EIR or alternatives for formatting EIRs are described in the *State CEQA Guidelines*. Of particular relevance to a general plan EIR are Program EIRs and Master Environmental Assessments (MEAs).

The *State CEQA Guidelines* describes a Program EIR as follows:

§15168. Program EIR.

(a) General. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

(1) Geographically,

(2) As logical parts in the chain of contemplated actions,

(3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or

(4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The *State CEQA Guidelines* describes a Master Environmental Assessment as follows:

§15169. Master Environmental Assessment.

(a) General. A public agency may prepare a Master Environment Assessment, inventory, or data base for all, or a portion of, the territory subject to its control in order to provide information which may be used or referenced in EIRs or Negative Declarations. Neither the content, the format, nor the procedures to be used to develop a Master Environmental Assessment are prescribed by these Guidelines. The descriptions contained in this section are advisory. A Master Environmental Assessment is suggested solely as an approach to identify and organize environmental information for a region or area of the state.

The chief advantage of Program EIRs and MEAs is that they can be used to streamline CEQA compliance for a broad range of subsequent projects. Program EIRs or MEAs can be used as the basis for preparing initial studies on individual projects; they can be used as the basis for issuing negative declarations on individual projects; and they can be referenced in subsequent EIRs to address major and cumulative impacts of projects, allowing project-level EIRs to focus on more site-specific impacts. Preparing a Program EIR or MEA does not obviate the need for environmental analysis on individual projects, but it can expedite and simplify subsequent environmental reviews under CEQA.

For these reasons, this EIR has been organized and is intended to be used as both a Program EIR and a Master Environmental Assessment.

DEGREE OF SPECIFICITY AND SPECULATION

The *State CEQA Guidelines* includes the following discussions regarding forecasting, speculation, and the degree of specificity required in an EIR:

§15144. Forecasting

Drafting an EIR or preparing a Negative Declaration necessarily involves some degree of forecasting. While foreseeing the unforeseeable is not possible, an agency must use its best efforts to find out and disclose all that it reasonably can.

§15145. Speculation

If, after thorough investigation, a Lead Agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact.

§15146. Degree of Specificity

The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR.

(a) An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy.

(b) An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.

This EIR evaluated impacts of the Countywide General Plan based primarily on estimated levels of development allowed under the *General Plan* that could reasonably be expected to occur by the year 2010. In several sections of the EIR, the possible effects of development through 2040 are also discussed, but no conclusions concerning the significance of the impacts are reached, since such conclusions would be very speculative given uncertainty about long term growth projections and future technological advances.

PLACER COUNTY ENVIRONMENTAL REVIEW ORDINANCE

In October 1990, the County adopted the *Placer County Environmental Review Ordinance* (Chapter 31 of the *Placer County Code*). The purpose of the *Ordinance* is to implement the requirements of CEQA, supplement the *State CEQA Guidelines*, implement the Permit Streamlining Act, and implement State law relating to mitigation monitoring. By summarizing local and state requirements for environmental review succinctly in a single document, the *Ordinance* provides Placer County residents, property owners, business owners, prospective developers, employees, and elected and appointed officials with a valuable aid in considering the environmental effects of development activity. To supplement the *Environmental Review Ordinance*, the County also published the *Environmental Review Procedures Manual.* While the *Manual* was prepared as an in-house guide for Placer County land development staff, it provides anyone involved in the environmental review process with a variety of information pertaining to the "everyday" application of State and County environmental regulations.

USE OF THIS EIR

This EIR serves two basic purposes. First, it establishes the environmental framework for adoption of the *General Plan*, providing information to the public, Planning Commission, and Board of Supervisors concerning the potential consequences of adopting the plan, and, second, it serves as a first-tier EIR for subsequent EIRs on projects implementing the *General Plan* (e.g., community plans, specific plans, individual projects). The principal utility of this *EIR* in serving as a first tier for subsequent projects will be to provide a framework for assessment of cumulative impacts.

ORGANIZATION OF THIS DOCUMENT

This *Final Environmental Impact Report (FEIR)*, which as noted above is one of five reports being used to satisfy the requirements of CEQA, has been prepared as a comprehensive revision of the *Draft EIR*, which was published in October 1993. Revisions to the *Draft EIR* reflect two types of change: (1) those made in response to land use and policy changes made by the Board of Supervisors to the *Draft General Plan* as a result of public review of the *Draft Policy Document*; and (2) editorial, substantive, and technical changes made in response to comments received on the *Draft EIR*. The changes to the *Policy Document* and *EIR* are summarized in Section 1.7 of Chapter 1 of this *EIR*, starting on page 1-10.

Because of its size, this *Final EIR* document has been published in two volumes. Volume I consists of the revised *Draft EIR* (i.e., this Introduction, Chapters 1 through 10, and appendices). Volume II consists of the comments submitted on the *Draft EIR* and the County's formal response to those comments.

Volume I is organized as follows.

This **Introduction** provides basic background information, including a description of the laws requiring the preparation of this *EIR* and a description of the document's organization,.

Chapter 1 describes the project setting, summarizes the project objectives, describes the project, explains Placer County's General Plan Update process, describes the differences between the draft and final versions of the *General Plan* and the *EIR*, and summarizes the significant environmental effects of the plan.

Chapter 2 summarizes and explains the development potential estimates upon which much of the rest of the assessment is based.

Chapter 3 evaluates the land use, housing, and population impacts of the plan.

Chapter 4 assesses transportation impacts.

Chapter 5 reviews non-County infrastructure and services impacts, including water, sewer, drainage, solid waste, and schools.

Chapter 6 summarizes the potential effects on County-provided facilities and services.

Chapter 7 assesses the plan's impact on recreational and cultural resources.

Chapter 8 examines the plan's impacts on natural resources.

Chapter 9 reviews health and safety impacts of the plan.

Chapter 10 addresses mandatory EIR sections, including alternatives, short-term versus long-term uses, significant irreversible effects, growth-inducing impacts, and cumulative impacts.

Appendix A summarizes the *Issues and Options Report* and its use in preparing the *Draft General Plan.*

Appendix B lists the firms that prepared the *General Plan* and *EIR*

Appendix C lists the respondents to the Notice of Preparation prepared for the *Draft EIR*

Appendix D identifies persons and organizations consulted in the process of preparing the *General Plan* and *EIR.*

Appendix E describes the *Draft EIR* review process, including an explanation of the distribution of the reports and a list of those groups and individuals who commented during the 45-day review period.

Volume II of this *Final EIR* is the County's formal response to comments submitted during the 45-day Draft EIR review period. It includes a photocopy of each comment letter submitted during the review period, with each individual comment marked with a unique identifier. Preceding each letter is a brief summary of each comment along with the County's formal response. Volume II also summarizes oral comments made at public hearings concerning the *Draft EIR* along with the County's response to these comments.

FORM OF THIS EIR'S ANALYSIS

The *Countywide General Plan* and this *EIR* were prepared simultaneously in an effort to identify potentially-significant implications of the plan early in the process and to include policies and programs in the plan to minimize or avoid these adverse implications. The format and content of the environmental impact analysis in this *EIR* reflect this approach to preparing the *Countywide General Plan.*

Accordingly, for each subject addressed in Chapters 3 through 9, the discussion is generally broken into the following seven parts:

Setting: This section briefly summarizes pertinent information concerning existing conditions. Since the *General Plan Background Report* constitutes the comprehensive setting for the *EIR*, this section focuses on the highlights, while referring the reader to relevant sections of the *Background Report.*

Methodology: This section discusses the assumptions and methodology used to identify implications and to assess impacts.

Implications of the General Plan Land Use Diagram: This section projects conditions that could result from the development permitted by the land use designations shown on the *General Plan Land Use Diagram* without consideration of the policies and programs included in the *General Plan Policy Document.* This part focuses primarily on implications of estimated development at 2010. Some of the analyses, however, also consider potential implications at 2040 development levels. Because development estimates for year 2040 are very speculative, the analysis of 2040 implications is generally qualitative.

General Plan Policy Response: This section identifies those policies and programs contained in the *General Plan Policy Document* that would ameliorate or lessen the severity of potential negative implications identified in the previous part. While this discussion focuses primarily on policies and programs that reduce the potentially significant negative implications of the *Land Use Diagram*, it also in some cases identifies policies or programs that reduce potential impacts that may not be particularly significant.

Impacts: This section describes the environmental impacts of the *General Plan* considering the combined effect of the implications of the *Land Use Diagram* and the policies and programs included in the *General Plan Policy Document* that address these implications. This discussion includes an assessment of the severity of the impact, including a conclusion as to whether the impacts are considered significant according to *CEQA.* The impacts are characterized as "significant," "potentially significant," or "less-than-significant." This analysis and its conclusions focus on impacts of estimated development at 2010. No formal impact conclusions are reached concerning the severity of impacts at 2040 development levels.

Again, the *General Plan* and *General Plan EIR* were prepared simultaneously in an effort to identify potentially-significant implications of the plan early in the process and to include policies and programs in the plan to minimize or avoid these adverse implications.

Mitigation Measures: This section identifies mitigation measures that could reduce or eliminate negative impacts identified as "significant" or "potentially-significant."

Cumulative Impacts: Several of the topical analyses lend themselves to a discussion of cumulative impacts. This section summarizes the possible cumulative impacts associated with these topical areas. This includes a brief explanation of the assumed cumulative context, since the differences in the nature of the topics being assessed require significantly different types and levels of focus. For instance, because of the nature of model used, the traffic analysis assesses the affects of development not only within the unincorporated area of Placer County, but also in the county's cities and adjacent counties. On the other hand, the primary analyses of agricultural

land and habitat conversion focus only on the unincorporated area of Placer County; the cumulative discussion considers habitat conversion in the cities and adjacent counties. Chapter 10 includes a summary of the important cumulative impacts.

Chapter 1
Project Description and Impact Summary

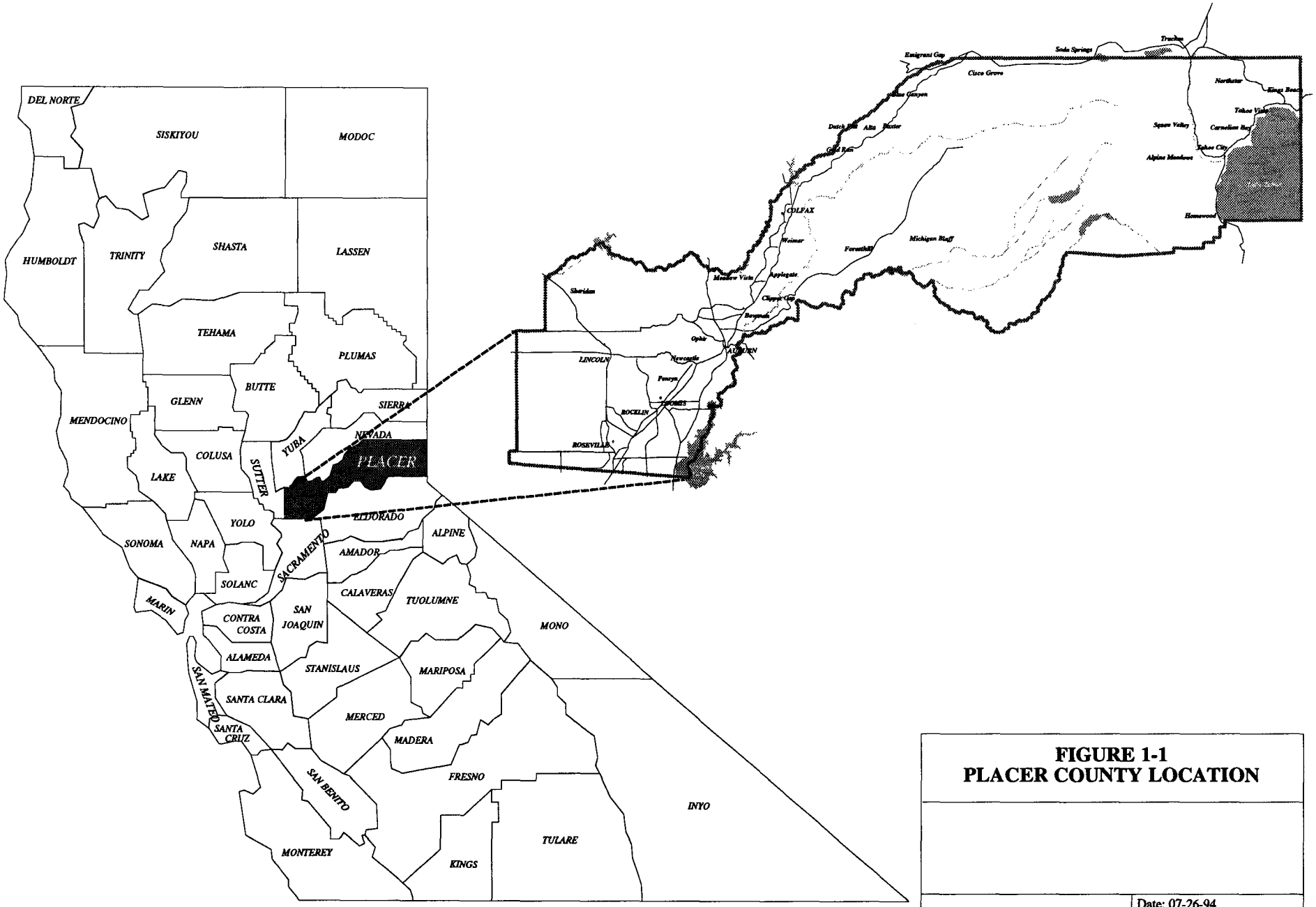


FIGURE 1-1
PLACER COUNTY LOCATION

Date: 07-26-94

Prepared by:
J. Laurence Mintier & Associates

CHAPTER 1

PROJECT DESCRIPTION AND IMPACT SUMMARY

1.1 INTRODUCTION

The subject of this *Environmental Impact Report* is a comprehensive update of the Placer County *Countywide General Plan*. This chapter of the *Final EIR* describes the project setting, defines the project, explains Placer County's General Plan Update process, and summarizes the significant environmental effects of the *General Plan*.

1.2 PROJECT SETTING

Placer County, located in northeastern California, covers approximately 1,500 square miles of diverse geography between Sacramento and the Nevada border. Figure 1-1 shows the county's regional location and Figure 1-2 shows the location of the county's incorporated cities and unincorporated communities.

The western part of Placer County, which is part of the Sacramento Valley, is generally flat and ranges in elevation from 45 to 1,000 feet. This part of the county, called South Placer, contains the cities of Roseville, Rocklin, Lincoln, and Loomis, as well as the unincorporated communities of Sheridan and Granite Bay. The South Placer area has experienced the county's most significant growth in recent years, in terms of both new housing and commercial and industrial development. Most of the county's major manufacturing facilities are located in this part of the county. South Placer County also supports the bulk of the county's agricultural activities, including over 86,000 acres of land enrolled in California Land Conservation Act (Williamson Act) contracts.

The central part of the Placer County consists of the Foothill region, which includes the cities of Auburn and Colfax, and the unincorporated communities of Foresthill, Penryn, Newcastle, Applegate, Weimar, Gold Run, Meadow Vista, Dutch Flat, Alta, and Baxter. The Foothills area is in the heart of what constituted Gold Rush Country in the 1800s. As in South Placer, many residents of the Foothills area commute to work in the Sacramento area.

The eastern part of Placer County is the High Sierra region. The High Sierra area includes the resort communities and ski areas around Lake Tahoe. This is an internationally-known resort area, with visitors coming to hike, fish, golf, enjoy the outdoors, visit nearby Nevada casinos in the summer, and ski at the many resorts in the winter. Tourism and recreation are the dominant industries in the region, providing jobs for the residents of the unincorporated communities of Tahoe City, Tahoe Vista, Carnelian Bay, Homewood, Kings Beach, Tahoma, Emigrant Gap, Soda Springs, and Squaw Valley.

A thorough description of the environmental setting of Placer County is contained in the *General Plan Background Report*, which is formally incorporated as part of this *Final EIR*. The *Background Report* was prepared in draft form during Phase 4 of the General Plan Update Program and released for public review in October 1992. Based on comments received since publication of the draft and on County Staff and Consultant review, the report was revised prior to final publication and adoption. The *Background Report* provides background information on all issues addressed in the *Countywide General Plan*, focusing particularly on existing conditions and trends in Placer County. It is organized according to the following 11 chapters:

1. Land Use
2. Housing
3. Population
4. Economic Conditions and Fiscal Considerations
5. Transportation and Circulation
6. Public Facilities
7. Public Services
8. Recreational and Cultural Resources
9. Natural Resources
10. Safety
11. Noise

While the *Background Report* serves as the primary environmental setting description for this *Final EIR*, each topical analysis section in Chapters 3 through 9 in this *Final EIR* begins with a brief setting summary that references the pertinent section(s) of the *Background Report* containing detailed descriptions.

1.3 1967 GENERAL PLAN

As noted above, the subject of this *Final EIR* is a comprehensive update of the Placer County *Countywide General Plan*. The project updates the County's existing General Plan, which was adopted in 1967, and subsequently supplemented with several community plans and various elements prepared as amendments to the original 1967 General Plan. The *1967 Plan* consists of the following countywide elements (listed in order of date of adoption):

Placer County General Plan (Land Use Plan)	December 1967
Economic Growth Analysis	1970
Aviation Plan	November 1971
Conservation and Recreation Plan	December 1971
Open Space and Conservation Plan	June 1973
Seismic Safety Element	April 1977
Scenic Highway Element	May 1977
Noise Element	June 1977
Housing Element	June 1984
Mineral Resource Conservation Plan	September 1984
Agricultural Element	March 1989

The County also adopted a new housing element in June 1992 as part of the General Plan Update Program to comply with a special statutory deadline.

In addition to amendments to the plan in the form of countywide elements, the *1967 Plan* has been supplemented by adoption of 21 "community plans" or new "area general plans" for different parts of the unincorporated county. These community plans are as follows (listed in order of adoption):

Tinker Knob General Plan	June 1967
Colfax General Plan	November 1967
Westville General Plan	December 1967
Alpine Meadows (Bear Valley) General Plan	October 1969
Lake Tahoe General Plan	1969
North Tahoe General Plan	March 1970

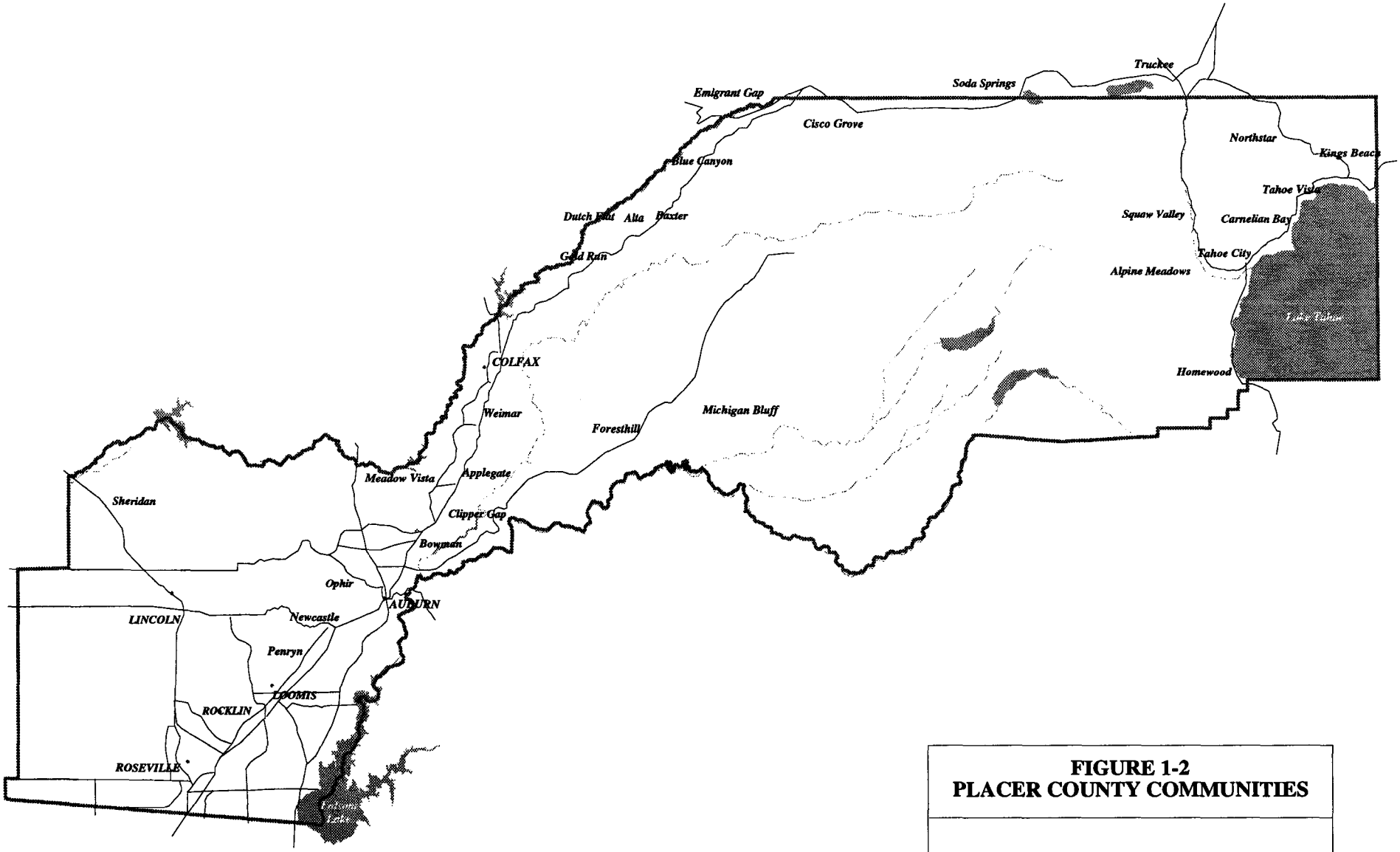


FIGURE 1-2
PLACER COUNTY COMMUNITIES

Date: 07-26-94

Prepared by:
J. Laurence Mintier & Associates

Ward Valley General Plan ..... July 1970
Lincoln Urban Area Comprehensive Plan ..... June 1971
Meadow Vista - West Applegate General Plan . January 1975
Martis Valley General Plan ..... August 1975
Loomis Basin General Plan 1975
Sheridan General Plan ..... January 1976
Weimar-Applegate-Clipper Gap General Plan September 1980
Sunset General Plan 1980
Foresthill General Plan ..... April 1981
Ophir General Plan ..... June 1983
Squaw Valley General Plan ..... October 1983
Granite Bay Community Plan ..... May 1989
Dry Creek/West Placer Community Plan ..... May 1990
Tahoe City Community/General Plan ..... April 1994
Auburn/Bowman Community Plan ..... June 1994

Section 1.6, under "Disposition of Existing General Plan Components," describes how the adoption of the *Countywide General Plan* will affect the *1967 Plan* and the various community plans and area plans.

1.4 THE GENERAL PLAN PREPARATION PROCESS

Placer County initiated the comprehensive update of its countywide General Plan in January 1991. The primary goals of the update program were stated as follows:

1. To update and provide internally consistent general plan goals, policies, and implementation measures.

2. To ensure consistency between the *Countywide General Plan* and the numerous community plans and functional plans.

3. To provide a comprehensive assessment of impacts associated with growth and to define appropriate mitigation measures to reduce or eliminate significant effects.

4. To provide an analysis of infrastructure and service level requirements and a fiscal analysis of the *General Plan.*

The Update program was structured according to the following ten phases:

Phases 1 and 2 ..... General Plan Update Startup
Phase 3 ..... Update Initiation and Framework
Phase 4 ..... Draft General Plan Background Report
Phase 5 ..... Issues and Options Report
Phase 6 ..... Draft General Plan Policy Document
Phase 7 ..... Draft Environmental Impact Report
Phase 8 ..... Public Review of Draft General Plan/EIR
Phase 9 ..... Final General Plan/EIR
Phase 10 ..... Final Documents

Each of these phases is described in the following paragraphs.

Phases 1 and 2: General Plan Update Startup

Phases 1 and 2, which ran from November 1990 through October 1991, involved three tasks. The first was to solicit initial direction from the Board of Supervisors and Planning Commission regarding the scope, content, format, and process to be followed during the General Plan update process. The second task was to establish a draft general plan outline and a work program and schedule. The third task was to select technical consultants to assist the County in preparing the updated general plan. For assistance with these tasks, the County retained J. Laurence Mintier & Associates to act as the General Plan Coordinator.

Phase 3: Update Initiation and Framework

During Phase 3, the County worked with the Consultant Team to establish a program foundation for preparation of the General Plan. This included a series of meetings among the consultants to coordinate efforts and the preparation of base maps for the project. Most importantly, however, during Phase 3 the County conducted a series of four townhall meetings to explain the update process, describe opportunities for public participation, and solicit early input from the public regarding issues to be addressed in the General Plan.

Phase 4: Draft General Plan Background Report

Phase 4 focused on the preparation of the first major report published as part of the Update program: the *Draft General Plan Background Report.* This report, which was released for public review in October 1992, provided background information on all issues to be addressed in the General Plan, focusing particularly on existing conditions and trends in Placer County. It also served as the environmental setting discussion for the *Environmental Impact Report.*

Phase 5: Issues and Options Report

During Phase 5 of the Update program, the County worked with the Consultants to prepare the *Issues and Options Report.* The purpose of the report was to solicit policy direction from the Board of Supervisors on key issues to be addressed in the General Plan Update. This direction provided the framework for the development of the goals, policies, implementation programs, and land use and circulation plans contained in the *Draft General Plan Policy Document.* In preparing the *Issues and Options Report*, County Staff and Consultants identified the most critical policy issues to be addressed in the General Plan Update based on the findings of the *Draft General Plan Background Report* and other work undertaken in conjunction with the Update, including the series of townhall meetings conducted during Phase 3 in November 1991. Staff and Consultants then identified two or more options for addressing these critical issues and analyzed the options for their potential implications.

The issues discussed in the *Issues and Options Report* were of two types. First, to address specific growth and environmental issues, the report discussed and posed options for several sets of policy/programmatic issues under the following headings: Land Use and Housing; Transportation and Circulation; Natural Resources; Infrastructure; and Fiscal and Financial Issues. The second part of the *Issues and Options Report* addressed conceptual land use alternatives representing broadly-defined choices for the overall pattern of future growth in Placer County.

The *Issues and Options Report* was presented to the public in a series of six townhall meetings in January and February 1993 and was the subject of seven public meetings of the Board of Supervisors between

February and July 1993. The result of these meetings was a set of directions to County Staff and Consultants regarding the issues addressed in the *Issues and Options Report*. These directions provided the overall framework for the goals, policies, implementation programs, and land use and circulation plan diagrams contained in the *Draft Policy Document*. Appendix A to this *Final EIR* is a detailed description of the *Issues and Options Report*, including a summary of the directions provided by the Board of Supervisors as a result of the report.

Phase 6: Draft General Plan Policy Document

During Phase 6, County Staff and Consultants prepared the *Draft General Plan Policy Document*, following the direction provided by the Board of Supervisors in Phase 6 and with input from the environmental analysis conducted in Phase 7. The *Draft Policy Document* was published on October 1, 1993.

Phase 7: Draft Environmental Impact Report

During this phase, which ran concurrently with Phase 6, County Staff and Consultants prepared the *Draft Environmental Impact Report*. As potentially-adverse impacts of the plan were identified through technical analysis, policies and programs to address these impacts were identified and incorporated into the *Draft Plan*. The *Draft EIR* was published along with the *Draft Policy Document* on October 1, 1993.

Phase 8: Public Review of Draft General Plan/EIR

Phase 8 was the most critical phase of the entire General Plan Update Program. Early in this phase, the County conducted four townhall meetings (in October 1993) to review the *Draft Policy Document* and *Draft EIR* for the public. Following the townhall meetings, both the Planning Commission and the Board of Supervisors conducted public hearings to review the reports and accept public comments on them.

Between October 1993 and February 1994, the Planning Commission conducted nine meetings to review the *Draft General Plan* and *Draft EIR*, seven of which included formal opportunities for public input. These meetings were held on the following dates:

October 14, 28, and 29, 1993;
November 11 and 18, 1993;
January 13 and 19, 1994;
February 2, 1994; and
May 12, 1994.

The result of these meetings was a set of recommendations to the Board of Supervisors regarding the full range of issues addressed in the *Draft Policy Document*.

Based on the Planning Commission's recommendations, County Staff and Consultants prepared another version of the *Draft Policy Document* for review by the Board of Supervisors. This version was published on February 18, 1994. The Board of Supervisors then held public hearings on March 22 and April 5, 1994. At the latter meeting, the Board endorsed most of the Commission's recommendations and provided County Staff and Consultants with several other important directions. The Board held additional meetings on May 3, June 7, and June 21, 1994, at which it elaborated its earlier directions.

Phase 9: Final General Plan/EIR

During Phase 9, County Staff and Consultants revised the *Policy Document* according to the Board of Supervisors' directions from Phase 8. The Consultants then revised the *Draft EIR* to reflect changes made to the *Draft Policy Document* and to respond to comments received during the course of public review. In addition, County Staff worked with the Consultants to revise the *Draft Background Report.*

Phase 9 also included public meetings of both the Planning Commission and the Board of Supervisors. The Planning Commission met on May 12, 1994, to review the Board's actions on the Commission's recommended changes to the *Draft Policy Document.* The Board then conducted its final public hearing on August 16, 1994. At that meeting, the Board adopted the new *Countywide General Plan*, including the *Policy Document* and *Background Report*, and certified this *Final EIR.*

Phase 10: Final Documents

Phase 10 consisted simply of publishing all final documents (*Background Report*, *Policy Document*, and *EIR*) and printing them for public distribution.

1.5 PROJECT OBJECTIVES

In providing direction to County Staff and Consultants on the *Issues and Options Report* during Phase 5 of the General Plan Update Program, the Placer County Board of Supervisors adopted the following statement of the "primary objectives" for their preferred land use alternative:

1. Provide direction to guide growth in the County so that the future Placer County residents and their families' are protected.

2. Specify that new growth must pay its own way and make other positive contributions which will protect the lifestyles of Placer County residents and minimize adverse impacts on the existing quality of life in the county.

3. Protect agricultural lands.

4. Balance growth by separating and individualizing population centers.

5. Plan to accommodate the County's share of statewide growth.

1.6 PROJECT DESCRIPTION

The update of the Placer County *Countywide General Plan* entailed a set of several related actions, which combined constitute "the project" for purposes of this *Final EIR.* Following are brief descriptions of each aspect of "the project."

ADOPTION OF THE NEW COUNTYWIDE GENERAL PLAN

The primary action in the General Plan Update is the adoption of the new *Countywide General Plan.* The following summarizes the organization and content of the *Countywide General Plan* and the objectives of the plan.

The *Countywide General Plan* consists of two documents: the *General Plan Background Report* and the *General Plan Policy Document*. The *Background Report* inventories and analyzes existing conditions and trends in Placer County. As noted earlier, it provides the formal supporting documentation for general plan policy, addressing 11 subject areas: land use; housing; population; economic conditions and fiscal considerations; transportation and circulation; public facilities; public services; recreational and cultural resources; natural resources; safety; and noise.

This *General Plan Policy Document* includes the goals, policies, standards, implementation programs, quantified objectives, land use diagram, and circulation plan diagram that constitute Placer County's formal policies for land use, development, and environmental quality.

The *Policy Document* is divided into three main parts. Part I first describes the *Countywide Land Use Diagram* and the designations appearing on the diagram and then describes standards for land use buffer zones. Finally, Part I describes the *Countywide Circulation Plan Diagram,* the standards for the roadway classification system appearing on the diagram, and standards for *transit corridors.*

Part II of the *General Plan Policy Document* contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives. Part II is divided into the following ten sections, roughly corresponding to the organization of issues in the *General Plan Background Report*:

1. Land Use
2. Housing (adopted June 22, 1992)
3. Transportation and Circulation
4. Public Facilities and Services
5. Recreational and Cultural Resources
6. Natural Resources
7. Agricultural and Forestry Resources
8. Health and Safety
9. Noise
10. Administration and Implementation.

Each section includes several goal statements relating to different sub-issues or different aspects of the issue addressed in the section. For each goal statement there are several policies that amplify the goal statement and a set of implementation programs describing briefly the proposed action, the agencies or departments with primary responsibility for carrying out the program, the time frame for accomplishing the program and the funding source.

As noted above, the County adopted its *Housing Element* in June 1992 in order to comply with unique statutory requirements for the preparation and adoption of housing elements.

Part III of the *Policy Document* consists of general standards for the consideration of future amendments to the *General Plan.*

DISPOSITION OF EXISTING GENERAL PLAN COMPONENTS

In conjunction with the adoption of the new *Countywide General Plan*, the County is taking various actions on the documents that make up the existing General Plan. These actions take one of three forms: validation, modification, or recision. Those "elements" of the existing plan that the County feels are still valid reflections of current community views and desires and are consistent with countywide interests are

being validated without change; the County is taking no formal action on these elements, which consist almost exclusively of *community plans*. Those "elements" that are essentially consistent with the new *Countywide General Plan*, but require some changes to maintain internal consistency, are being modified. Those that are superseded or rendered superfluous by adoption of the new *Countywide Plan* are being rescinded or "unadopted." Table 1-1 summarizes the County's action concerning all the elements that constitute the current countywide General Plan, and Table 1-2 summarizes the same information for the County's existing community plans.

TABLE 1-1

DISPOSITION OF EXISTING COUNTYWIDE ELEMENTS

Element or Plan	Disposition	Comment
Agricultural Element	Rescind	Policy content absorbed in new plan.
Aviation Plan	Rescind	
Conservation and Recreation Plan	Rescind	Policy content absorbed in new plan.
Economic Growth Analysis	Rescind	
Housing Element (adopted June 1992)	Validate	Element already adopted as part of update in order to comply with statutory deadline.
Mineral Resource Conservation Plan	Rescind	Policy content absorbed in new plan.
Noise Element	Rescind	Policy content absorbed in new plan.
Open Space and Conservation Plan	Rescind	Policy content absorbed in new plan.
Placer County General Plan (1967 Plan)	Rescind	
Scenic Highway Element	Rescind	Policy content absorbed in new plan.
Seismic Safety Element	Rescind	Policy content absorbed in new plan.

TABLE 1-2

DISPOSITION OF COMMUNITY PLANS

Plan	Disposition	Comment
Alpine Meadows General Plan	Validate	
Auburn/Bowman General Plan	Validate	
Colfax General Plan	Modify	Reduce size of planning area to remove areas within the American River canyon.
Dry Creek/West Placer Community Plan	Modify	The area south of Baseline Road, west of Watt Avenue, north of Sacramento County, and east of Sutter County will be designated as a specific plan area and addressed in an amendment to the plan.
Foresthill General Plan	Validate	
Granite Bay Community Plan	Validate	
Lake Tahoe General Plan	Validate	Acknowledge reduction in holding capacity to reflect development restrictions and conservancy purchases within the Tahoe Basin.
Lincoln Urban Area Comprehensive Plan	Rescind	Allow countywide plan to govern.
Loomis Basin General Plan	Validate	To be superseded by the adoption of the Horseshoe Bar/Penryn Community Plan.
Martis Valley General Plan	Validate	
Meadow Vista -West Applegate General Plan	Validate	
North Tahoe General Plan	Validate	Acknowledge reduction in holding capacity to reflect development restrictions and conservancy purchases within the Tahoe Basin. To be superseded by the North Tahoe Community Plan.
Ophir General Plan	Validate	
Sheridan General Plan	Validate	
Squaw Valley General Plan	Validate	
Sunset General Plan	Validate	
Tahoe City Community/General Plan	Validate	
Tinker Knob General Plan	Rescind	
Ward Valley General Plan	Validate	Acknowledge reduction in holding capacity to reflect development restrictions and conservancy purchases within the Tahoe Basin.
Weimar-Applegate-Clipper Gap General Plan	Validate	
Westville General Plan	Rescind	

IMPLEMENTING ZONING

In addition to adopting the *Countywide General Plan* and taking various actions on the *1967 Plan* and the existing community plans, the County will revise zoning in select areas to reflect the new *General Plan*. The most significant of these affect the eastern part of the Colfax General Plan Area.

1.7 DIFFERENCES BETWEEN THE DRAFT AND FINAL GENERAL PLAN/EIR

This *Final EIR* was prepared as a comprehensive revision of the *Draft EIR*. Revisions to the *Draft EIR* reflect two types of changes: (1) those made in response to land use and policy changes made by the Board of Supervisors to the *Draft General Plan* as a result of public review of the *Draft Policy Document*; and (2) editorial, substantive, and technical changes made in response to comments received on the *Draft EIR*. The changes to the *Policy Document* and *EIR* are summarized in Section 1.7 of Chapter 1 of this *EIR*, starting on page 1-10.

CHANGES TO THE DRAFT GENERAL PLAN

For purposes of this *EIR* analysis, the most significant changes to the *Draft General Plan* affected the *Land Use Diagram*, the *Circulation Diagram*, buffer standards, and standards concerning the consideration of future amendments to the *General Plan*. Following are summaries of these changes.

Land Use Diagram

The *Draft Countywide General Plan* identified four "new growth areas" to accommodate new urban and suburban development. In the *Policy Document* adopted by the Board of Supervisors, all references to these new growth areas were deleted and the Specific Plan Area (SP) designations for these new growth areas were removed from the *Land Use Diagram*. These changes are reflected in the elimination of the Stanford Ranch West and Placer Villages new growth areas and the reversion of these areas to the designations that appeared on the previous general plan land use map (a mix of industrial and agricultural designations for Stanford Ranch West and agricultural designations for Placer Villages). In addition, the Bickford Ranch new growth area was eliminated, but designated Rural Residential, and the Villages of Dry Creek new growth area was included as part of the *Dry Creek/West Placer Community Plan* (and accordingly removed from the *Countywide General Plan Land Use Diagram*).

During its review of the *Draft General Plan*, the Board of Supervisors also considered requests for changes to the *Draft Land Use Diagram* from approximately 80 landowners or coalitions of landowners. Collectively, these requests covered approximately 300 parcels totalling about 19,000 acres. Of these, the Board agreed to 31 changes affecting 146 parcels, most of which related to additional building sites in rural residential areas. Four of the changes, however, affected larger areas. They are as follows: (1) expansion of the existing Auburn Valley Country Club to accommodate an additional 200 homes; (2) increasing the development potential of a 780-acre parcel off of Mount Vernon Road from 29 to 156 dwelling units; (3) change in the development potential of 1,100 acres east of Sheridan from a 20-acre minimum to a 10-acre minimum; and (4) changing the designation of an area along the south side of Highway 193, east of Sierra College Boulevard, from Agriculture-10 acre to Rural Residential with a Farm Zone-5 acre minimum. The effects of these changes on overall development potential and the 2010 and 2040 growth scenarios used in this *EIR* are further explained below under the description of changes to the EIR.

Circulation Plan Diagram

Changes to the *Draft Land Use Diagram*, particularly in the Stanford Ranch West and Placer Villages areas, resulted in several associated changes to the *Draft Circulation Plan Diagram.* Primarily, these changes reflect a reduction in the number and size of roadways necessary north of Baseline Road and west of Fiddyment Road in the southwestern part of the county.

Buffers

To ensure that future development in Placer County does not result in conflicts between potentially incompatible types of development, the *Draft Policy Document* included a section called "Land Use Buffer Zone Standards." This section of the *Policy Document* was modified in several ways. First, the Sensitive Habitat Buffer standards were revised consistent with the direction provided by the Board of Supervisors during review of *Draft Plan* policies. Second, the Public Facility Buffer standards were modified to prohibit any new residential development entitlements within one mile of solid waste disposal sites. Finally, as a result of the removal of the new growth area designations from the *Draft Land Use Diagram*, the Urban Separator Buffer discussion that appeared in the *Draft Policy Document* was eliminated.

Standards for Consideration of Future General Plan Amendments

Part III of the *Draft Policy Document*, which described development standards for each of the new growth areas designated on the *Draft Land Use Diagram*, was replaced by a description of standards for consideration of future amendments to the *Countywide General Plan.* These standards apply to future requests for redesignation of land for urban and suburban development.

CHANGES TO THE EIR

Largely as a result of land use and policy changes in the *Policy Document*, the *Final EIR* differs from the *Draft EIR* in several respects. The most significant of the differences are as follows:

Development Potential

By far, the most significant change to the *Draft Policy Document* with respect to this environmental analysis was the removal of the new growth areas from the *Land Use Diagram.* That change resulted in the reversion of approximately 8,300 acres in the Stanford Ranch West and Placer Villages new growth areas to principally agricultural designations. The reversion of these two areas resulted in a reduction in residential development potential of approximately 24,000 dwelling units and a reduction in commercially- and industrially-designated land of approximately 1,300 acres. The Villages of Dry Creek new growth area was added to the development potential of the Dry Creek/West Placer community plan area, but the holding capacity of the area within the geographic boundaries of the Villages of Dry Creek was not affected by the change. The designation of the Bickford Ranch new growth area as Rural Residential resulted in a reduction of the residential holding capacity of the area by approximately 550 units.

In addition, as noted above, the Board of Supervisors approved several revisions to the *Draft Land Use Diagram* that affected rural residential areas. These changes, most of which consisted of minor density increases, affected approximately 4,700 acres and resulted in the potential for approximately 2,200 additional units in the unincorporated area of the county. As described above, most of this increased development potential resulted from four revisions to the *Land Use Diagram* (i.e., expansion of the existing Auburn Valley Country Club, increased development potential off of Mount Vernon Road, change

in development potential of 1,100 acres east of Sheridan, and changing the designation of an area along the south side of Highway 193, east of Sierra College Boulevard).

Between publication of the *Draft General Plan* and *Draft EIR* in October 1993 and the adoption of the *General Plan* and certification of the *Final EIR*, two other changes occurred that removed land from the purview of the *Countywide General Plan*. The first was the City of Lincoln's annexation of 2,800 acres of land to the south of the city. This annexation resulted in a reduction in *Countywide General Plan* holding capacity of 168 dwelling units. The second change resulted from the County's adoption of the *Tahoe City Community Plan*, which resulted in the shifting of 104 acres of Rural Residential land and 4,139 acres of Timberland 80 from the jurisdiction of the *Countywide General Plan* to the jurisdiction of the *Tahoe City Community Plan*. This change resulted in a 156-dwelling unit reduction in unincorporated holding capacity.

2010 and 2040 Growth Scenarios

The long-term planning scenarios used in the *Draft EIR* (see Chapter 2) were revised to reflect changes to the *Draft Land Use Diagram* described above. The scenarios of population and employment growth in Placer County prepared for the October 1993 *Draft EIR* reflected the large amount of development potential in the new growth areas. Changes to the *Land Use Diagram* required revisions to the scenarios of where growth and development in South Placer County might locate between 1990 and 2040. The revisions affecting the new growth areas resulted in changes to the development scenarios in South Placer County only. The other changes to the *Land Use Diagram*, considered cumulatively, are not significant enough to warrant revisions of the scenarios.

Because of the large development potential in South Placer cities and some community plan areas, the revisions to the *Land Use Diagram* are assumed not to change the total amount of growth that could occur in South Placer County by 2040. Analysis for this EIR indicates that the cities of Lincoln, Rocklin, and Roseville, in combination with the other unincorporated areas of South Placer County, could accommodate all the growth projected through the year 2040.

Compared to the scenarios prepared for the *Draft EIR*, more of the growth would occur in the cities, and less in the unincorporated areas, because of the changes in the *Land Use Diagram* removing the development potential that would have been possible in two major new growth areas in unincorporated South Placer County. Because that revision reduces the overall development potential of South Placer County, the cities and the community plan areas would be closer to "build-out'' by 2040 than they were under the scenario presented in the *DEIR*.

Tables 1-1 and 1-2 compare the household population scenarios prepared for the *DEIR* and *FEIR*, highlighting the differences for the cities and the unincorporated areas of South Placer County. Under the revised household population scenario, South Placer unincorporated areas would absorb 20 percent of the growth expected between 1990 and 2040, while the cites of Lincoln, Rocklin, and Roseville would absorb 80 percent of the growth (see Table 1-1). Under the revised scenario, the percentage of the total population living in unincorporated South Placer County would decline slightly over time. By contrast, under the *DEIR* scenario, unincorporated South Placer would absorb about 40 percent of the population growth expected between 1990 and 2040. The share of the total South Placer population living in unincorporated areas would increase from about 25 percent in 1990 to almost 35 percent in 2040.

Table 1-2 compares the employment scenarios prepared for the *DEIR* and *FEIR*. Under the revised scenario unincorporated areas would absorb 16 percent of the South Placer employment growth expected

between 1991 and 2040. The percentage distribution of South Placer employment between unincorporated areas and the cities would remain constant over time. Under the *DEIR* scenario, unincorporated South Placer would absorb almost two times as much employment growth. The share of employment in unincorporated areas would increase significantly over time. The percentage distribution of employment in South Placer would shift from 45 percent in the unincorporated areas and 55 percent in the cities to 30 percent in the unincorporated areas and 70 percent in the cities.

TABLE 1-1

COMPARISON OF EIR HOUSEHOLD POPULATION SCENARIOS
1990, 2010, and 2040

	1990		2010		2040		1990 to 2040	
	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
FEIR SCENARIO								
South Placer								
Unincorporated	21,319	23%	44,375	22%	70,800	21%	49,481	20%
Cities	70,170	77%	155,700	78%	266,000	79%	195,830	80%
Total	**91,489**	**100%**	**200,075**	**100%**	**336,800**	**100%**	**245,311**	**100%**
Rest of Placer County								
Unincorporated	61,620	78%	84,160	77%	102,000	76%	40,380	73%
Cities	17,343	22%	25,765	23%	32,100	24%	14,757	27%
Total	**78,963**	**100%**	**109,925**	**100%**	**134,100**	**100%**	**55,137**	**100%**
TOTAL COUNTY	**170,452**		**310,000**		**470,900**		**300,448**	
DEIR (OCTOBER 1993) SCENARIO								
South Placer								
Unincorporated	21,319	23%	58,075	29%	115,900	34%	94,581	39%
Cities	70,170	77%	142,000	71%	220,900	66%	150,730	61%
Total	**91,489**	**100%**	**200,075**	**100%**	**336,800**	**100%**	**245,311**	**100%**
Rest of Placer County								
Unincorporated	61,620	78%	84,160	76%	102,000	76%	40,380	73%
Cities	17,343	22%	25,765	24%	32,100	24%	14,757	27%
Total	**78,963**	**100%**	**109,925**	**100%**	**134,100**	**100%**	**55,137**	**100%**
TOTAL COUNTY	**170,452**		**310,000**		**470,900**		**300,448**	

Source: Recht Hausrath & Associates

TABLE 1-2

COMPARISON OF EIR EMPLOYMENT SCENARIOS
1990, 2010, and 2040

	1990		2010		2040		1990 to 2040	
	Employees	Percent of Total	Employees	Percent of Total	Employees	Percent of Total	Employment	Percent of Total
FEIR SCENARIO								
South Placer								
Unincorporated	5,653	15%	17,495	16%	25,420	15%	19,767	16%
Cities	31,830	85%	94,000	84%	138,100	85%	106,270	84%
Total	**37,483**	**100%**	**111,495**	**100%**	**163,520**	**100%**	**126,037**	**100%**
Rest of Placer County								
Unincorporated	20,487	72%	29,505	71%	35,030	71%	14,543	68%
Cities	7,830	28%	12,000	29%	14,450	29%	6,620	32%
Total	**28,317**	**100%**	**41,505**	**100%**	**49,480**	**100%**	**21,163**	**100%**
TOTAL COUNTY	**65,800**		**153,000**		**213,000**		**147,200**	
DEIR (OCTOBER 1993) SCENARIO								
South Placer								
Unincorporated	5,653	15%	23,495	21%	48,320	30%	42,667	34%
Cities	31,830	85%	88,000	79%	115,200	70%	83,370	66%
Total	**37,483**	**100%**	**111,495**	**100%**	**163,520**	**100%**	**126,037**	**100%**
Rest of Placer County								
Unincorporated	20,487	72%	29,505	71%	35,030	71%	14,543	69%
Cities	7,830	28%	12,000	29%	14,450	29%	6,620	31%
Total	**28,317**	**100%**	**41,505**	**100%**	**49,480**	**100%**	**21,163**	**100%**
TOTAL COUNTY	**65,800**		**153,000**		**213,000**		**147,200**	

Source: Recht Hausrath & Associates

Schools Analysis

The *Final EIR* includes an analysis of school impacts, responding to several commentors on the *Draft EIR*, including local school districts and the County Office of Education, who suggested that such an analysis would be helpful. The schools analysis was added to Chapter 5 of this *EIR*.

Format Modifications

In addition to the changes made necessary by revisions to the *General Plan Policy Document* and the addition of the schools analysis, this *Final EIR* differs from the *Draft EIR* in terms of several format and organizational changes, as well as some modifications in the emphasis of some of the analyses. Three of these changes are worthy of note.

The first is the revised format of the alternatives analysis. Primarily in response to comments on the *DEIR*, the discussion of the alternatives that the County considered during the General Plan Update process was expanded. This includes the addition of a comparative analysis of the alternatives considered during the process and an expanded description of how the process has addressed the *State CEQA Guidelines*' directions concerning alternatives analysis. This *Final EIR* also includes a matrix comparing the significant impacts of the *Countywide General Plan* with those that might have occurred under the alternatives considered.

The second noteworthy change is the reorganization of Chapter 5, which was titled *Infrastructure* in the *DEIR*, but has been retitled *Non-County Infrastructure and Services*. The *DEIR*'s analysis attracted several comments during public review regarding its level of specificity and emphasis. In response to those comments, the analysis was edited to more closely resemble the other *FEIR* analyses, and the emphasis of the analysis was modified to focus more specifically on impacts resulting from development in 2010, with a de-emphasis on development in 2040 and at buildout. Similar, yet minor, modifications in the specificity and emphasis of other analyses were also made.

Third, Chapter 6, County Facilities and Services, was modified to reflect recently-completed revisions to the *County Facilities Needed to Serve Growth* (*Facilities Study*), which served as the foundation for the analysis in the *Draft EIR* and also serves as the basis of the analysis in this *Final EIR*. The modifications to Chapter 6 in this *Final EIR* generally make the report more consistent with the updated *Facilities Study*. There are, however, some key differences, especially in the facility standard assumptions. Another key change is that the base year for the analysis in Chapter 6 is now 1994, rather than 1990, so the facility standards are now based on current (1994) inventories and reflect 1994 population and employment estimates. Accordingly, the revised Chapter 6 now presents facility requirements for the increment of growth for the 16-year period 1994 through 2010, which makes it consistent with the *Facilities Study*. The final key difference in Chapter 6 is the elimination of the assessment of facility needs for the period from 2010 to 2040. These longer-term estimates are simply not useful for facilities planning and financing analysis; it is more appropriate to rely on the *Facilities Study*'s more focused analysis of shorter-term implications, which the County intends to update periodically so as to maintain a current perspective on ongoing facilities planning and financing needs.

1.8 IMPACT SUMMARY

This *EIR* assesses the impacts of the *General Plan* by considering the combined effects of the implications of the *Land Use Diagram* and the policies and programs of the *Countywide Policy Document*. The *EIR* assesses the impacts of the *General Plan* as a whole to reach a determination concerning the level of significance of impacts for CEQA purposes. As described earlier, the *General Plan* and *EIR* were prepared simultaneously in an effort to incorporate environmental impact mitigation into the plan. As the two documents were prepared and analyzed, policies and programs were identified and developed to address potential environmental problems and to mitigate potential adverse impacts. As these policies and programs were identified and developed, they were incorporated into the *General Plan Policy Document*. Actions that might otherwise have been identified as "mitigation measures" in an EIR have, therefore, been made a part of the project.

SIGNIFICANT AND POTENTIALLY SIGNIFICANT IMPACTS

This *EIR* concludes that in eight major areas the *General Plan*, taken as a whole, will result in potentially-significant or significant adverse impacts.

1. Land Use
2. Traffic Congestion
3. Cultural Resources
4. Loss of Farmland
5. Loss of Agricultural Production
6. Habitat Conversion and Habitat Quality Reduction
7. Increase in Air Pollutant Emissions
8. Traffic Noise

These impacts are summarized in the following paragraphs. In addition, Chapter 10, Mandatory CEQA Sections, compares these impacts with those that might have occurred under the alternatives considered during the General Plan Update process.

Land Use

The *General Plan* will result in changes to existing land use in the unincorporated area of Placer County. According to the *State CEQA Guidelines*, a project can result in adverse environmental impacts relating to land use if it has the potential to substantially alter the existing or planned land use of an area. Since development under the *Land Use Diagram* would result in changes to the existing land use pattern, the *General Plan* would result in a potentially significant adverse impact. There are no available measures to mitigate this impact.

Traffic Congestion

Development under the *General Plan* with all roadway improvements identified under the "2010 Mitigated Transportation System" would result in traffic levels of service on some roadway segments that exceed the *Policy Document's* level of service standards. Assuming all the transportation improvements outlined under the "2010 Mitigated Transportation System" are implemented by 2010, the *General Plan*'s level of service standards would be met on all the non-state highways in the unincorporated areas of the county. Projected 2010 population and employment levels under the *General Plan* (including estimated growth in the incorporated areas of the county and growth in the rest of the metropolitan area) would result, however, in traffic volumes that would exceed level of service standards on some state highways as well as on some roadways in the incorporated areas of the county. Exceedance of service levels adopted as County policy is considered a significant, adverse impact. About 4.8 percent of the "lane miles" on the county's roadway system would operate at LOS "F" conditions during peak hours on an average weekday, nearly all of which would occur on state highways.

The standards, policies, and programs of the *Policy Document* would provide acceptable levels of service in 2010 on the roadways that are under Placer County's jurisdiction. Additional mitigation, however, would be needed for some state highway segments and some roadways within incorporated areas to operate at acceptable levels of service. Potential mitigation measures to resolve the anticipated 2010 congestion levels, as well as accommodate travel growth beyond 2010, could involve a variety of multi-modal solutions in the I-80 corridor. This includes transit, high occupancy vehicle (HOV) lanes, and/or transportation demand management (TDM) measures within Placer County as well as Sacramento County. The *General Plan* calls for the County to participate in a multi-modal study of the I-80 corridor that will explore improvements to passenger rail service and HOV facilities. It is unknown whether such a study could result in improvements that would mitigate the impacts of the *General Plan*. There are, therefore, no feasible mitigation measures that the County can undertake to reduce this impact to a less-than-significant level.

Cultural Resources

The cumulative effect of increased development, and thus human population and associated activity, could result in occasional accidental disruption and adverse effects on unidentified important archaeological, historic, or paleontological sites, in spite of the County's best efforts, as expressed in the *General Plan* policies and programs. The cumulative impact of development permitted under the *General Plan* is, therefore, unavoidable. This impact is considered potentially significant.

No feasible mitigation measures beyond the policies and programs included in the *Policy Document* are available that would reduce the possibility of occasional accidental disruption of important archaeological, historic, or paleontological sites to a less-than-significant level.

Loss of Farmland

Development under the *General Plan* would result in the the direct conversion of 3 percent of the county's total farmland by 2010 and the potential conversion of an additional 13 percent. This includes the direct conversion of 5.3 percent of the county's prime farmland and farmland of statewide importance and the potential conversion of an additional 4.4 percent. The direct and potential conversion of prime farmland is considered a significant adverse impact. While the *Policy Document* includes numerous policies to preserve designated agricultural areas and to minimize conflicts with adjacent uses, there are no feasible measures that would mitigate for the loss of prime farmland to a less-than-significant level.

Loss of Agricultural Production

Direct conversion of farmland as a result of development under the *General Plan* could result in the decline in the annual gross agricultural production value in the county. This would include a loss of 64 percent of the annual gross production value of fruit and nut crops in the county by 2010. This impact would occur primarily as a result of conversion of land suitable for the production of these crops in the foothill region. While this impact would be reduced by implementation of the policies and programs of the *Policy Document*, there are no feasible measures that would mitigate this impact to a less-than-significant level.

Habitat Conversion and Habitat Quality Reduction

This *EIR* assesses vegetation and wildlife habitat impacts resulting from two types of development: urban and suburban/rural residential. In both cases, the assessment concludes that the impacts of development under the *Land Use Diagram* would be significant.

Development under the *General Plan* would cause substantial habitat conversion in areas of the unincorporated county designated for urban uses. Such development through the year 2010 would eliminate approximately 7,200 acres (5 percent) of the unincorporated county's Urban, Agricultural, and Rangeland (UAR) vegetation community and its associated natural habitat. Urban development would also eliminate approximately 3,000 acres (10 percent) of the unincorporated county's Grassland vegetation community and its associated natural habitat.

Development in designated suburban and rural residential areas under the *General Plan* would also cause substantial habitat conversion and habitat quality reduction. Such development through the year 2010 would affect approximately 42,000 acres (28 percent) of the unincorporated county's UAR vegetation community and its associated natural habitat, 2,000 acres (7 percent) of the Grassland vegetation community, 4,000 acres (14 percent) of the Oak Woodland vegetation community, and 47,000 acres (10 percent) of the Conifer Forest vegetation community.

The adverse impact to vegetation and wildlife associated with habitat conversion is significant because such conversion could substantially affect special-status species or affect state or federal threatened and endangered species, and could result in a substantial conversion of natural vegetation communities, a substantial reduction in the diversity or numbers of associated fish, wildlife, and plant species, and could have a significant effect on associated rare natural plant communities and significant natural areas in designated suburban and rural residential areas and within and around new urban development.

While policies and programs of the *Policy Document* would partially mitigate the effects of habitat loss, they would not reduce this impact to a less-than-significant level. Furthermore, no mitigation measures are available that would reduce the impact of development under the *General Plan* to a less-than-significant level.

Increase in Air Pollutant Emissions

Development under the *General Plan* would result in substantial increases in nitrogen oxide (ozone precursor) and PM10 emissions that would result in violations of ambient air quality standards. While the *Policy Document* includes numerous policies and programs to reduce the effects on air quality, there are no measures available that would reduce this impact to a less-than-significant level.

Traffic Noise

Development under the *General Plan* would result in an increase in traffic noise levels. Increased noise levels associated with traffic could encroach upon existing noise-sensitive land uses that currently are not exposed to traffic noise levels in excess of *Policy Document* standards. No mitigation measures beyond the policies and programs included in the *Policy Document* are available that would reduce the potential future noise impacts on existing noise-sensitive uses to a less-than-significant level.

Chapter 2
Assumptions and Development Estimates

CHAPTER 2

ASSUMPTIONS AND DEVELOPMENT ESTIMATES

2.1 INTRODUCTION

This chapter summarizes estimated development potential under the *General Plan* and the assumptions upon which these estimates are based. The chapter presents estimates for development scenarios for years 2010 and 2040 and estimates of holding capacity at "buildout." These estimates, particularly the 2010 estimates, provide the basis for much of the impact assessment in the rest of this report.

2.2 RESIDENTIAL DENSITY AND BUILDING INTENSITY ASSUMPTIONS

LAND USE DESIGNATIONS

The *Land Use Diagram* of the *Countywide General Plan* uses 13 residential, commercial, industrial, agricultural, and other land use designations to depict the types of land uses that will be allowed in the different geographic areas of the unincorporated county. The *Land Use Diagram* also shows the locations of the cities in Placer County (but not land use designations within them) and the areas covered by *community plans*. Land use designations for areas within *community plans* are depicted on the land use diagrams of each *community plan.*

LAND USE INTENSITY STANDARDS

In addition to characterizing land use designations according to types of allowable uses, the general plan must, according to state law, specify for each land use designation standards of population density and building intensity.

Standards of building intensity for residential uses are stated in the *Policy Document* in terms of 1) the maximum dwelling units per net acre, 2) the allowable range of dwelling units per net acre, or 3) the number of principal dwelling units allowed per lot. Standards of population density for residential uses can be derived by multiplying the maximum number of dwellings per net acre by the average number of persons per dwelling unit, which for purposes of this *General Plan* is assumed to be 2.50.

Standards of building intensity for non-residential uses are stated as maximum floor-area ratios (FARs). An FAR is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a site with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same site, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

For each land use designation appearing on the *Land Use Diagram*, Table 2-1 summarizes basic *General Plan* development standards, including minimum lot size, the allowable range--or maximum number--of dwelling units per net acre, and the FAR for non-residential uses.

TABLE 2-1

DEVELOPMENT STANDARDS
by Land Use Designation

Land Use Designation	Development Standards		
	Minimum Lot Area	Range/Maximum DUs per Net Acre	Maximum Nonresidential FAR
Agriculture (AG)	10 acres	**	0.30
	20 acres	**	0.30
	40 acres	**	0.30
	80 to 160 acres*	**	0.30
Timberland (T)	10 acres	**	0.06
	20 acres	**	0.06
	40 acres	**	0.06
	80 to 640 acres*	0	0.06
Greenbelt and Open Space (OS)	5 to 160 acres*	**	0.02
Resorts and Recreation (REC)	1 to 160 acres*	**	0.30
Water (W)	n/a	0	0.20
Rural Residential (RR)	1 to 10 acres*	**	0.30
Low Density Residential (LDR)	10,000 sq. ft to 1 acre*	1 - 5 du	0.30
Medium Density Residential (MDR)	3,500 to 10,000 sq. ft.*	5-10 du	0.70
High Density Residential (HDR)	3,500 to 10,000 sq. ft.*	10-21 du	1.05
General Commercial (GC)	5,000 sq. ft.	21 du	2.00
Tourist/Resort Commercial (TC)	6,000 to 20,000 sq. ft.*	11-21 du	0.80
Business Park/Industrial (I)	10,000 sq. ft. to 5 acres*	0	1.80
Public Facility (PF)	n/a	0	n/a

*Minimum lot size within range determined by zoning
**Only one principal dwelling allowed per lot
DU = dwelling unit
FAR = Floor-area ratio

2.3 GEOGRAPHIC AREAS OF ANALYSIS

To facilitate analysis during the General Plan update, County Staff and Consultants developed a two-tiered geographic reference system for the unincorporated area of the county. Based roughly on the County's *community plan area* boundaries, the areas covered by the general plans of the cities within the county, and unincorporated areas of the county not covered by community plans, 27 "planning areas" were defined for tabulation of information and description of geographically-specific impacts. These planning areas have in turn been aggregated into six "regional analysis areas" to facilitate more general assessment of the potential impacts of development under the *General Plan.* Table 2-2 outlines the relationships between the 6 regional analysis areas and the 21 planning areas and 6 cities or towns that they include. Figure 2-1 shows the boundaries of the regional analysis areas.

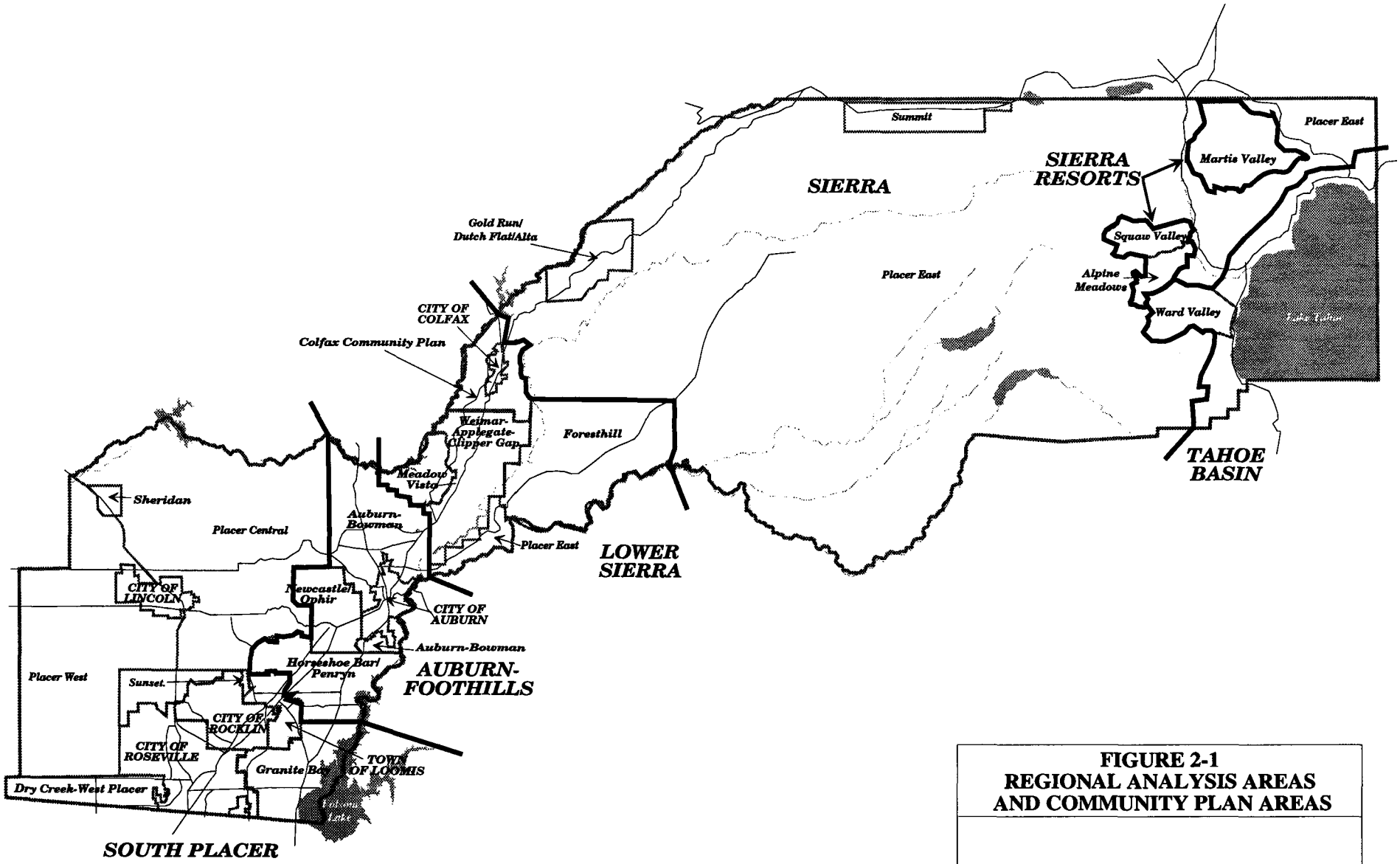


FIGURE 2-1
REGIONAL ANALYSIS AREAS AND COMMUNITY PLAN AREAS

Date: 07-26-94

Prepared by:
J. Laurence Mintier & Associates

TABLE 2-2

GEOGRAPHIC ANALYSIS AREAS

Regional Analysis Areas	Planning Areas	Cities
Tahoe Basin	Tahoe Basin (TRPA Jurisdiction)	
Sierra Resorts	Alpine Meadows Squaw Valley Martis Valley	
Sierra	Placer East Summit Gold Run/Dutch Flat/Alta	
Lower Sierra	Colfax Community Plan Area Foresthill Meadow Vista Weimar/Applegate/Clipper Gap	City of Colfax
Auburn-Foothills	Auburn-Bowman Horseshoe Bar/Penryn Newcastle/Ophir	City of Auburn Town of Loomis
South Placer	Dry Creek Granite Bay Lincoln Community Plan Area Placer Central Placer West Sheridan Sunset	City of Lincoln City of Rocklin City of Roseville

The discussions in this chapter of development estimates, buildout holding capacity, and development assumptions and the analyses in Chapters 3 through 9 refer primarily to the regional analysis areas, although some discussions refer to the more numerous planning areas. In some cases, primarily because the issue does not lend itself to the sort of precision implied by the breakdown, other geographic areas are used for purposes of analysis. For instance, the analysis of drainage impacts in Chapter 5 refers to drainage basins.

2.4 HOLDING CAPACITY OF THE GENERAL PLAN

Table 2-3 presents estimates of the range of development that could occur under the *Countywide General Plan* and the *community plans*. These estimates are expressed in terms of the range of housing units and the maximum potential square footage in commercial and industrial designations. Maximum development potential is referred to as the "buildout holding capacity," because it reflects the amount of development that the land use designations would accommodate or "hold" if all of the land were developed or "built-out." The actual level of development at buildout, however, will not reach the theoretical holding capacity. Most land will not develop at its maximum allowed intensity because of market forces, parcel-specific-site constraints, or because, for a variety of reasons, some property owners will simply not develop or sell their land for development.

TABLE 2-3

HOLDING CAPACITY OF THE GENERAL PLAN

Land Use Designation	Acres	Minimum Lot Area		Dwelling Units per acre		Max. FAR	Potential Lots		Total Potential Units		Potential Sq.Ft.
		Min	Max.	Min.	Max.		@ Min Lot Area	@ Max Lot Area	@ Min DU/Acre	@ Max DU/Acre	@ Max FAR
10 Acre Agriculture	24,250.4	10	None	1 principal dwelling unit per lot		0.25	2,425	N/A	0	2,425	N/A
20 Acre Agriculture	32,810.2	20	None			0.25	1,641	N/A	0	1,641	N/A
40 Acre Agriculture	6,078.6	40	None			0.25	152	N/A	0	152	N/A
80 Acre Agriculture	63,081.6	80	None			0.25	789	N/A	0	789	N/A
Subtotal Agriculture	**126,220.8**						**5,007**		**0**	**5,007**	**0**
10 Acre Timberland	7,199.0	10	None	1 principal dwelling unit per lot		0.20	720	N/A	0	720	N/A
20 Acre Timberland	4,001.3	20	None			0.20	200	N/A	0	200	N/A
40 Acre Timberland	8,708.2	40	None			0.20	218	N/A	0	218	N/A
80 Acre Timberland	460,728.8	80	None			0.20	5,759	N/A	0	5,759	N/A
Subtotal Timberland	**480,637.3**						**6,897**	**0**	**0**	**6,897**	**0**
Low Density Residential	3,432.7	0.23	1.00	1	5	0.30	14,925	3,433	3,433	17,164	N/A
Medium Density Residential	992.4	0.08	0.23	5	10	0.70	12,405	4,315	4,962	9,924	N/A
High Density Residential	14.0	0.07	0.23	10	21	1.05	200	61	140	294	638,502
Rural Residential	26,791.2	1.00	10.00	0	1	0.30	26,791	2,679	0	26,791	N/A
Subtotal Residential	**31,230.3**						**54,321**	**10,488**	**8,535**	**54,173**	**638,502**
Business Park/Industrial	2,046.6	0.23	100	0	0	1.80	8,898	N/A	0	0	160,469,813
General Commercial	124.3	0.11	N/A	21	21	2.00	1,130	N/A	2,610	2,610	10,829,016
Tourist Commercial	129.7	0.14	0.46	11	21	0.80	926	282	1,427	2,724	4,519,786
Subtotal Commercial/Industrial	**2,300.6**						**10,954**	**282**	**4,037**	**5,334**	**175,818,615**
Open Space	1,006.3	5	5	0	0	0.02	201	103	N/A	0	N/A
Recreation	768.0	1	160	1	1	0.30	768	24	N/A	768	N/A
Subtotal OS/Rec.	**1,774.3**						**969**	**127**	**0**	**768**	**0**
SUB-TOTAL:	**642,163.3**						**78,148**	**10,897**	**12,572**	**72,179**	**176,457,117**
Community Plan Areas	213,750.0	See Community Plans for applicable standards								135,150	N/A
Total Unincorporated:	**855,913.3**									**208,097**	N/A
Cities	46,139.9	See applicable City plans									
TOTAL COUNTY:	**902,053.2**										

Source: Crawford Multari & Starr, June 1994.

2.5 SCENARIOS FOR GROWTH AND DEVELOPMENT

This *EIR* uses two long-term planning scenarios to analyze the impacts of growth and development in Placer County under the *Placer County General Plan:* 2010 (just under 20 years into the future) and 2040 (about 50 years into the future). A 20-year time horizon is a reasonable long-term benchmark for most planning analyses. The implications of large amounts of development potential may, however, not be evident within the 20-year period, so the 2040 perspective is helpful for assessing the longer-term, cumulative effects of development. The year 2040 has been adopted as the official long-term planning horizon for state demographic projections and other related studies (e.g., for transportation and air quality planning). Nonetheless, the County acknowledges that analysis based on 50-year development projections is highly speculative and that technological changes and other factors may significantly alter the characteristics of growth and development and the systems to serve that development.

METHODOLOGY AND ASSUMPTIONS

The two development scenarios prepared for this *EIR* include descriptions of the amount of household population growth and wage and salary employment growth expected in Placer County through 2010 and, over the longer-term, through 2040, along with estimates of how the corresponding residential, commercial, office, and industrial development would be accommodated in various locations in the county.

The scenarios presented here were prepared exclusively for the purpose of analyzing the *Countywide General Plan.* Projections prepared for other efforts (i.e., community plans, specific plans, development projects) may appropriately reach different conclusions and reveal different information. The scenarios described in this section focus on the overall growth potential for the county and represent one possible outcome for how that growth might be distributed considering the intent of the *Countywide General Plan.* The specific numbers for any community plan area or city are not in themselves significant.

As described below, the scenarios rely on regional and state projections for some of the basic county and regional growth parameters. The years 2010 and 2040 are not intended as precise indicators of when certain events may or should occur. They are benchmark years that define approximate time spans during which employment and population are expected to grow and corresponding residential, commercial, office, and industrial development could occur to accommodate that growth.

The scenarios reflect long-term patterns of change (growth or decline) and are not sensitive to short-term construction or business cycle conditions. Long-term projections assume that recession and expansion cycles and construction booms and busts continue to occur and that, over time, cyclical fluctuations average out to a long-term trend.

POPULATION AND EMPLOYMENT GROWTH TOTALS FOR PLACER COUNTY

The population and wage and salary employment scenarios for Placer County are one component of a regional scenario of population and employment for the Sacramento metropolitan area (Sacramento, Placer, El Dorado, and Yolo counties). Table 2-4 presents the Placer County scenarios developed for the *EIR* and compares them to regional scenarios of population and employment growth.

The 2010 and 2040 scenarios are both based on California Department of Finance (DOF) population projections by age for Placer County and the region. The most recent Sacramento Area Council of Governments (SACOG) population projections to 2010 for Placer County as a whole are essentially the same as the DOF projections, so the 2010 population scenario shown here for the total county is consistent

with the SACOG total for Placer County. The employment scenarios for both 2010 and 2040 were developed by considering the age distribution of the population, projected changes in labor force participation rates by age (from U.S. Department of Commerce Bureau of Labor Statistics estimates), unemployment rate assumptions, and estimates of the relationship between employment and population on a regional and county level (expressed as the employment-to-population ratio).

While there is no other source with which to compare the 2040 scenario of wage and salary employment, the 2040 scenario is reasonable, in terms of labor force and jobs, at the county and regional levels, since it depends on the 2040 population scenario, which reflects Placer County's share of the statewide projections prepared by DOF.

TABLE 2-4

DEVELOPMENT SCENARIOS FOR THE GENERAL PLAN
1990/1991, 2010, and 2040

	1990/1991	Future Estimates		Growth Increment	
		2010	2040	1990/91-2010	2010-2040
Population					
Placer County	172,796	312,300	473,200	139,504	160,900
Sacramento Region	1,481,102	2,350,200	3,560,200	869,098	1,210,000
Placer as Percent of Region	11.7 %	13.3 %	13.3 %	16.1 %	13.3 %
Wage & Salary Employment					
Placer County	62,900	153,000	213,000	90,100	60,000
Sacramento Region	638,400	1,128,100	1,566,500	489,700	438,400
Placer as Percent of Region	9.9 %	13.6 %	13.6 %	18.4 %	13.7 %

Sources: Recht Hausrath & Associates, based on estimates from the State of California Department of Finance *Projected Total Population of California Counties (Official State Projections)* Report 93 P-3, May 1993; Sacramento Area Council of Governments, *Projections*, April 1993, *1990 Census of Population*, and State of California Employment Development Department, *Annual Planning Information: Placer County*, June 1992 and *Annual Planning Information: Sacramento MSA*, June 1992.

The reader should note the following important qualifications about the scenarios:

- Both the population and employment scenarios assume strong long-term growth rates for the Sacramento region. Placer County is expected to continue to be one of the fastest growing counties in the region and the state, particularly through the year 2010, with the county's share of regional population and employment increasing from 1990 to 2010. The scenarios assume the county captures 16 percent of regional population growth during that period and over 18 percent of regional employment growth. After 2010, the scenarios assume Placer County maintains the same share of regional population and employment.

- The employment scenario assumes particularly strong growth through 2010, reflecting SACOG's and DOF's most recent projections for Placer County. This assumption is reasonable, given land availability and the rate of employment growth evidenced in the late 1980s in the county, although

it does imply adding more jobs per year (about 4,400 jobs on average) than was the case in all but one of the last 10 years (1990, in which 5,400 jobs were added according to the Employment Development Department).

- Implicit in the 2010 scenario (and carried forward to the 2040 scenario) is an increase in the ratio of employment to population (or non-residential to residential development) in Placer County, particularly South Placer County. According to this scenario, South Placer County becomes a more "urban" area, with a relatively larger supply of jobs, services, and shopping opportunities for residents than currently exists. While this is an important objective of the *Countywide General Plan,* as well as of the general plans of Placer County cities, and could be achieved by 2040 assuming continued strong growth in the region, it may take longer than 2010 for this transformation to occur.

Distribution of Growth within Placer County

Placer County household population and wage and salary employment estimates have been allocated throughout unincorporated areas and the cities. This allocation considers development potential, market factors, and the policies and programs of the *General Plan Policy Document.* The methodology was iterative: the 2010 distribution was created by evaluating and adjusting growth rates, percentages of growth, and resultant percentages of total household population and wage and salary employment for the community plan areas and the cities.

The distribution of population and employment growth in 2040 follows the general pattern established for the 2010 scenario, with one exception. While in most areas of the county, the rate of employment growth slows, in the mountain areas (Sierra, Sierra Resorts, and Tahoe Basin) the rate increases somewhat. This increased growth rate reflects a longer-term trend towards a more permanent resident population and the resultant demand for more population-serving business activity, as well as the slowing of the decline in employment in resource-related business activity as the base of such employment dwindles. In South Placer, the cities, the Sunset Industrial Area (assumed to remain unincorporated), and the Dry Creek-West Placer Community Plan Area are all assumed to be successful in capturing substantial employment growth.

Estimates of Development

EIR technical analysis requires that scenarios of population and employment be translated into estimates of dwelling units and building space. The estimates in this *EIR* of residential and non-residential development necessary to accommodate the household population and wage and salary employment growth expected in Placer County under the *General Plan* were based on a series of assumptions. Most were applied across the board in all locations in the county, although some reflect differences among locations. Those differences are based on evidence of existing conditions (from either the 1990 Census or County Assessor's data) and judgements about how those conditions could change in the future.

The preparation of an estimate of dwelling units associated with household population in 2010 and 2040 required that assumptions about persons-per-household, housing vacancy rates, and the mix of single-family and multi-family units be made. Persons-per-household is expected to decline over time from the high rates of the 1980s for a variety of reasons. Demographic patterns describing household formation rates by age and ethnicity support smaller household sizes in the future. In addition, housing affordability is expected to improve, meaning that more people will be able to form their own households and not have to live together to share housing expenses. For Placer County in the year 2010, single-family household size is expected to average 2.72 persons and multi-family households are expected to average 1.98 persons. This compares to estimates from the 1990 Census of 2.83 persons-per-household for single-family

households and 2.06 persons-per-household for multi-family households. For the 2040 scenario, the assumption was further simplified, with household size expected to average 2.5 persons-per-household, overall. With the exception of the Tahoe Basin and Sierra areas, residential vacancy rates are assumed to be five percent for the purposes of estimating the dwelling units associated with the household scenario. In the Tahoe Basin and the Sierra areas, average residential vacancy rates are assumed to be substantially higher than the average for the rest of the county, consistent with existing conditions in those resort areas, where large proportions of the housing are for seasonal occupancy. Over time, those vacancy rates are assumed to decline as the areas develop a more permanent resident population. The mix of single-family and multi-family units was determined separately for each community plan area and city, reflecting existing conditions and judgements about how the mix would change over time.

For the estimates of dwelling units, the assumptions described above were applied to total household population in 2010 and 2040, not just to the incremental growth. Conditions are assumed to change for all housing, existing as well as new.

The estimates of non-residential building space by development type reflect assumptions about the mix of business activities in the unincorporated areas and the cities, employment density factors for each use (square feet of occupied building space per employee), and vacancy rates by use. Assumptions about the mix of business activities (commercial, office, and industrial) reflect estimates from the 1991 County Assessor's data base of space by use by jurisdiction and judgements about how that mix would change over time. The employment density assumptions and vacancy rate assumptions, which do not vary by location, are shown in Table 2-5.

TABLE 2-5

EMPLOYMENT DENSITY AND VACANCY RATE ASSUMPTIONS
by Development Type

Development Type	Employment Density (square feet/worker)	Vacancy Rate
Commercial (a mixture of convenience retail, regional retail, highway retail, auto sales and repair, and other commercial service establishments)	550	5 percent
Office	333	7 percent
Industrial (a mixture of light industrial, research and development, heavy industrial, and warehouse uses)	700	3 percent

Source: Recht Hausrath & Associates, September 1993.

To estimate total non-residential development by use in 2010 and 2040, the assumptions shown in Table 2-5 were applied to the change in employment, and the resulting estimate of the change in space was added to the 1991 estimate of space by use for each community plan area and city from the County Assessor's data base.

2010 AND 2040 SCENARIOS FOR THE GENERAL PLAN

Tables 2-6 through 2-9 present the scenarios developed for analysis in the *General Plan EIR*. Tables 2-6 and 2-7 show how the household population and wage and salary employment scenarios are distributed to unincorporated areas and Placer County cities. Tables 2-8 and 2-9 show the conversion of the household population and wage and salary employment scenarios to estimates of the residential and non-residential development needed to accommodate that growth. Estimates for the community plan areas and the cities were aggregated to the larger regional analysis areas for presentation in the EIR.

TABLE 2-6

HOUSEHOLD POPULATION SCENARIOS
1990, 2010, and 2040

Regional Analysis Area	1990*	Percent of Total	2010	Percent of Total	2040	Percent of Total
Tahoe Basin	9,257	5.4%	12,000	3.9%	14,400	3.1%
Sierra Resorts	4,442	2.6%	5,450	1.8%	6,400	1.4%
Sierra	3,883	2.3%	4,250	1.4%	4,500	1.0%
Lower Sierra	15,523	9.1%	20,910	6.7%	26,600	5.6%
Auburn-Foothills	28,515	16.7%	41,550	13.4%	50,100	10.6%
South Placer	21,319	12.5%	44,375	14.3%	70,800	15.0%
Total Unincorporated	**82,939**	**48.7%**	**128,535**	**41.5%**	**172,800**	**36.7%**
Total Cities	**87,513**	**51.3%**	**181,465**	**58.5%**	**298,100**	**63.3%**
TOTAL COUNTY	**170,452**	**100.0%**	**310,000**	**100.0%**	**470,900**	**100.0%**

*For Placer County cities, the 1990 household population estimate is from the 1990 Census. The estimates for unincorporated areas of the county were derived from the County Assessor's data base summaries of dwelling units by community plan area and vacancy rate and persons-per-household factors from the 1990 Census.

Source: Recht Hausrath & Associates.

TABLE 2-7

WAGE & SALARY EMPLOYMENT SCENARIOS
1991, 2010, and 2040

Regional Analysis Area	1991*	Percent of Total	2010	Percent of Total	2040	Percent of Total
Tahoe Basin	2,690	4.1%	3,900	2.5%	4,900	2.3%
Sierra Resorts	507	0.8%	595	0.4%	750	0.4%
Sierra	312	0.5%	340	0.2%	420	0.2%
Lower Sierra	991	2.6%	1,200	1.4%	1,510	1.3%
Auburn-Foothills	15,987	35.1%	23,470	22.5%	27,450	19.1%
South Placer	5,653	57.0%	17,495	72.9%	25,420	76.8%
Total Unincorporated	**26,140**	**39.7%**	**47,000**	**30.7%**	**60,450**	**28.4%**
Total Cities	**39,660**	**60.3%**	**106,000**	**69.3%**	**152,550**	**71.6%**
TOTAL COUNTY	**65,800**	**100.0%**	**153,000**	**100.0%**	**213,000**	**100.0%**

* The 1991 employment estimate reflects the State of California Employment Development Department (EDD) estimate of total wage and salary employment in the county. That total was distributed to the cities and the unincorporated areas using estimates of building space by use from the County Assessor's data base in conjunction with standardized estimates of vacancy rates and employment density by use.

Source: Recht Hausrath & Associates.

TABLE 2-8

HOUSING UNIT ESTIMATES
2010 and 2040

Regional Analysis Area	2010			2040		
	Single-Family	Multi-Family	Total Units	Single-Family	Multi-Family	Total Units
Tahoe Basin	10,200	2,600	12,800	10,200	2,600	12,800
Sierra Resorts	2,100	800	2,900	2,600	800	3,400
Sierra	2,100	0	2,100	2,400	0	2,400
Lower Sierra	7,400	1,000	8,400	9,900	1,300	11,200
Auburn-Foothills	13,200	4,000	17,200	16,200	4,900	21,100
South Placer	16,000	1,600	17,600	26,300	3,400	29,800
Total Unincorporated	**50,900**	**9,900**	**60,800**	**67,600**	**13,000**	**80,600**
Total Cities	**54,000**	**22,400**	**76,400**	**89,600**	**35,900**	**125,500**
TOTAL COUNTY	**104,900**	**32,300**	**137,200**	**157,200**	**48,900**	**206,200**

Note: Detail may not add to totals because of independent rounding.

Source: Recht Hausrath & Associates.

TABLE 2-9

ESTIMATES OF NON-RESIDENTIAL BUILDING SPACE
2010 and 2040
(in thousands of gross square feet)

Regional Analysis Area	2010			2040		
	Commercial	Office	Industrial	Commercial	Office	Industrial
Tahoe Basin	1,234	255	264	1,698	326	264
Sierra Resorts	218	37	5	290	48	5
Sierra	114	19	17	154	24	17
Lower Sierra	382	30	149	512	79	113
Auburn-Foothills	3,769	1,749	1,334	4,937	2,326	1,587
South Placer	2,577	1,703	5,047	4,019	2,579	7,203
Total Unincorporated	**8,295**	**3,793**	**6,816**	**11,609**	**5,383**	**9,188**
Total Cities	**18,982**	**11,431**	**21,359**	**27,388**	**17,134**	**32,979**
TOTAL COUNTY	**27,277**	**15,224**	**28,175**	**38,997**	**22,517**	**42,166**

Note: Detail may not add to totals because of independent rounding.

Source: Recht Hausrath & Associates.

Chapter 3
Land Use, Housing, and Population

CHAPTER 3

LAND USE, HOUSING, AND POPULATION

3.1 INTRODUCTION

This chapter discusses potential impacts of the Placer County General Plan associated with land use, housing, and population.

3.2 LAND USE

ENVIRONMENTAL SETTING

Existing development within Placer County and the implications of buildout in accordance with the existing General Plan are discussed in detail in Chapter 1 of the *General Plan Background Report,* which is incorporated herein by reference. Table 2-3 in Chapter 2 of this *EIR* contains a summary of land use designations on the *Land Use Diagram* by acres and an estimate of total potential dwelling units at buildout of the General Plan.

METHODOLOGY

Assumptions

This *EIR* assumes that the rate at which vacant land within Placer County is developed with urban, suburban, and rural land uses designated by the *General Plan Land Use Diagram* will largely be determined by market forces. It is further assumed that not all of the land designated for development on the *Land Use Diagram* will develop as designated, at least within the time frame of this *EIR* analysis (i.e., 2010). These considerations will influence the level of development that is ultimately achieved under the *General Plan*, which in turn will affect the rate and location of changes to the development pattern of the county implied by the *Land Use Diagram.*

Thresholds of Significance

According to the State *CEQA Guidelines*, a project can result in adverse environmental impacts relating to land use if it has the potential to substantially alter the existing or planned land use of an area. This standard is somewhat awkward in its application to comprehensive general plan updates, since such updates, by definition, constitute changes in planned land use. Furthermore, the land use changes resulting from revision of general plans are typically manifest in secondary impacts that are directly measurable according to other impact categories discussed in the *State CEQA Guidelines* (i.e., traffic, air quality, agricultural land conversion), all of which are addressed in other chapters of this *EIR*. The analysis of land use impacts in this chapter, therefore, focuses primarily on two issues: land use compatibility issues and changes in *existing* land use.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Land Use Compatibility

The *General Plan* and the development review and approval process generally seek to locate land uses adjacent to one another that are compatible, related, mutually supportive, and similar in the amount of traffic they generate and types of transportation facilities they need. In some cases, however, existing land use or circulation patterns, the timing of development on properties with different owners, environmental constraints or other factors prevent new land use patterns from providing a "gradation" of uses to ensure compatibility.

The *Countywide General Plan Land Use Diagram* designates land in several areas for uses that could be incompatible with adjacent designations. The most common examples are areas where planned residential development could be incompatible with nearby agricultural or timber production uses, or vice-versa. Since the *Land Use Diagram* designates so much land in Placer County for agriculture and timber uses, the possibility for conflicts resulting from such incompatibility is substantial. Other potential conflicts could result from development in areas where planned residential development would be adjacent to areas designated for public facility or industrial uses. In Placer County, the areas most susceptible to such conflicts are around the Western Regional Sanitary Landfill and various industrial processing operations (e.g., mineral resource extraction, lumber mills, industrial manufacturing sites).

Changes in Existing Land Use

As described in Chapter 2 of this *EIR*, development under the *Land Use Diagram* could result in additional residential development that would lead to a population increase through 2010 of approximately 45,000 in the unincorporated area of Placer County over the 1990 baseline population. This would represent an increase of approximately 55 percent. The unincorporated county's share of Placer County's total population would, however, decrease from 48.7 percent in 1990 to 41.5 percent in 2010. Non-residential development under the *Land Use Diagram* could also result in substantial employment growth, with the addition of approximately 21,000 workers to the county's unincorporated employment base; this equates to an 80 percent increase. As with population, the unincorporated county's share of employment would decrease, dropping from 39.7 percent of the county total in 1991 to 30.7 percent in 2010.

The unincorporated land use changes resulting in the population and employment growth cited above would be largely isolated to the Auburn-Foothills and South Placer regional analysis areas. The Auburn-Foothills would experience population growth of approximately 13,000 and employment growth of about 7,500, most of which would be located in the area covered by the Auburn-Bowman Community Plan. Most of the increase in population (12,000) and employment (23,000) in the South Placer regional analysis area would be located in the Dry Creek/West Placer Community Plan area. The most significant implications of development through 2010 in Placer County would, therefore, be concentrated in community plan areas that are not technically under the purview of the *Countywide Land Use Diagram.*

The *Countywide General Plan* will also result in land use changes that reduce development potential in two areas of the unincorporated county. The planned development pattern in the Colfax Community Plan area will be changed to reduce development potential on lands constrained by slope, parcel size, or other factors. These changes would result in a reduction of development capacity in this area equal to about 960 dwelling units. In the Lake Tahoe basin, which is governed by the Tahoe Regional Planning Agency, the *Countywide General Plan* will lead to a reduction in development potential that will be implemented

through revisions to the Kings Beach, Carnelian Bay, Tahoe City, Ward Valley, North Tahoe, and Lake Tahoe Community Plans.

In conjunction with adoption of the *Countywide General Plan*, the County is also rescinding, or "unadopting," the Westville and Tinker Knob General Plans. The County has never implemented either of these plans, so their rescission is not assumed to have any affect on either existing or planned land use in the county.

GENERAL PLAN POLICY RESPONSE

Several provisions of the *General Plan Policy Document* address the implications of the *Land Use Diagram*, as well as the County's ongoing implementation of ordinances regulating development activity. This section first describes those aspects of the *Policy Document* that address land use compatibility, then describes a range of policy and program commitments that address the potential effects of changes to the county's existing development pattern.

Land Use Compatibility

As noted above, there are several areas in the unincorporated county where planned land uses could result in land use conflicts. To address cases where potentially incompatible land uses could conflict, the *Policy Document* requires the use of buffer zones. Four types of buffer zones are described in Part I of the *Policy Document*, as follows:

1. Agriculture/timberland buffers are required to separate urban uses (particularly residential) from lands designated Agriculture or Timberland.
2. Industrial/residential buffers are required to separate residential land uses from areas designated Business Park/Industrial.
3. Sensitive habitat buffers are required to separate any type of urban development from such sensitive habitats as stream corridors, wetlands, sensitive species habitats, and old growth forests.
4. Public facility buffers are required to protect the long-term viability of critical public facilities such as solid waste transfer and disposal sites, sewage treatment plants, and airports.

Part I of the *Policy Document* describes the general dimensions, uses allowed in buffer zones, and methods of preserving and maintaining buffer zones. The exact dimensions of the buffer zones and specific uses allowed in buffer zones will be determined though the County's specific plan, land use permit, and/or subdivision review process.

In addition to the buffer zones standards and policies, several other sections of the *Policy Document* contain policies that address land use conflicts, some directly and some indirectly. For instance, Section 7, Agricultural and Forestry Resources, includes policies addressing conflicts between agricultural uses and non-agricultural uses, as well as similar policies addressing timber production activities. Section 1, Land Use, addresses incompatibility between mineral resource extraction activities and other types of development. In terms of indirect treatment of land use conflict, several of the noise policies in Section 9 of the *Policy Document* are intended to ensure that noise-related conflicts are minimized.

General Land Use

Policies

1.A.2. The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.

1.A.3. The County shall distinguish among urban, suburban, and rural areas to identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of separate and distinct communities.

1.A.5. The County shall not approve intensive forms of development or land divisions into parcels of 10 acres or less within any city's sphere of influence where that city's general plan calls ultimately for urban development except where the County General Plan or applicable Community Plan designates the area for urban development. The County shall inform cities in a timely manner when applications for development within their sphere of influence are filed with the County and shall consider the city's ultimate plans for the relevant area during project review. In such cases, Policy #16 in Part III shall apply to such development projects.

These general land use policies encourage development to occur where services can be efficiently provided, where sensitive environmental resources will not be adversely affected, and where natural and human-caused hazards will not pose a significant threat to health, safety, or property. Where a city's general plan calls for future urban development within its sphere of influence, the County will not approve urban development unless the area is also designated for urban or suburban development on the County General Plan.

Residential Land Use

Policies

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.

1.B.2 The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.

1.B.4 The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants.

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.

1.B.6. The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.

1.B.7. The County shall require multi-family developments to include private, contiguous, open space for each dwelling.

Programs

1.1. The County shall review the Zoning Ordinance to identify revisions that could enhance the vitality of downtowns/village centers within unincorporated communities. Depending on the results of that review, the County shall initiate Zoning Ordinance revisions.

1.2 The County shall modify its Design Guidelines Manual to include standards for the development of downtowns/village centers in new development areas.

These policies provide for new residential development in a range of residential densities to meet the needs of all income groups. The policies also ensure that new residential development minimizes its effect on adjoining land uses and that new residential development occurs where adequate services are available.

Commercial Land Use and Downtown Areas/Village Centers

Policies

1.D.1. The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.

1.D.2. The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.

1.D.4 The County shall require that significant new office developments locate near major transportation corridors and concentrations of residential uses. New office development may serve as buffers between residential uses and higher-intensity commercial uses.

1.D.5 The County shall encourage existing and new downtowns/village centers to provide a variety of goods and services, both public and private.

Programs

1.1. The County shall review the Zoning Ordinance to identify revisions that could enhance the vitality of downtowns/village centers within unincorporated communities. Depending on the results of that review, the County shall initiate Zoning Ordinance revisions.

1.2 The County shall modify its Design Guidelines Manual to include standards for the development of downtowns/village centers in new development areas.

These policies promote new commercial development to meet the needs of Placer County residents and visitors and to maintain economic vitality, while providing that such development is designed to facilitate pedestrian circulation and occurs where there are adequate infrastructure and services where it minimizes its effect on adjoining land uses.

Industrial Land

Policy

1.E.I. The County shall only approve new industrial development that has the following characteristics:

a. Adequate infrastructure and services;
b. Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile transportation;
c. Sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials;
d. Minimal significant adverse environmental impacts; and
e. Minimal adverse effects on scenic routes, recreation areas, and public vistas.

This policy provides that new industrial development occurs where there are adequate infrastructure and services and ensures that new development minimizes its impacts on adjoining land uses, and has minimal environmental impacts.

Public and Quasi-Public Facilities, Infrastructure

Policies

1.F.2. The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural or built environment hazards.

1.F.3. The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearance do not adversely affect nearby land uses.

These policies ensure that new public facilities necessary for emergency, response, health care, and other critical functions are located outside areas subject to natural or built environment hazards and requires that public facilities ar designed to minimize impacts on adjoining land uses.

Agricultural Land Use

Policies

1.H.1. The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.

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.

1.H.3. The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:

a. The subdivision is part of a cluster project and such a project is permitted by the applicable zoning;
b. The project will not conflict with adjacent agricultural operations; and

c. *The project will not hamper or discourage long-term agricultural operations either on site or on adjacent agricultural lands.*

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.

1.H.5. The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.

1.H.6. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.

These policies, along with the policies and programs of Goals 7.A., Goal 7.B., and Goal 7.C of the *Policy Document*, seek to preserve viable agricultural operations outside of designated new growth areas by maintaining large parcel sizes and providing that adjoining land uses minimize impacts on agriculture.

Open Space, Habitat, and Wildlife Resources

Policies

1.I.1. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.

1.I.2. The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.

These policies, along with the policies and programs of Goal 6.B., Goal 6.C., Goal 6.D., and Goal 6.E. of the *Policy Document*, require that significant natural, open space, and cultural resources are protected in areas where new development is anticipated.

Mineral Resources

Policies

1.J.1. The County shall require new mining operations to be designed to provide a buffer between existing or likely adjacent uses, minimize incompatibility with nearby uses, and adequately mitigate their environmental and aesthetic impacts.

1.J.2. The County shall require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance will be based upon an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours and air quality.

1.J.3. The County shall discourage the development of any uses that would be incompatible with adjacent mining operations or would restrict future extraction of significant mineral resources.

1.J.4. The County shall discourage the development of incompatible land uses in areas that have been identified as having potentially significant mineral resources.

1.J.5. The County shall require that all mining operations prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation.

1.J.6. The County shall require that plans for mining operations incorporate adequate measures to minimize impacts to local residents and county roadways.

Program

1.3. The County should, in consultation with the California Division of Mines and Geology, evaluate the relative value of potentially-significant mineral deposits identified in the General Plan Background Report and designated as Mineral Resource Zone (MRZ) in relationship to other mineral resources of the same type in the county or region. If these mineral deposits are determined to be easily replaced by other substitute deposits, the County should continue to apply existing policies and plans to allow extraction of these resources. If these deposits are found not to be easily substituted, the County should amend the Countywide General Plan or applicable community plan as necessary to direct incompatible growth away from these sites.

These policies require that new mining operations minimize impacts on adjoining land uses, adequately mitigate their environmental and aesthetic impacts, and provide for reclamation of the land, and the policies protect existing mining operations from incompatible new development

Visual and Scenic Resources

Policies

1.K.1. The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:

a. Avoids locating structures along ridgelines and steep slopes;
b. Incorporates design and screening measures to minimize the visibility of structures and graded areas;
c. Maintains the character and visual quality of the area.

1.K.2. The County shall require that new development in scenic areas be designed to utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.

1.K.3. The County shall require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.

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:

a. Limit cuts and fills;
b. Limit grading to the smallest practical area of land;
c. Limit land exposure to the shortest practical amount of time;
d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and
e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.

1.K.5. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.

1.K.6. The County shall require that new development on hillsides employ design, construction, and maintenance techniques that:

a. Ensure that development near or on portions of hillsides do not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
b. Include erosion and sediment control measures including temporary vegetation sufficient to stabilize disturbed areas;
c. Minimize risk to life and property from slope failure, landslides, and flooding; and
d. Maintain the character and visual quality of the hillside.

These policies are intended to minimize the visual impact of new development. These policies address the visual effects of new development by protecting ridgelines, steep slopes, and other highly-visible locations in scenic rural areas, by requiring screening of development in scenic areas, by minimizing land alterations, and preserving and enhancing hillsides.

Jobs-Housing Balance

Policies

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.

1.M.2. The County shall encourage large residential projects to be phased or timed to occur simultaneously with development that will provide primary wage-earner jobs.

These policies encourage new development to concentrate in existing developed areas to reduce the impacts associated with commuting to jobs outside a community. Encouraging development in existing communities and new growth areas, these policies will also help minimize the pressure to convert agricultural and open space lands outside these areas.

Economic Development

Policy

1.N.12 The County shall seek the establishment of a joint-powers authority (JPA) between the County and the cities of Roseville, Rocklin, and Lincoln in order to improve the provision of infrastructure in the incorporated and unincorporated areas in and around the Sunset Industrial Area. The JPA is to also develop a economic development strategy with the goal of improving the economic development potential of the region.

Program

1.8. The County will petition the Local Agency Formation Commission to modify the spheres of influence of the Cities of Rocklin, Roseville, and Lincoln to remove the Sunset Industrial Area.

This policy and program provide for development of the unincorporated Sunset General Plan area, contained within the spheres of influence of the cities of Rocklin, Roseville, and Lincoln, to occur under County jurisdiction. The program provides for submission of a petition to the Local Agency Formation Commission (LAFCO) requesting LAFCO to remove the Sunset Industrial Area from the cities' spheres of influence. While this would not resolve inconsistencies with the City of Roseville's General Plan, it would resolve the issue concerning the County's intent to develop this area as an unincorporated industrial area.

Development Form and Design

Policies

1.O.3. The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban, and commercial centers, should be designed and located so that:

a. They do not silhouette against the sky above ridgelines or hilltops;

b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
c. They fit the natural terrain; and
d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).

1.O.4. The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the county.

One of the potential impacts of new development in the county will be the loss of rural character in areas currently designated for agriculture or other non-urban land uses. These policies will minimize these impacts.

IMPACTS

Land Use Compatibility

The buffer standards and policies, in combination with various other policies and programs in the *Policy Document*, will effectively mitigate the potential for conflicts between incompatible types of development. The impacts related to land use compatibility will, therefore, be less-than-significant.

Changes in Existing Land Use

The *General Plan Land Use Diagram* will result in changes to the present and planned land uses in the unincorporated area of the county. As noted above, a project can result in adverse environmental impacts relating to land use if it has the potential to substantially alter the existing or planned land use of an area. Since the *Land Use Diagram* proposes such alterations, the *Countywide General Plan* would result in potentially significant adverse impact on existing development in the unincorporated county. In addition to this primary impact, the development of previously undeveloped land in accordance with the land use designations of the *Land Use Diagram* will have secondary impacts on sensitive resources, such as the loss of agricultural land, open space or wildlife habitat, an increase in traffic, and an increase in the demand for public services and facilities. The secondary impacts of proposed land use changes are evaluated in the remaining chapters of this *Final EIR*. Furthermore, major development projects in accordance with the *Land Use Diagram* will require subsequent environmental review when more precise information regarding the proposed land uses, circulation, and infrastructure improvements is known.

MITIGATION MEASURES

Land Use Compatibility

No mitigation measures are necessary.

Changes in Existing Land Use

No mitigation measures are available to reduce the adverse impact resulting from the alteration of existing land use in the unincorporated county to a less-than-significant level.

3.3 HOUSING

ENVIRONMENTAL SETTING

Housing supply and other housing issues within Placer County are discussed in detail in Chapter 2 of the *General Plan Background Report*, and in the *Housing Element* adopted by the Board of Supervisors in June 1992 and certified by the State Department of Housing and Community Development (HCD) in September 1992.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

According to the *CEQA Guidelines*, a project may have adverse impacts on housing if it will affect the existing supply of housing or create a demand for more housing. Table 2-3 of Chapter 2 of the *FEIR* indicates the *General Plan* could accommodate approximately 193,000 new dwelling units in the unincorporated county at complete buildout, and could affect the demand for new housing through the designation of additional commercial and industrial land. As described in Chapter 2, this estimate of total dwelling units at buildout probably overstates the actual amount of additional dwellings that will be built during the 2010 and 2040 General Plan development scenarios.

Table 2-8 shows housing unit development scenarios for the years 2010 and 2040. When market forces and other constraints are factored in, the total dwelling units in the unincorporated county are assumed to be about 60,800 in 2010, and about 80,600 in 2040.

The General Plan will result in both direct and indirect housing impacts. The direct impacts will result from the construction of additional housing units, increasing the supply of housing in the unincorporated county. Indirect impacts may result as previously undeveloped land is developed with housing, resulting in the loss of agricultural land and other sensitive resources. Other indirect impacts may result from an increase in traffic and the increased demand for public services and facilities to accommodate the additional dwellings and their occupants. These indirect impacts are discussed in subsequent chapters of this *EIR*.

Assuming 1.4 employed persons per household, and using the development scenario for residential development summarized by Table 2-7 of the *FEIR*, the General Plan would provide housing in the unincorporated areas of the county for about 85,000 employed persons in 2010 in Placer County. Employment growth by 2010 is estimated to result in as many as 20,860 additional jobs being created, for a total of about 47,000 jobs in the year 2010 in the unincorporated county. Therefore, market forces will likely result in the production of more housing than job opportunities by 2010. SACOG has projected that the growth in jobs in the region is expected to be greatest in Sacramento County. The designation of land for employment-generating development in Placer County by the General Plan, however, will provide an opportunity for residents of Placer County to find jobs closer to home. Because of the projected growth in jobs outside the county, the demand for new housing in the western part of the county is projected to be greater than that for new commercial and industrial development, at least in the near term.

GENERAL PLAN POLICY RESPONSE

The General Plan, and the *Housing Element* in particular, includes policies and programs to offset housing-related impacts associated with the *Land Use Diagram*. Besides simply designating more residential land to meet the housing needs of county residents, the *Housing Element* encourages the conservation and

rehabilitation of existing dwelling units and the maintenance of programs designed to accommodate those with special housing needs. In addition, the increase in land designated for the development of more employment-generating land uses will help stem the flow of workers out of the county, leading to a better balance between jobs and housing.

Relevant housing-related General Plan policies include the following:

Residential Land Use

Policies

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.*

1.B.2. *The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.*

1.B.6. *The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.*

1.B.7. *The County shall require multi-family developments to include private, contiguous, open space for each dwelling.*

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.*

These policies provide for higher density residential development along major transportation corridors and new transit routes, in and near downtowns, village centers, and commercial areas, provide for appropriate lot sizes, and discourage isolated, remote, and walled residential projects.

Jobs-Housing Balance

Policies

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.*

1.M.3. *The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.*

These policies encourage new residential development within existing communities and new growth areas and promote the opportunity for residents to live near their place of work.

Affordable Housing

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the effects of the *Land Use Diagram* on housing by promoting the development of affordable housing.

A.1 *The County shall adopt policies, programs and procedures with the intent of achieving its fair share regional housing allocation, including the numbers of units for each income classification.*

A.2 *The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.*

A.3 *The County shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives.*

A.4 *The County shall give highest priority for permit processing to development projects that include a lower income residential component.*

A.5 *The County shall encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.*

A.6 *The County shall relax or reduce development standards for low-income housing projects as an incentive for developers.*

A.7 *Prior to disposing of County-owned surplus land, the County will consider the appropriateness of such land for housing. If found appropriate for housing, the County may lease, sell or grant such property to facilitate the construction of lower income housing.*

A.8 *The County shall establish a public housing authority serving the Placer County area.*

A.9 *The County shall support the creation of a nonprofit housing development corporation whose primary focus will be to serve the Placer County area.*

A.10 *The County shall, through a public housing authority and/or in conjunction with nonprofit or for profit developers, apply for funds from the state and federal governments to construct housing for low income households.*

A.11 *All new housing projects of 100 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, community plan amendment, rezoning or specific plan shall be required to provide at least 10 percent of the units to be affordable to low income households. The low income units shall be available concurrently with the market-rate units. All such units shall remain affordable for at least 20 years*

A.12 *All new housing projects of less than 100 units on land that has received an increase in allowable density through a general plan amendment, community plan amendment, rezoning or specific plan shall be required to pay an in-lieu fee of 1 percent of the total estimated land and construction cost of the project, for use in producing affordable housing. Alternatively, the County may waive the fee in cases where lower income units are included in the project and*

the Board of Supervisors finds that the number of lower income units is commensurate with the numbers that could be built or leveraged through the fee.

A.13 *Inclusionary housing provisions shall be incorporated in all new or updated community plans.*

A.14 *Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.*

A.15 *Low income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the County and not concentrated in a particular area or community.*

A.16 *The County shall require low income housing units in density bonus projects to be available at the same time as the market-rate units in the project.*

A.17 *The County shall encourage the Tahoe Regional Planning Agency (TRPA) to strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe region. Such efforts may include:*

- *Relaxing TRPA development codes for affordable housing projects and second residential units.*
- *Allowing affordable housing projects an exemption from the requirement to secure development-rights.*
- *Increasing the density bonus for affordable housing projects to make them more financially feasible.*

A.18 *The County shall require new resorts in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to 50 percent of the housing demand generated by the project. Employee housing shall be provided for in one of the following ways (in order of preference):*

- *Construction of employee housing onsite.*
- *Construction of employee housing offsite.*
- *Dedication of land for needed units.*
- *Payment of an in-lieu fee.*

A.19 *Owners of vacation houses in the Lake Tahoe area shall be encouraged to rent to resort workers, especially in the North Tahoe area.*

A.20 *The County will encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.*

A.21 *The County will allow dwellings to be rehabilitated that do not meet current lot size, setback, and yard requirements, and other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health and or safety.*

A.22 *If redevelopment districts are adopted, the agencies shall utilize at least 20 percent of all tax increment proceeds for low income housing, in accordance with State law. Furthermore, a*

portion of all units built in the redevelopment area shall be affordable to very low, low and moderate income households, as required by State law.

A.23 *For residential projects where 10 percent of the units are affordable to very low income households, or 20 percent are affordable to low income households, 50 percent of the development-related fees over which the County has direct control shall be waived. The Board of Supervisors may waive more fees as an additional incentive for affordable housing on a case-by-case basis.*

Quality of Residential Development

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the effects of the *Land Use Diagram* on housing by promoting quality in residential development.

B.1 *The County encourages residential development of high architectural and physical quality, compatible with neighboring land uses.*

Housing Rehabilitation

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the effects of the *Land Use Diagram* on housing by promoting housing rehabilitation.

C.1 *The County shall continue to make rehabilitation loans to low income households from its CDBG program revolving loan funds.*

C.2 *The County shall continue to apply for CDBG's for the purpose of rehabilitating low cost, owner occupied and rental housing.*

C.3 *Private financing of the rehabilitation of housing shall be encouraged.*

C.4 *The conversion of mobile home parks to other types of housing and to other land uses shall be discouraged.*

C.5 *The County shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.*

C.6 *The demolition of existing multi-family units should be allowed only when: a structure is found to be substandard and unsuitable for rehabilitation; and tenants are given reasonable notice, an opportunity to purchase the property, and relocation assistance.*

C.7 *The County will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.*

C.8 *The County shall continue to provide Section 8 assistance to eligible households.*

Preservation of At-Risk Units

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the effects of the *Land Use Diagram* on housing by promoting the preservation of assisted housing at risk of conversion to market rate housing.

D.1 The County shall strive to preserve all at risk dwelling units in the unincorporated County.

D.2 At least 2 years notice shall be required prior to the conversion of any units for low income households to market rate in any of the following circumstances:

- The units were constructed with the aid of government funding.
- The units were required by an inclusionary zoning ordinance.
- The project was granted a density bonus.
- The project received other incentives.

Such notice will be given at least to the following:

- The County
- HCD
- Any public housing authority and nonprofit housing corporations that may exist in Placer County at the time
- Residents of at-risk units.

Special Housing Needs

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the effects of the *Land Use Diagram* on housing by promoting the development of housing for persons with special housing needs.

E.1 The development of housing for seniors, including congregate care facilities, shall be encouraged.

E.2 County policies, programs and ordinances shall provide opportunities for handicapped persons to reside in all neighborhoods.

E.3 The County will work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units for families in the Kings Beach area.

The Homeless

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the effects of the *Land Use Diagram* on housing by promoting the development of emergency shelters and aid for the homeless.

F.1 The County shall continue to contribute to emergency shelter programs that provide adequate shelter in centralized locations accessible to the majority of homeless persons in the county.

F.2 *The county will assist various nonprofit organizations involved with emergency shelter and other aid to homeless persons.*

Energy Conservation

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the secondary housing effects of the *Land Use Diagram* by promoting energy conservation in new housing development.

G.1 *All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.*

G.2 *New land use patterns should encourage energy efficiency, to the extent feasible.*

The policies and programs of the *Housing Element* are estimated to result in the construction of about 7,500 new dwelling units by 1997. This number exceeds the County's total regional fair-share allocation of 5,178 new units set by the Sierra Planning Organization. However, the County's fair-share for the construction of housing for 'very-low' income households is not projected to be achieved during the time frame of the *Housing Element.*

IMPACTS

The General Plan will result in a substantial increase in the total number of units, as well as substantial changes in the composition and affordability of housing stock in the unincorporated county. These changes are not, however, considered significant impacts for purposes of CEQA. The designation of additional land for housing will not in itself have direct adverse environmental impacts. The indirect impacts of housing construction may result from increased traffic, the loss of valuable natural resources such as wildlife habitat and the conversion of agricultural land, and the increase in demand for public services and facilities. The secondary and tertiary impacts resulting from the designation of additional land for housing are discussed in the remaining sections of this *EIR.*

MITIGATION MEASURES

No mitigation measures are necessary.

3.4 POPULATION

ENVIRONMENTAL SETTING

The existing population characteristics of Placer County are summarized in Chapter 3 of the *General Plan Background Report.* The overall population changes that will result from the General Plan are discussed in Chapter 2 of this *EIR.*

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

According to the *CEQA Guidelines*, a project could have adverse impacts on population if it has the potential to substantially alter the location, distribution, density, or growth rate of the population of an area. Table 2-5 in Chapter 2 of this *EIR* presents an estimate of population growth in the unincorporated county based on assumptions about market forces and resource availability. This table shows that the

General Plan could accommodate a significant increase in the population in the unincorporated county, especially in the Auburn-Foothills and South Placer regional analysis areas.

As Table 2-5 shows, the 2010 development scenario would result in a total county population of about 310,000 in the year 2010, an increase of about 140,000 above the 1990 population. The unincorporated areas of the county are assumed to have a population of approximately 128,500 in 2010. The rate of population growth will largely be determined by market forces as new housing is developed, as well as the ability to finance the expansion of infrastructure to accommodate additional population.

GENERAL PLAN POLICY RESPONSE

The *Policy Document* does not contain policies specifically intended to address population change. Virtually all of the policies and programs in the *Policy Document* address general effects of future development, and, therefore, address the effect of development on both the existing and future population.

IMPACTS

The General Plan will accommodate a substantial increase in the unincorporated population. The increase in population will not in itself directly result in adverse environmental impacts. The indirect impacts associated with population growth include increased traffic with associated air quality impacts, the increase in the demand for public services and facilities, and in some cases a loss of rural character. These indirect impacts are discussed in subsequent chapters of this *EIR*.

MITIGATION MEASURES

No mitigation measures are necessary.

Chapter 4
Transportation and Circulation

CHAPTER 4

TRANSPORTATION AND CIRCULATION

4.1 INTRODUCTION

To assess the implications of the *General Plan*, future travel demand was estimated and the operation of the County's future transportation system was evaluated. The analysis focused on 2010 travel demand and projected needs. Travel forecasts were also made for 2040 conditions so that transportation corridors that would be needed beyond 2010 under the *General Plan* could be identified. The transportation impact analysis covers the following issues:

- Analysis, Methodology and Assumptions
- Trip Generation and Mode Choice
- Streets and Highways
- Transit
- Non-Motorized Transportation (Bicycles and Pedestrians)
- Transportation System Management (TSM)
- Goods Movement
- Aviation

4.2 ANALYSIS METHODOLOGY AND ASSUMPTIONS

The identification of future transportation system needs and impacts is based on a recently developed travel demand model for Placer County. The model translates land use activity into transit patronage and roadway volume projections. Its inputs are estimates of amount and location of development (i.e., the number of single-family and multi-family dwelling units and the amount of square footage of various categories of non-residential uses) and descriptions of the roadways and transit systems. The model covers the entire Sacramento region including the central and western portions of Placer County and is consistent with the regional models used by the two regional planning agencies: the Sacramento Area Council of Governments (SACOG) and the Placer County Transportation Commission (PCTC). Because of the regional focus of the model, the analysis of transportation impacts is inherently cumulative, addressing not only the effects of development within the unincorporated area of Placer County, but also in the county's cities and other communities in the greater Sacramento area.

The travel model does not cover the portion of the county east of Colfax and Foresthill. For the Sierra and Tahoe Basin areas of the county, future forecasts were based on a "trend" analysis which considered the following:

- Trends in traffic count data for 5-, 10-, and 20-year periods (Caltrans traffic counts on State highways between 1970 and 1992 were utilized).

- Traffic forecasts from the Tahoe Regional Planning Agency (TRPA).

- Land use forecasts for the Sierra and Tahoe Basin areas.

Travel forecasts were prepared on all the major roadways in the county for an average weekday. For the Sierra and Tahoe Basin areas, forecasts of "recreational peak" traffic volumes were also conducted.

LAND USE AND TRANSPORTATION SYSTEMS ASSUMPTIONS

Year 2010

The transportation impact analysis focuses on 2010 travel demands and needs. The travel model used to prepare travel forecasts for Placer County required estimates of 2010 development throughout the Sacramento metropolitan area. Within Placer County, the projected 2010 population and employment described in Chapter 2 of this EIR were used. For the rest of the metropolitan area, SACOG's estimates of the location and level of 2010 population and employment were used to develop the regional travel forecasts. Tables 4-1 and 4-2 provide a summary by county of the growth in population and employment assumed in the travel analysis. These development forecasts indicate the following:

- The region is expected to absorb nearly one million people by 2010. About two-thirds of the population growth is expected to occur in Sacramento County. South Placer County is expected to be one of the fastest growing areas of the region.

- Employment in both the region and Placer County is expected to grow at a faster rate than population.

- SACOG assumed substantial development would occur in South Sutter County by 2010. Its forecasts may be revised due to the uncertain status of that development.

The evaluation of transportation problems and needs for 2010 began with the development of a "2010 Base Transportation System" which included proposed improvements with relatively secure funding sources. This base system included the following:

- PCTC's Regional Transportation Plan "Assured Funding" Project List.

- Other transportation improvements which could be expected to be implemented by 2010 in order to serve growth in the urban reserve or proposed annexation areas of Lincoln, Rocklin and Roseville.

- Transportation improvements that could be expected to be implemented by 2010 in order to serve the proposed development in unincorporated Placer County.

PCTC's "Assured Funding" Project List in their Regional Transportation Plan Update (January 1994) includes those projects "for which there is currently a mechanism in place to collect and distribute funds for transportation projects. This includes local development fees, assessment districts, Transportation Development Act Funds and funds that have already been proposed by State and Federal government." PCTC relied on the guidance of the responsible jurisdiction to determine the funding assurance of an individual project. Based on discussions with Placer County staff, the Rocklin Road extension from Barton Road to Auburn-Folsom Road was not included in the 2010 Base Transportation System (but was included in the 2040 Base Transportation System). In addition to the $195 million of roadway capacity improvements (shown in Table 4-3), PCTC's "Assured Funding" Project List includes $131 million of other roadway improvement projects (including traffic signals, widening to provide shoulders or bikeways, bridge repair/replacement, improvements to sight distance or curves, and drainage improvements) for a total roadway improvement cost of $326 million.

PCTC's "Assured Funding" Project List does not include some roadway improvements that would be needed to provide access to development in the urban reserve and proposed annexation areas in the spheres of influence of Lincoln, Rocklin and Roseville. The estimated levels of population and employment

within these cities (described in Chapter 2) indicates that portions of their urban reserve and proposed annexation areas would need to be developed by 2010 to accommodate their projected growth. The "2010 Base Transportation System" assumed that several new roadways that would be needed to provide access to these areas would be implemented by 2010. These assumed new roadways, shown in Table 4-4, were based on the following:

- Lincoln Sphere of Influence - By 2010, development was assumed in the West Lincoln and the "Phase I Annexation Areas" as described in Lincoln's "Public Facilities Element" prepared in 1991, as well as in the "Phase one" portion of the Twelve Bridges Community Plan that was approved in 1994. The major roadways needed to serve these areas were assumed to be implemented by 2010.

- Rocklin Sphere of Influence - Some development was assumed in the Sunset West, North Stanford Ranch, and Clover Valley Lakes projects by 2010. Roadways needed to serve these developments were based on the North Rocklin Traffic Study.

- Roseville Sphere of Influence - By 2010, some development was assumed in proposed projects located in Roseville's urban reserve and proposed annexation areas. The roadways needed to serve these areas was based on the City's ongoing Comprehensive Land Use Element Update.

The roadway improvements within the spheres of influence of the cities were assumed to be implemented through development financing mechanisms that would be part of the plans for these areas.

As described in Chapter 2, development was also assumed to occur by 2010 in the western part of the Dry Creek/West Placer Community Plan Area (the proposed Villages of Dry Creek) and in the proposed Heritage at Bickford Ranch in unincorporated Placer County. The "2010 Base Transportation System" assumed that several new roadways (also shown in Table 4-4) would be implemented in 2010 to provide access to these areas.

PCTC's "Assured Funding" Project List does not provide specific transit projects that could be expected to be implemented by 2010. Rather, it provides levels of operating and capital costs as well as revenues by public transit operators that are estimated to be available to fund public transit between 1993 and 2015. Transit service in Placer County is currently very limited, and while PCTC's assumed revenue and expenditure projections are greater than current level's (on an annual basis), they would not fund major improvements to transit service in Placer County. Consequently, the "2010 Base Transportation System" includes the following assumptions on transit service:

- Sacramento Regional Transit (RT) would extend light rail to Antelope.

- A substantial "feeder" bus system to the light rail stations was assumed. This included bus lines following some arterial roadways in Roseville and Rocklin, and along Highway 65 from Lincoln and along I-80 from Auburn to serve the Antelope station. A bus line along Watt Avenue from the proposed Villages of Dry Creek to serve the Watt Avenue light rail station was also assumed. The feeder bus lines were based on those defined by RT as part of its System Planning Study.

  In addition to its function as a feeder service to the light rail system, the expanded bus system would also provide some additional intra-county transit service.

- Limited expansion of the intercity rail service by 2010 with additional trains from Placer County to Sacramento and the Bay Area.

TABLE 4-1

POPULATION GROWTH BY COUNTY
1992 to 2010

	Population			
County	**1992**	**2010**	**Percent Growth**	**Annual Growth**
Placer	179,000	310,000	73%	7,280
Sacramento	1,099,000	1,722,000	57%	34,610
Yolo	149,000	239,000	60%	5,000
South Sutter[1]	3,000	51,000	1,600%	2,670
West El Dorado[2]	80,000	146,000	82%	3,670
Total	**1,510,000**	**2,468,000**	**63%**	**53,230**

1. East of the Feather River
2. West of Pollock Pines

Source: SACOG - Metropolitan Transportation Plan, September 1993

TABLE 4-2

EMPLOYMENT GROWTH BY COUNTY
1992 to 2010

	Employment			
County	**1992**	**2010**	**Percent Growth**	**Annual Growth**
Placer	69,000	153,000	122%	4,670
Sacramento	487,000	855,000	76%	20,440
Yolo	64,000	125,000	95%	3,390
South Sutter[1]	500	20,000	N/A	1,080
West El Dorado[2]	19,000	45,000	137%	1,440
Total	**639,500**	**1,198,000**	**87%**	**31,000**

1. East of the Feather River
2. West of Pollock Pines

Source: SACOG - Metropolitan Transportation Plan, September 1993

TABLE 4-3

ROADWAY CAPACITY IMPROVEMENTS - ASSURED FUNDING PROJECT LIST
PCTC 1993 Regional Transportation Plan

Jurisdiction	Roadway	Limits	Improvements	Cost
Caltrans	I-80	Sierra College Blvd	Interchange Improvements	$14,500,000
	SR 49	Bell, Atwood, New Airport, Luther, Live Oak, Florence, Dry Creek, Quartz, Willow Creek	Intersection Improvements and signalization	$1,750,000
	SR 65	Pleasant Grove, Blue Oaks, Sunset, Whitney	Construct Interchanges	$28,200,000
	SR 193	Lincoln to Sierra College	Widen to 4 lanes	$3,000,000
Placer County	Atwood	SR 49 to Mt Vernon	Widen/Improve intersections	$962,000
	Auburn Ravine Road	• I-80 Overcrossing	Widen to 4 lanes/ramps	$2,000,000
	Auburn-Folsom Road	• Sacramento County to Joe Rogers Road	Widen to 4 lanes	$2,200,000
	Baseline Road	Cook-Riolo to Sutter County	Widen to 4 lanes/left turn lanes	$5,520,000
	Bell Road	I-80 to Richardson	Widen to 4 lanes	$2,700,00
	Bill Francis Drive	Extension to Old Airport Road	Construct 2 lanes	$333,000
	Bowman Undercrossing	Bowman Road to Lincoln Way	Widen to 4 lanes	$100,000
	Cavitt-Stallman Road	Extension to Douglas Blvd	Construct 2 lanes	$290,000
	Christian Valley Road	Extension to SR 49 along Florence Drive	Construct 2 lanes	$507,000
	Cook-Riolo Road	Sacramento County to PFE Road	Construct 2 lanes	$170,000
	Don Julio Blvd	Sacramento County to PFE Road	Construct 2 lanes	$170,000
	East Roseville Pkwy	Barton to Sierra College	Widen to 6 lanes	$868,000
	Edgewood Drive	Auburn Hills to SR 49	Connection to SR 49	$500,000
	Education Street	Professional to Richardson	Construct 2 lanes	$127,000

TABLE 4-3
(Continued)

Jurisdiction	Roadway	Limits	Improvements	Cost
Placer County (Continued)	Eureka Connector	New Road from Eureka to Roseville Pkwy	Construct 2 lanes	$580,000
	Eureka Road	Sierra College to Auburn-Folsom	Improve and widen	$820,000
	Foothills Blvd	City of Roseville to City of Lincoln	Construct 2 lanes	$3,200,000
	Galena Drive	Quartz Drive to Bell Road	Construct 2 lanes	$158,000
	Lincoln Way	Russell Road to Ferguson	Widen to 4 lanes	$328,000
	Luther Road	• Bowman Road to Carriage Lane • SR 49 to Canal Street	Widen to 4 lanes Widen to 4 lanes	$184,000 $120,000
	North Antelope Road	Sacramento County to PFE Road	Widen to 4 lanes	$187,000
	Old Auburn Road	• Sierra College to Roseville Parkway • Sierra College to City of Roseville	Construct 2 lanes Widen to 4 lanes	$243,000 $350,000
	PFE Road	North Antelope to City of Roseville	Widen to 6 lanes	$364,000
	Placer Hills Road	I-80 to Combie Road	Widen to 3 lanes	$4,400,000
	Professional Drive	Bell Road to Atwood	Construct 2 lanes	$301,000
	Quartz Drive	• Extension to Richardson • SR 49 S.E. to Bell	Construct 2 lanes Construct 2 lanes	$158,000 $404,000
	Richardson Drive	• Dry Creek to Bell Road • Atwood to Mt Vernon	Construct 2 lanes Construct 2 lanes	$554,000 $1,160,000
	Sierra College Blvd	• Loomis to English Colony Road • Sacramento County to Rocklin • I-80 to Rocklin Road	Widen to 4 lanes Widen to 6 lanes Widen to 6 lanes	$350,000 $2,900,000 $1,100,000
	Sunset Boulevard	SR 65 to Fiddyment	Widen/Construct 4 lanes	$3,200,000
	Walerga	Baseline to Sacramento County	Widen to 6 lanes	$4,140,000
	Whitney Boulevard	SR 65 to Fiddyment	Construct 4 lanes	$3,200,000
	Willowcreek Road	SR 49 to Third Street	Construct 4 lanes	$592,000

TABLE 4-3
(Continued)

Jurisdiction	Roadway	Limits	Improvements	Cost
Rocklin	Dominguez	Granite Dr to Sierra College Campus	Construct I-80 Overcrossing	$3,000,000
	Granite Drive	Sierra College to Rocklin Mall Site	Construct I-80 Overcrossing	$3,000,000
	Rocklin Road	• At I-80 • Intersection with Sierra College	Widen to 5 lanes Add left turn lanes in all directions	$300,000 $500,000
	Sunset Boulevard	Pacific Street to Topaz Ave	Widen to 6 lanes	$1,820,000
Roseville	Atlantic Street	Vernon to Harding Blvd	Widen to 4 lanes	$5,000,000
	Baseline Road	City limits to Foothills Blvd	Widen to 4 lanes	$3,448,000
	Blue Oaks Boulevard	Foothills Blvd to Woodcreek Oaks Blvd	Construct 4 lanes	$981,000
	Cirby Way	• Riverside Ave to Regency Way • Foothills Blvd to Riverside Ave • Regency Way to Oak Ridge Drive	Widen to 5 lanes Widen to 6 lanes Widen to 6 lanes	$35,000 $3,383,000 $526,000
	Eureka Boulevard	Sierra College Blvd to City Limits	Widen to 4 lanes	$339,000
	Eureka Rd/Douglas Blvd	Intersection of	Add turn lanes	$262,000
	Foothills Blvd/Atkinson St	Intersection of	Add turn lanes	$368,000
	Foothills Blvd/Main St	Intersection of	Add turn lanes	$175,000
	Foothills Blvd/Roseville Road and Cirby	Intersection of	Add turn lanes	$133,000
	Foothills Boulevard	Cirby Way to Pleasant Grove Blvd	Widen to 6 lanes	$199,000
	Harding Blvd/Lead Hill Blvd	Intersection of	Add turn lanes	$115,000
	Harding Blvd/Roseville Pkwy	Intersection of	Construct grade separated urban interchange	$7,775,000

TABLE 4-3
(Continued)

Jurisdiction	Roadway	Limits	Improvements	Cost
Roseville (Continued)	Harding Boulevard	Berry Street to Roseville Pkwy	Widen to 6 lanes	$200,000
	Industrial Boulevard	Washington Blvd to City Limits	Widen to 4 lanes	$2,268,000
	Old Auburn Road	South Cirby Way to West City Limits	Widen to provide a center 2-way left turn lane	$224,000
	Pleasant Grove Boulevard	• Highway 65 to Rocklin City Limits • Roseville Pkwy to Highway 65 • Roseville Pkwy to Washington Blvd • SPRR Overcrossing • Washington Blvd to Woodcreek Oaks Blvd	Construct 4 lanes Construct 6 lanes Widen to 6 lanes Construct 6 lane overcrossing Widen to 6 lanes	$4,252,000 $907,000 $925,000 $4,656,000 $2,191,000
	Riverside Ave/Cirby Way	Intersection of	Grade separation	$8,085,000
	Rocky Ridge Dr/Cirby Way	Intersection of	Add turn lanes	$170,000
	Roseville Parkway	• City Limits to Sierra College Blvd • Rocky Ridge Rd to Sunrise Ave • Taylor Road to Harding Blvd • Harding Blvd to Washington Blvd • Washington Blvd to Foothills Blvd	Widen to 4 lanes Construct 6 lanes Construct 6 lanes Widen to 6 lanes Construct 4 lanes	$535,000 $7,957,000 $8,444,000 $1,440,000 $5,000,000
	Roseville Pkwy/Douglas Blvd	Intersection of	Add turn lanes	$262,000
	Roseville Road	City Limits to Cirby Way	Construct 4 lanes	$950,000
	Sierra College/Old Auburn Rd	Intersection of	Add turn lanes	$91,000
	Sierra College/Douglas Blvd	Intersection of	Add turn lanes	$262,000
	Sierra College Blvd	• Douglas Blvd to N City Limits • Sacramento County Line to Roseville Pkwy	Widen to 6 lanes Widen to 6 lanes	$412,000 $1,576,000
	Stanford Ranch Road	SR 65 to Rocklin City Limits	Widen to 6 lanes	$1,400,000
	Sunrise Avenue	Sacramento County Line to Madden Lane	Widen to 6 lanes	$1,080,000

TABLE 4-3
(Continued)

Jurisdiction	Roadway	Limits	Improvements	Cost
Roseville (Continued)	Sunrise Ave/Cirby Way	Intersection of	Add turn lanes	$3,837,000
	Sunrise Blvd/Lead Hill Blvd	Intersection of	Add turn lanes	$87,000
	South Cirby Way	Rocky Ridge Drive to Wildwood Way	Widen to 4 lanes	$274,000
	Taylor Road	Eureka Road to City Limits	Widen to 4 lanes	$2,696,000
	Vernon St/Cirby Way	Intersection of	Add turn lanes	$80,000
	Washington Blvd/Main St	Intersection of	Add turn lanes	$50,000
	Washington Blvd	Sawtell to Blue Oaks Blvd, including Andover undercrossing	Widen to 4 lanes	$7,291,000
Loomis	Sierra College	• Granite to Taylor • Taylor to North Town Limits	Widen to 6 lanes Widen to 4 lanes	$2,800,000
	Taylor Road	Horseshoe Bar Road to Ling Road	Widen to 4 lanes + 2 turn lanes	$450,000
Auburn	Lincoln Way	Ferguson Road to Russell Road	Widen to 4 lanes	$100,000
	Nevada Street	I-80 to Auburn City Limits	Widen to 3 lanes	$200,000
			Total Cost	**$195,401,000**

TABLE 4-4

ADDITIONAL ROADWAY CAPACITY IMPROVEMENTS (BEYOND PCTC ASSURED FUNDING PROJECT LIST) Assumed in the 2010 Base Transportation System

Jurisdiction	Roadway	Limits	Improvements
Rocklin	Park Drive	Wycford to Clover Valley	Construct 4 lanes
	Stanford Ranch Road	Darby to Sunset Blvd	Construct 6 lanes
	Blue Oaks Blvd	Highway 65 to Sunset	Construct 4 lanes
	West Oaks Blvd	Sunset to Lonetree	Construct 4 lanes
	Lonetree Blvd	Blue Oaks to West Oaks	Construct 4 lanes
Lincoln	Lincoln Airport Drive	Aviation Blvd to Nicolaus	Construct 2 lanes
	Lincoln Parkway	• Moore Road to Hwy 65 • Hwy 65 to "D" Street	Construct 4 lanes Construct 2 lanes
	Foothills Boulevard	Lincoln Crossing Boundary to Hwy 65	Construct 4 lanes
	Eastlake Boulevard	SR 65 to SR 195	Construct 4 lanes
	"C" Street	Eastlake Blvd to SR 193	Construct 2 lanes
	"D" Street	Lincoln Pkwy to "C" Street	Construct 2 lanes
Roseville	Blue Oaks Boulevard	Woodcreek Oaks to Fiddyment	Construct 2 lanes
	Pleasant Grove Boulevard	West of Woodcreek Oaks to Fiddyment	Construct 2 lanes
	Junction Boulevard	West of Woodcreek Oaks to Fiddyment	Construct 2 lanes
	Del Webb Boulevard	Fiddyment to Blue Oaks	Construct 2 lanes
	Sun City Boulevard	Pleasant Grove to Del Webb	Construct 2 lanes
Placer County	16th Street	Sacramento County to Baseline Road	Construct 2 lanes
	Dyer Lane	Watt Avenue to 16th Street Extension	Widen/construct 2 lanes
	Village Parkway (Bickford Ranch)	Sierra College Blvd to Clark Tunnel Road	Construct 4 lanes

Source: DKS Associates, September 1993.

Year 2040

The transportation impact analysis focused on 2010 travel demands and needs. Travel forecasts were also made for 2040 conditions so that transportation corridors that would be needed beyond 2010 under the *General Plan* could be identified (these corridors are shown on the Circulation Diagram as "post-2010" roadways). This long-horizon evaluation is, by its nature, a less precise analysis of future travel conditions than the 2010 analysis. Its purpose is to give a general indication of the magnitude of travel demand and needs under the *General Plan* when Placer County is closer to its population holding capacity.

The 2040 travel forecasts were based on county-level population forecasts by the California Department of Finance (DOF). Chapter 2 describes the population and employment forecasts within Placer County that were used to develop the 2040 forecasts. For the rest of the five-county metropolitan area, employment forecasts were developed by evaluating employee to population ratios for each county, based on SACOG's population and employment forecasts for 1992, 2010 and 2015. Tables 4-5 and 4-6 provide summaries by county of the 1992 - 2040 growth in population and employment that was assumed in the travel analysis.

The analysis of 2040 travel conditions started with all the projects, both funded and unfunded, on PCTC's 1993 Regional Transportation Plan Project List (included those with "expected" funding and no funding). Table 4-7 shows the transportation projects included in the analysis of 2040 travel demand beyond those assumed in the "2010 Base Transportation System."

TABLE 4-5

1992 - 2040 POPULATION GROWTH BY COUNTY

	Population		
County	**1992**	**2010**	**2040**
Placer	179,000	310,000	471,000
Sacramento	1,099,000	1,722,000	2,099,000
Yolo	149,000	239,000	386,000
South Sutter[1]	3,000	51,000	122,000
West El Dorado[2]	80,000	146,000	244,000
Total	**1,510,000**	**2,468,000**	**3,322,000**

1. East of the Feather River
2. West of Pollock Pines

Sources: SACOG - Metropolitan Transportation Plan, September 1993; California Department of Finance

TABLE 4-6

EMPLOYMENT GROWTH BY COUNTY
1990 to 2040

	Employment		
County	**1992**	**2010**	**2040**
Placer	69,000	152,000	213,000
Sacramento	487,000	855,000	995,000
Yolo	64,000	125,000	206,000
South Sutter[1]	500	20,000	51,000
West El Dorado[2]	19,000	45,000	80,000
Total	**639,500**	**1,197,000**	**1,545,000**

1. East of the Feather River
2. West of Pollock Pines

Source: SACOG - Metropolitan Transportation Plan, September 1993; DKS estimates of 2040 employment levels

TRIP GENERATION AND MODE CHOICE

Year 2010

The substantial increases in population and employment that are projected for Placer County between 1990 and 2010 (described in Chapter 2) will result in a similar level of growth in travel demand. Table 4-8 shows that the number of daily "person trips" generated within south and central Placer County is estimated to approximately double existing levels by 2010 under the *General Plan*. The trip generation of South Placer is expected to grow at an even faster rate than the rest of the county.

The trip generation estimates in Table 4-8 reflect person travel by automobile and transit modes. It does not include trips by walk and bicycle modes since these are not included in the trip generation and mode choice equations of SACOG's or PCTC's travel models. Attempts were made, however, to reflect the potential for higher levels of the pedestrian and bicycle modes in the Villages of Dry Creek due to policies calling for pedestrian/bicycle oriented design in that specific plan area.

Table 4-9 shows the estimated percentage choice of mode for work and non-work travel in 2010 with the *General Plan* assuming the "2010 Base Transportation System." It indicates that transit's share of travel for work and non-work trips will increase marginally over 1992 levels. While transit's share of travel within Placer County will remain relatively small, by 2010 total transit patronage will increase dramatically over current (1994) levels. If the transit improvements assumed under the *General Plan* are implemented, then transit ridership in Placer County is expected to increase from about 2,100 trips per day in 1990 to about 14,000 in 2010; nearly a seven fold increase.

Table 4-10 presents the estimated daily vehicle trips that would be generated in 2010 with the *General Plan* assuming the "2010 Base Transportation System." An important measure of the effectiveness of

Placer County's transportation system (and transportation related services and programs) is the ability to achieve the "average vehicle ridership" (AVR) goal of 1.4 persons per vehicle by 1999 that is required by the California Clean Air Act. Simply described, AVR is the ratio of person trips to vehicle trips for all trip purposes (work and non-work related) during commuter periods and reflects the extent to which vehicle travel is reduced by carpools, transit, bicycles and walking.

Currently the overall AVR for south and central Placer County during commute hours is estimated at about 1.25 to 1.28 average persons per vehicle. Under the *General Plan* with the "2010 Base Transportation System" the AVR would only increase marginally to about 1.26 to 1.29 persons per vehicle. This estimate of 2010 AVR accounts for the assumed increase in transit service in the county, but also assumes a significant decrease in vehicle trips due to employer-based trip reduction measures.

Year 2040

Table 4-11 shows the estimated number of daily "person trips" generated within south and central Placer County for the year 2040. It indicates that person trip travel demand is expected to more than triple existing levels by 2040 under the *General Plan.* The highest increases would occur in South Placer where total travel demand is expected to nearly quadruple.

TABLE 4-7

ADDITIONAL ROADWAY CAPACITY IMPROVEMENTS ASSUMED IN THE 2040 BASE TRANSPORTATION SYSTEM

Jurisdiction	Roadway/Corridor	Limits	Improvements
Caltrans	Route 49	• I-80 to Dry Creek Road • Blue Oaks to Industrial Boulevard	Widen to 6 lanes Widen to 4 lanes
	Route 65	Lincoln Bypass	Construct 2/4 lanes expressway
	I-80	at Rocklin Road	Reconstruct interchange
Placer County	Blue Oaks Boulevard	• Fiddyment Road to Watt Avenue Extension • Watt Avenue Extension to Sutter County	Improve to 6 lane thoroughfare Construct 6 lane thoroughfare
	Pleasant Grove Boulevard	Fiddyment Road to Sutter County	Construct 4 lanes
	Rocklin Road	Barton Road to Auburn-Folsom Road	Construct 2 lanes
	Parallel Roadway to Route 65	Twelve Bridges to Whitney Boulevard	Construct 4 lanes east of Route 65
Rocklin	Rocklin Road	I-80 to Sierra College Boulevard	Widen to 6 lanes
	Pacific Street	Midas Ace to Loomis Town Limits	Widen to 4 lanes
Roseville	Douglas Boulevard	at Sunrise	Grade separation
Loomis	Horseshoe Bar Road	Taylor Road to I-80	Widen to include left-turn lanes and modify interchange

TABLE 4-8

ESTIMATED 2010 TRIP GENERATION - DAILY PERSON TRIPS

Trip Purpose	Area	Existing	2010 with *General Plan*	Percent Increase
Work Trips	South Placer	167,000	418,000	150%
	Auburn-Foothills	72,000	111,000	54%
	Lower Sierra	16,000	22,000	38%
	Subtotal	*255,000*	*551,000*	*116%*
Non-Work Trips	South Placer	752,000	1,779,000	137%
	Auburn-Foothills	374,000	610,000	63%
	Lower Sierra	80,000	108,000	35%
	Subtotal	*1,206,000*	*2,497,000*	*107%*
Total Trips	South Placer	919,000	2,198,000	139%
	Auburn-Foothills	446,000	722,000	62%
	Lower Sierra	96,000	130,000	35%
	Subtotal	*1,461,000*	*3,050,000*	*109%*

TABLE 4-9

ESTIMATED 2010 MODE CHOICE

	Existing Conditions			2010 with *General Plan*		
Trip Purpose	South Placer	Auburn-Foothills	Lower Sierra	South Placer	Auburn-Foothills	Lower Sierra
Home-Based Work						
SOV	82.9%	83.1%	82.9%	82.4%	82.9%	77.5%
HOV	16.4%	16.9%	17.1%	16.0%	16.7%	22.5%
Transit	0.7%	0.1%	0.0%	1.6%	0.4%	0.0%
Non-Work						
SOV	52.3%	52.7%	50.5%	53.6%	53.9%	50.6%
HOV	47.5%	42.2%	49.6%	46.1%	46.0%	49.4%
Transit	0.1%	0.0%	0.0%	0.3%	0.1%	0.0%
All Purposes						
SOV	58.7%	58.6%	57.4%	58.8%	58.5%	55.2%
HOV	41.0%	41.4%	42.6%	40.7%	41.5%	44.8%
Transit	0.2%	0.0%	0.0%	0.6%	0.0%	0.0%

SOV = single occupant vehicle
HOV = high occupancy vehicle

TABLE 4-10

ESTIMATED 2010 TRIP GENERATION - DAILY VEHICLE TRIPS

Trip Purpose	Area	Existing	2010 with *General Plan*	Percent Increase
Work Trips	South Placer	151,000	376,000	149%
	Auburn-Foothills	66,000	101,000	53%
	Lower Sierra	15,000	20,000	33%
	Subtotal	*232,000*	*497,000*	*114%*
Non-Work Trips	South Placer	556,000	1,417,000	155%
	Auburn-Foothills	278,000	451,000	62%
	Lower Sierra	58,000	79,000	36%
	Subtotal	*892,000*	*1,947,000*	*118%*
Total Trips	South Placer	707,000	1,792,000	154%
	Auburn-Foothills	344,000	552,000	61%
	Lower Sierra	73,000	99,000	36%
	Subtotal	*1,124,000*	*2,443,000*	*117%*

TABLE 4-11

ESTIMATED 2040 TRIP GENERATION - DAILY PERSON TRIPS

Trip Purpose	Area	Existing	2040 with *General Plan*	Percent Increase
Work Trips	South Placer	167,000	665,940	299%
	Auburn-Foothills	72,000	142,870	98%
	Lower Sierra	16,000	28,994	81%
	Subtotal	*255,000*	*837,804*	*229%*
Non-Work Trips	South Placer	752,000	2,878,105	283%
	Auburn-Foothills	374,000	775,856	107%
	Lower Sierra	80,000	136,054	70%
	Subtotal	*1,206,000*	*3,790,015*	*214%*
Total Trips	South Placer	919,000	3,544,045	286%
	Auburn-Foothills	446,000	918,726	106%
	Lower Sierra	96,000	165,048	72%
	Subtotal	*1,461,000*	*3,008,000*	*217%*

4.3 STREETS AND HIGHWAYS

SETTING

The existing circulation system for Placer County consists of a roadway network that until recently was primarily rural in character but is rapidly urbanizing in the south and western portions of the county. The backbone of the county's roadway system are its state highways, particularly Interstate 80 which traverses the county from east to west.

Interstate 80 is the only east-west interstate freeway crossing the Sierras and Cascades in a 1000-mile stretch between Bakersfield, California on the south, and Portland, Oregon on the north. Interregional and interstate business, freight, tourist, and recreation travel between the Pacific Coast, the San Joaquin and Sacramento Valleys, and points east use this route. I-80 also serves as an important commuter route in South Placer County, and it provides the only major route connecting the western and eastern portions of Placer County.

In addition to I-80, Placer County is also served by State Routes 20, 28, 49, 65, 89, 174, 193, and 267. These state highways, together with certain important arterial roadways in the county, have been classified as "principal arterials" in the Placer County Congestion Management Program (CMP). The CMP network of principal arterials is presented in Table 4-12. It represents approximately 230 miles of roadway in Placer County.

In addition to the principal arterial system, the county is also served by other major roadways that serve local traffic and provide access to the principal arterial system. Some of these roadways function as "arterial" roadways, but have not been officially classified as such since Placer County does not have a comprehensive "functional classification" for its roadway system.

Table 4-18 summarizes existing daily traffic volumes on Placer County's major roadway network (along with 2010 traffic forecasts under the *General Plan*). The evaluation of traffic volumes on the roadway network provides an understanding of the general nature of travel conditions in the County. However, traffic volumes do not indicate the quality of service provided by the roadway facilities nor the ability of the roadway network to carry additional traffic. To accomplish this, the concept of "level of service" has been developed.

Level of service is a qualitative measure of the effect of a number of factors which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operation costs. Levels of service are designated "A" through "F" from the best to worst, and cover the entire range of traffic operations that might occur. Level of service "E" describes conditions at, or approaching, maximum capacity.

LOS F1, F2, and F3+ provide a general indication of the length of time during the peak commute periods that a roadway would operate at LOS F conditions. F1 represents one to two hours of LOS F conditions; F2 reflects two to three hours; and F3+ indicates three or more hours.

Some of the incorporated cities in Placer County have adopted level of service standards as part of their General Plans. Level of service standards were also adopted in the recent updates to the Auburn/Bowman, Granite Bay and Dry Creek/West Placer Community Plans. However, Placer County does not currently have an adopted comprehensive level of service standard.

Tables 4-13 through 4-15 summarize the level of service definitions for each of the facility categories. A review of these tables indicates that traffic operations start to deteriorate (i.e., level of service "D") at a volume/capacity ratio of .78 or .80 for freeways and arterial roadways. On two-lane rural highways, however, level of service "D" begins at a much lower volume to capacity ratio (0.39 for level terrain and 0.31 for mountainous terrain). This level of service distinction recognizes that two-lane rural highways are used for long-distance travel and passing is required to maintain high travel speeds. Passing on two-lane highways becomes difficult at relatively low volume to capacity ratios, thus causing driver frustration and hazardous driving conditions. Some two-lane roadways in south and western Placer County were categorized as arterials rather then rural highways, since they generally accommodate short trips, rather than long-distance trips.

TABLE 4-12

CMP-DESIGNATED ROADWAY SYSTEM OF PRINCIPAL ARTERIALS

Roadway	Limits	Jurisdiction	Length (miles)
I-80	Sacramento Co to Nevada Co	Auburn, Colfax, Loomis, Rocklin, Roseville, Placer County	66.2
State Route 20	Nevada Co to I-80	Placer County	1.8
State Route 28	SR 89 to Nevada State Line	Placer County	10.9
State Route 49	Nevada Co to El Dorado Co	Auburn and Placer County	11.4
State Route 65	Yuba Co to I-80	Lincoln, Rocklin, Roseville, Placer County	21.0
State Route 89	Nevada Co to El Dorado Co	Placer County	21.8
State Route 174	Nevada Co to I-80	Colfax and Placer County	2.8
State Route 193	SR 65 to I-80	Lincoln and Placer County	10.2
State Route 267	Nevada Co to SR 28	Placer County	9.7
Auburn-Folsom Rd	Lincoln Wy (Auburn.) to Sac Co	Auburn and Placer County	14.1
Baseline Road	Sutter Co to Foothills Blvd	Roseville and Placer County	9.5
Bell Road	State Route 49 to I-80	Placer County	2.7
Blue Oaks Blvd	Foothills Blvd to SR 65	Roseville	0.9
Cirby Road	Foothills Blvd to Sunrise Ave	Roseville	1.5
Douglas Blvd	Vernon St to Auburn-Folsom Road	Roseville and Placer County	5.1
Foothills Blvd	Blue Oaks Blvd to Cirby Way	Roseville	4.1
Nicolaus Road	Sutter Co to SR 65	Lincoln and Placer County	9.5
Pacific St/Taylor Rd	I-80 to Rocklin Road	Rocklin and Roseville	2.2
Riverside Ave	Vernon St to I-80	Rocklin	1.4
Rocklin Road	Pacific St to Sierra College Blvd	Rocklin	1.7
Sierra College Blvd	SR 193 to Sacramento Co	Loomis, Rocklin, Roseville, Placer County	12.6
Sunrise Ave	Douglas Blvd to Sacramento Co	Roseville	1.7
Vernon St/Atlantic St	Douglas Blvd to I-80	Roseville	1.8
Washington Blvd	SR 65 to Oak Street	Roseville	3.4

Source: Placer County Congestion Management Plan, January 1994.

TABLE 4-13

FREEWAY LEVEL OF SERVICE DESCRIPTIONS

LOS	V/C Ratio	Description
A	0.00 - 0.35	Free Flow: Vehicles completely unimpeded to maneuver in traffic stream. Average speeds near 60 mph.
B	0.35 - 0.54	Free Flow: Ability to maneuver with traffic stream only slightly restricted. Average speeds over 57 mph.
C	0.55 - 0.77	Stable Flow: Freedom to maneuver in traffic stream noticeably restricted. Average speeds over 54 mph.
D	0.78 - 0.93	Approaching Unstable Flow: Freedom to maneuver in traffic stream is severely limited. Average speed over 46 mph.
E	0.94 - 1.00	Unstable Flow: Volumes at or near capacity. Maneuvering extremely limited. Average speeds over 30 mph.
F	> 1.00	Forced Flow: Queues form behind breakdown points. Average speeds less than 30 mph.

Source: Highway Capacity Manual, Transportation Research Board, 1985.

TABLE 4-14

ARTERIAL LEVEL OF SERVICE DESCRIPTIONS

LOS	V/C Ratio	Description
A	0.00 - 0.59	Free Flow/Insignificant Delays: No approach phase at a signalized intersection is fully utilized by traffic and no vehicle waits longer than one red indication.
B	0.60 - 0.69	Stable Operation/Minimal Delays: An occasional approach phase is fully utilized. Many drivers begin to feel somewhat restricted within platoons of vehicles.
C	0.70 - 0.79	Stable Operation/Acceptable Delays: Major approach phases fully utilized. Most drivers feel somewhat restricted.
D	0.80 - 0.89	Approaching Unstable/Tolerable Delays: Drivers may have to wait through more than one red signal indication. Queues may develop but dissipate rapidly, without excessive delays.
E	0.90 - 0.99	Unstable Operation/Significant Delays: Volumes near or at capacity. Vehicles may wait through several signal cycles. Long queues form upstream from intersection.
F	> 1.00	Forced Flow/Excessive Delays: Represents jammed conditions. Intersection operates below capacity with low volumes. Queues may block upstream intersections.

Source: Highway Capacity Manual, Transportation Research Board, 1985.

TABLE 4-15

TWO-LANE RURAL HIGHWAY LEVEL OF SERVICE DESCRIPTIONS

LOS	Level	Rolling	Mountainous	Description
A	0.00-0.12	0.00-0.08	0.00-0.06	Free Flow: Almost no platoons of three or more cars. Driver delayed no more than 30 percent by slow moving vehicles.
B	0.13-0.24	0.09-0.21	0.08-0.17	Free Flow: Some platoons form. Driver delayed no more than 45 percent by slow moving vehicles.
C	0.25-0.38	0.22-0.38	0.18-0.30	Stable Flow: Noticeable increase in platoon formation and size. Drivers delayed more than 60 percent by slow moving vehicles.
D	0.39-0.62	0.39-0.57	0.31-0.49	Approaching Unstable Flow: Heavy platooning. Passing becomes difficult. Drivers delayed no more than 75 percent by slow moving vehicles.
E	0.63-1.00	0.58-1.00	0.50-1.00	Unstable Flow: Intense platooning. Passing is virtually impossible. Drivers delayed more than 75 percent by slow moving vehicles.
F	> 1.00	> 1.00	> 1.00	Forced Flow: Queues form behind breakdown points.

Note: Assumed conditions include 60/40 directional split, 5% heavy vehicles, and 20%, 40%, and 60% no passing zones for level, rolling and mountainous terrain, respectively.

Source: Highway Capacity Manual, Transportation Research Board, 1985.

To determine roadway level of service, relationships have been developed between daily traffic volumes and level of service based on facility type, number of lanes, temporal distribution of traffic, terrain, and volume-capacity ratio. Table 4-16 describes the general criteria used to define roadway capacity classes for the level of service analysis, while Table 4-17 summarizes approximate maximum daily traffic volumes for each facility/level of service combination. Note that the levels of service from this analysis represents a "planning level" estimate of peak hour conditions, although they are based on daily traffic and capacity estimates.

Higher daily capacities than those shown in Table 4-16 were used on arterials that have (or are planned to have) above normal capacity enhancements at major intersections, including dual left-turn lanes plus right-turn lanes on several approaches and grade separations. Such capacity enhancements are proposed at a number of locations in Roseville under the City's Capital Improvement Program.

The results of these analyses were compared to observed roadway operating characteristics and were found to compare favorably. The existing levels of service for segments of Placer County's major roadways are shown in Table 4-18. Isolated grade separations (such as those assumed at Harding Blvd/Roseville Parkway and at Cirby Way/Riverside Avenue in Roseville) would provide better levels of service than those shown in Table 4-18 based on an intersection level of service analysis.

Most roadways in Placer County currently operate at level of service "C" or better. The major roadways that operate at level of service "D" or worse include I-80 in Roseville, Highway 49 north of I-80, Highway 28 and Highway 89 near Tahoe City, Highway 267 north of Kings Beach, and certain arterial roadways within the City of Roseville.

TABLE 4-16

ROADWAY CAPACITY CLASSES

	General Criteria			
Roadway Capacity Class	**Stops/Mile**	**Driveways**	**Free Flow Speed Range**	**Lanes**
1. Freeway - Level Terrain	0	None	55 - 65	4+
2. Freeway - Rolling Terrain	0	None	55 - 65	4+
3. Freeway - Mountain Terrain	0	None	50 - 60	4+
4. Arterial - High Access Control	1 - 2	Limited	35 - 50	2+
5. Arterial - Moderate Access Control	2 - 4	Moderate	30 - 35	2+
6. Arterial - Low Access Control	4+	High	25 - 35	2+
7. Rural 2-lane Highway - Level Terrain	-	Limited	55 - 65	2
8. Rural 2-lane Highway - Rolling Terrain	<1	Limited	55 - 65	2
9. Rural 2-lane Highway - Mountain Terrain	2	Limited	50 - 60	2

Source: Highway Capacity Manual, Transportation Research Board, 1985

TABLE 4-17

EVALUATION CRITERIA FOR LEVEL OF SERVICE

	Maximum Daily Traffic Volume Per Lane - Level of Service				
Roadway Capacity Class	**A**	**B**	**C**	**D**	**E**
1. Freeway - Level Terrain	6,300	10,620	13,680	16,740	18,000
2. Freeway - Rolling Terrain	5,290	8,920	11,650	14,070	15,120
3. Freeway - Mountain Terrain	3,400	5,740	7,490	9,040	9,720
4. Arterial - High Access Control	6,000	7,000	8,000	9,000	10,000
5. Arterial - Moderate Access Control	5,400	6,300	7,200	8,100	9,000
6. Arterial - Low Access Control	4,500	5,250	6,000	6,870	7,500
7. Rural 2-lane Highway - Level Terrain	1,500	2,950	4,800	7,750	12,500
8. Rural 2-lane Highway - Rolling Terrain	800	2,100	3,800	5,700	10,500
9. Rural 2-lane Highway - Mountain Terrain	400	1,200	2,100	3,400	7,000

Source: DKS Associates, based upon Highway Capacity Manual, Transportation Research Board, 1985

TABLE 4-18

ESTIMATED TRAFFIC VOLUMES AND LEVELS OF SERVICE
Year 2010 Base Transportation System

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
STATE HIGHWAYS						
I-80						
Sacramento Co to Riverside Drive	98,000	142,000	8	8	C	E
Riverside Dr to Douglas Blvd	98,000	121,000	6	6	D	F1
Douglas Blvd to Atlantic St	96,000	119,000	6	6	D	F1
Atlantic St to Route 65	74,000	100,000	6	6	C	D
Route 65 to Rocklin Rd	73,000	113,000	6	6	C	F1
Rocklin Rd to Sierra College Blvd	70,000	112,000	6	6	C	F1
Sierra College Blvd to Nixon-Loomis Rd	69,000	113,000	6	6	C	F1
Nixon-Loomis Rd to Penryn	67,000	111,000	6	6	C	F1
Penryn Rd to Route 193	64,000	107,000	6	6	C	F1
Route 193 to Auburn Limits	61,000	103,000	6	6	C	F1
Auburn Limits to Route 49	61,000	99,000	6	6	C	F1
Route 49 to Auburn Ravine	41,000	70,000	6	6	B	D
Auburn Ravine to Bell Road	40,000	68,000	6	6	B	C
Bell Road to Auburn Limits	38,000	65,000	6	6	B	C
Auburn Limits to Dry Creek Road	38,000	65,000	6	6	B	C
Dry Creek Road to Clipper Gap Road	38,000	61,000	6	6	B	C
Clipper Gap Road to Applegate Road	32,000	55,000	6	6	B	C
Applegate Road to Heather Glen	33,000	51,000	6	6	B	B
Heather Glen to Weimar Cross Road	31,000	48,000	4	4	B	D
Weimar Cross Road to Illinois Town	29,500	48,500	4	4	B	D
Illinois Town to Colfax/Route 174	29,000	44,000	4	4	B	C
Colfax/Route 174 to Magra	25,500	37,500	4	4	C	E
Magra to Gold Run	25,000	37,000	4	4	C	E
Gold Run to Monte Vista	23,400	34,000	4	4	C	D
Monte Vista to Alta Road	23,400	32,700	4	4	C	D
Alta Road to Baxter	23,400	32,700	4	4	C	D
Baxter to Drum Forebay Road	21,000	27,900	4	4	B	C
Drum Forebay Road to Blue Canyon	21,700	28,900	4	4	B	C
Blue Canyon to Putts Lake	21,700	28,700	4	4	B	C
Putts Lake to Carpenter Flat	21,200	27,500	4	4	B	C
Carpenter Gap to Yuba Gap (Nev Co)	21,000	27,000	4	4	B	C
Nevada County line to Cisco Grove	22,400	30,000	4	4	B	D

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
STATE HIGHWAYS						
I-80 (Continued)						
Cisco Grove to Hampshire Rocks	22,300	29,700	4	4	B	C
Hampshire Rocks to Kingvale	22,700	29,600	4	4	B	C
Route 65						
I-80 to Harding Blvd	16,400	46,400	4	4	A	C
Harding Blvd to Blue Oaks Blvd	16,400	54,400	4	4	A	C
Blue Oaks Blvd to Sunset Blvd	15,300	20,300	2	2	C	E
Sunset Blvd to Industrial Blvd	14,300	24,300	2	2	C	E
Industrial Blvd to Lincoln Parkway	14,500	25,500	2	2	C	F1
Lincoln Parkway to Eastlake Drive	14,500	20,800	2	2	C	F1
Eastlake Drive to Lincoln south city limits	14,500	17,800	2	2	C	D
Lincoln south city limits to Wise Rd	14,100	24,100	2	2	C	F2
Wise Road to Sheridan	8,900	10,900	2	2	A	A
Sheridan to Yuba Co Line	9,800	14,800	2	2	A	D
Route 193						
Route 65 to Auburn Ravine	7,400	22,400	2	4	A	B
Auburn Ravine to Sierra College Blvd	6,500	22,500	2	4	C	B
Sierra College Blvd to Clark Tunnel Rd	4,600	13,600	2	2	B	D
Clark Tunnel Rd to Gold Hill Rd	3,400	8,350	2	2	B	C
Gold Hill Road to I-80	4,600	10,550	2	2	C	D
Route 49						
Foresthill Road to Lincoln Wy	6,200	16,200	2	2	C	E
Lincoln Way to I-80 (EASTBOUND)	13,500	14,500	4	4	A	A
I-80 (EASTBOUND) to Palm Avenue	30,000	36,000	4	4	D	E
Palm Avenue to Luther Rd	36,000	52,000	4	4	D	F2
Luther Road to Bell Road	40,000	54,000	4	4	E	F2
Bell Road to Dry Creek	27,500	36,500	4	4	B	E
Dry Creek to Nevada County Line	20,000	32,000	2	4	E	C
Route 174						
I-80 to Auburn Street	10,400	11,400	2	2	A	B
Auburn Street to Main Street	3,900	4,900	2	2	A	A
Main Street to Rollins Lake Road	5,000	5,000	2	2	C	C
Rollins Lake Road to Nevada County Line	3,700	3,700	2	2	B	B

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
STATE HIGHWAYS						
Route 20						
I-80 to Nevada Co Line	2,700	4,000	2	2	B	C
Route 89						
El Dorado Co Line to Pineland Drive	6,600	9,600	2	2	C	D
Pineland Drive to Route 28	14,100	18,600	2	2	C	F1
Route 28 to Squaw Valley	11,800	16,700	2	2	D	E
Squaw Valley to Nevada Co Line	8,800	15,400	2	2	C	D
Route 28						
Route 89 to Tahoe St Park	16,500	25,500	2	2	E	F3+
Tahoe St Park to Lake Forest Dr	14,800	23,900	2	2	D	F2
Lake Forest Dr to Lardin Way	11,600	19,200	2	2	B	F1
Lardin Way to Carnelian Bay Road	9,800	14,000	2	2	A	C
Carnelian Bay Road to Granite Road	11,700	20,000	4	4	A	A
Granite Road to National Avenue	12,700	22,300	4	4	A	A
National Avenue to Route 267	16,800	26,800	4	4	A	C
Route 267 to Coon Street	15,900	21,200	4	4	A	A
Coon Street to Nevada State Line	13,700	18,600	2	2	C	F1
Route 267						
Nevada Co to Tahoe-Truckee Airport Rd	7,100	11,200	2	2	C	D
Tahoe-Truckee Airport Rd to North Star Rd	6,700	10,200	2	2	C	D
North Star Rd to Martis Peak Rd	6,100	8,700	2	2	C	D
Martis Peak Rd to North Ave	8,100	12,400	2	2	D	E
North Ave to Jct Route 28	8,200	11,900	2	2	C	D
PLACER COUNTY UNINCORPORATED						
Nicolaus Road						
Sutter Co to Brewer Road	900	1,900	2	2	A	A
Brewer Rd to South Dowd Road	*1,000*	3,000	2	2	A	A
South Dowd Rd to Nelson Lane	450	1,450	2	2	A	A
Nelson Lane to Lincoln Limits	*1,000*	4,000	2	4	A	A
Baseline Road						
Sutter Co to Watt Avenue	2,800	27,800	2	4	A	C
Watt Avenue to Fiddyment Road	4,400	33,400	2	4	A	E
Watt Avenue						
Sacramento County Line to Baseline Rd	2,800	16,400	2	2	A	D
Douglas Boulevard						
Sierra College Blvd to Barton Rd	19,000	30,000	2	4	F1	D
Barton Rd to Auburn-Folsom Rd	19,000	31,000	2	4	F1	D

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
PLACER COUNTY UNINCORPORATED						
Sierra College Boulevard						
Sacramento Co to Douglas Blvd	21,000	37,000	2	6	D	B
Douglas Blvd to Rocklin south City Limits	8,400	39,400	2	6	A	C
Loomis north Limits to English Colony Wy	9,000	19,000	2	4	A	A
English Colony Way to Route 193	4,400	17,400	2	2	B	E
Auburn-Folsom Road						
Sacramento Co to Douglas Blvd	15,000	36,000	2	4	C	E
Douglas Blvd to Laird Rd	11,000	14,000	2	4	A	A
Laird Rd to Dick Cook Rd	4,400	7,400	2	2	B	C
Dick Cook Rd to King Rd	4,000	7,000	2	2	B	C
King Road to Newcastle Road	3,900	7,900	2	2	B	C
Newcastle Rd to Auburn south City Limits	2,400	3,400	2	2	A	B
Bell Road						
Route 49 to New Airport Road	13,000	23,000	4	4	A	B
New Airport Rd to I-80	16,000	26,000	2	4	C	B
Bowman Rd						
Auburn Ravine Rd to Bowman U.C.	9,800	10,800	2	2	A	A
Bowman U.C. to Bell Rd	1,400	3,400	2	2	A	A
Bell Rd to Dry Creek Rd	1,750	2,750	2	2	A	A
Foresthill Rd						
Lincoln Way to Old Foresthill Rd	5,000	6,500	2	2	C	C
Old Foresthill Rd to Foresthill limits	5,300	6,300	2	2	C	C
Foresthill limits to Michigan Bluff Road	5,700	7,200	2	2	C	C
Lincoln Way						
Auburn City Limits to Auburn Ravine Rd	5,000	10,000	2	4	A	A
Auburn Ravine Rd to Bowman U.C.	13,500	14,500	2	2	C	D
Luther Road						
Highway 49 to Bowman Road	9,400	11,400	2	2	A	B
Taylor Rd						
Loomis Town Limit to Callison Rd	5,000	8,000	2	2	A	A
Callison Rd to State Route 193	5,000	5,000	2	2	A	A

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
PLACER COUNTY UNINCORPORATED						
Wise Road						
Ophir Rd to Crater Hill Rd	1,100	1,100	2	2	A	A
Crater Hill Rd to Mt Vernon Rd	700	3,700	2	2	A	A
Mt Vernon Rd to McCourtney Rd	2,000	6,000	2	2	A	A
McCourtney Rd to Manzinita Rd	2,000	3,000	2	2	A	A
Manzinita Rd to Dowd Rd	200	1,200	2	2	A	A
Dowd Rd to Brewer Rd	100	100	2	2	A	A
Indian Hill Rd						
I-80 to Auburn-Folsom Rd	3,700	9,700	2	2	A	A
Sunset Boulevard						
Route 65 to Industrial	*4,000*	18,000	4	4	A	A
Industrial Ave to Foothills Blvd	0	10,000	0	4	N/A	A
Foothills Blvd to Fiddyment Rd	0	15,000	0	4	N/A	A
Whitney Boulevard						
Rocklin west city limits to Industrial Ave	*100*	15,100	2	4	A	A
Industrial Ave to Foothills Blvd	0	3,000	0	4	N/A	A
Industrial Avenue						
Roseville City limits to Sunset Blvd	*2,000*	14,000	2	2	A	C
Sunset Blvd to Athens Rd	*3,000*	23,000	2	2	A	F2
Athens Rd to Hwy 65	*1,000*	10,000	2	2	A	A
Foothills Boulevard						
Roseville City limits to Sunset Blvd	0	19,000	2	4	N/A	A
Sunset Blvd to Athens Rd	0	25,000	2	4	N/A	B
Athens Rd to Lincoln Crossing	0	19,000	2	4	N/A	A
PFE Road						
Watt Ave to Cook-Riolo Rd	2,600	6,600	2	2	A	A
Cook-Riolo Rd to Roseville City limits	2,900	900	2	2	A	A
Cook-Riolo Road						
Sacramento County Line to Baseline Rd	2,400	10,400	2	2	A	A
Fiddyment Road						
Baseline Road to Blue Oaks Blvd	*1,000*	13,000	2	4	A	A
Blue Oaks Blvd to Sunset Blvd West	*1,000*	5,000	2	2	A	A
Sunset Blvd West to Moore Rd	*1,000*	8,000	2	2	A	A
Barton Road						
Sacramento County Line to Douglas Blvd	*3,000*	7,000	2	2	A	A
Douglas Blvd to Olive Ranch Rd	*5,000*	10,000	2	2	A	A
Olive Ranch Rd to Loomis Town limits	*4,000*	11,000	2	2	A	A

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
PLACER COUNTY UNINCORPORATED						
East Roseville Parkway						
Roseville limits to Barton Rd	*1,000*	11,000	2	6	A	A
Eureka Road						
Roseville limits to Auburn-Folsom Road	2,200	13,200	2	2	A	C
Mt Vernon Road						
Wise Rd to Joerger Rd	*2,000*	4,000	2	2	A	A
Laird Road						
Loomis Town limits to Auburn-Folsom Rd	*4,000*	6,000	2	2	A	A
Moore Road						
Sutter County Line to Dowd Rd	*100*	100	2	2	A	A
Dowd Rd to Hwy 65	*100*	2,100	2	2	A	A
North Dowd Road						
Nicolaus Rd to Riosa Rd	300	3,300	2	2	A	A
South Dowd Road						
East Catlett Rd to Nicoulaus Rd	400	2,400	2	2	A	A
East Catlett Road						
Sutter County line to Fiddyment Rd	*100*	3,100	2	2	A	A
Riosa Road						
Sutter County line to Route 65	700	700	2	2	A	A
Route 65 to McCourtney Rd	600	600	2	2	A	A
Ophir Road						
Newcastle limits to Auburn limits	*1,000*	2,000	2	2	A	A
Dry Creek Road						
Joerger Rd to Route 49	2,900	8,900	2	2	A	A
Route 49 to Interstate 80	2,000	5,000	2	2	A	A
Penryn Road						
Taylor Rd to Interstate 80	*2,000*	6,000	2	2	A	A
Interstate 80 to King Rd	*2,000*	2,000	2	2	A	A
King Road						
Interstate 80 to Val Verde Rd	*3,000*	4,000	2	2	A	A
Val Verde Rd to Auburn-Folsom Rd	2,400	3,400	2	2	A	A
Joerger Road						
Mt Vernon Rd to Bell Rd	1,300	6,300	2	2	A	A
Bell Rd to Dry Creek Rd	700	800	2	2	A	A

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
CITY OF ROSEVILLE						
Baseline Road/Main Street						
Fiddyment Road to Woodcreek Oaks Blvd	6,000	24,000	2	4	A	B
Woodcreek Oaks Blvd to Foothills Blvd	7,500	19,500	2	4	A	A
Foothills Boulevard						
Blue Oaks Blvd to Pleasant Grove Blvd	7,900	27,900	4	4	A	C
Pleasant Grove Blvd to Junction Blvd	12,500	41,500	4	6	A	B
Junction Blvd to Baseline Road	22,700	48,700	4	6	B	D
Baseline Road to Vineyard Road	17,500	47,500	4	6	A	C
Vineyard Road to Cirby Way	27,700	61,700	4	6	C	F1
Cirby Way						
Foothill Blvd to Riverside Ave	28,300	63,300	4	6	C	F1
Riverside Ave to Sunrise Avenue	30,500	38,500	4	4	D	C
Douglas Boulevard						
Vernon Street to I-80	17,200	21,200	4	4	A	A
I-80 to Sierra College Blvd	36,900	47,900	6	6	B	C
Riverside Avenue						
Douglas Blvd to Darling Way	13,000	20,000	2	2	C	F1
Darling Way to Cirby Way	19,500	26,500	4	4	A	C
Cirby Way to I-80 (EASTBOUND)	49,200	62,200	6	6	E	F1
Vernon/Atlantic						
Douglas Blvd to Grant Street	20,300	29,300	4	4	A	C
Grant Street to I-80	14,700	26,700	2	4	D	C
Sunrise Avenue						
Sacramento Co to Cirby Wy	30,000	47,000	4	6	D	D
Cirby Wy to Douglas Boulevard	26,500	37,500	4	6	C	B
Washington Boulevard						
Route 65 to Industrial Blvd	4,200	28,200	2	4	A	C
Industrial Blvd to Junction Blvd	8,400	25,400	2	4	A	B
Junction Blvd to Oak Street	31,000	31,000	4	4	D	D
Blue Oaks Boulevard						
Route 65 to Foothill Blvd	9,000	30,000	2	4	A	C
Foothill Blvd to Woodcreek Oaks Blvd	0	31,000	0	4	N/A	C
Woodcreek Oaks Blvd to Fiddyment Rd	0	14,000	0	2	N/A	B

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
CITY OF ROSEVILLE						
Pleasant Grove Boulevard						
Rocklin south city limits to Route 65	0	20,000	0	4	N/A	A
Route 65 to Roseville Pkwy	0	41,000	0	6	N/A	B
Roseville Pkwy to Washington Blvd	0	47,000	0	6	N/A	C
Washington Blvd to Foothill Blvd	0	51,000	0	6	N/A	D
Foothill Blvd to Woodcreek Oaks Blvd	0	38,000	0	6	N/A	B
Woodcreek Oaks Blvd to Fiddyment Rd	0	9,000	0	2	N/A	A
Junction Boulevard						
Washington Blvd to Foothill Blvd	8,900	16,500	4	4	A	A
Foothill Blvd to Woodcreek Oaks Blvd	2,700	13,400	4	4	A	A
Woodcreek Oaks Blvd to Fiddyment Rd	0	24,000	0	2	N/A	F2
Roseville Parkway						
Sierra College Blvd to Douglas Blvd	1,400	17,000	4	4	A	A
Douglas Blvd to Rocky Ridge	1,400	34,900	6	6	A	A
Rocky Ridge to Sunrise Ave	0	36,000	0	6	N/A	A
Sunrise Ave to Harding Blvd	0	52,000	0	6	N/A	D
Harding Blvd to Pleasant Grove Blvd	0	45,000	0	6	N/A	C
Pleasant Grove Blvd to Washington Blvd	0	20,000	0	6	N/A	A
Washington Blvd to Foothill Blvd	0	20,000	0	4	N/A	A
CITY OF ROCKLIN						
Sierra College Boulevard						
Rocklin south Limits to Rocklin Road	8,400	39,400	2	6	A	B
Rocklin Road to I-80	9,200	42,200	2	6	A	C
Sunset Boulevard						
Pacific Avenue to Whitney Boulevard	16,600	28,600	4	6	A	A
Whitney Boulevard to Stanford Ranch Rd	7,600	30,600	4	6	A	A
Rocklin Road						
Pacific Avenue to I-80	12,200	30,200	4	4	A	D
I-80 to Sierra College Blvd	5,200	39,200	4	6	A	C
Pacific Avenue						
Rocklin City Limits to Sunset Boulevard	18,000	31,000	4	6	A	A
Sunset Blvd to Rocklin Road	12,800	34,800	4	4/6	A	C

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
CITY OF ROCKLIN						
Pacific Avenue (Continued)						
Rocklin Rd to Sierra College Blvd	9,500	18,500	4	4	A	A
Blue Oaks Boulevard						
Route 65 to Sunset Blvd	0	8,000	0	4	N/A	A
West Oaks Boulevard						
Sunset Blvd to Lonetree Blvd	0	10,000	0	4	N/A	A
Lonetree Boulevard						
Blue Oaks Blvd to West Oaks Blvd	0	12,000	0	4	N/A	A
Stanford Ranch Road						
Route 65 to Fairway Drive	15,300	32,000	2	6	D	A
Fairway Drive to Sunset Blvd	8,200	34,200	4	6	A	B
Sunset Blvd to Park Dr	8,100	13,000	6	6	A	A
Park Dr to West Oaks Blvd	10,600	11,000	6	6	A	A
CITY OF LINCOLN						
Nicolaus Road						
Lincoln Limits to Aviation	800	3,100	2	2	A	A
Aviation to Joiner	700	2,800	2	4	A	A
Joiner to Route 65	3,000	13,000	2	2	A	C
Foothills Boulevard						
Lincoln Crossing to Route 65	0	23,000	0	4	N/A	B
Eastlake Boulevard						
Route 65 to Route 193	0	19,000	0	4	N/A	A
Lincoln Airport Drive						
Aviation Blvd to Nicolaus Rd	0	4,000	0	2	N/A	A
Lincoln Parkway						
Nicolaus Rd to Moore Rd	0	16,000	2	4	N/A	A
Moore Rd to Route 65	0	9,000	0	4	N/A	A
Route 65 to 'D' Street	0	5,000	0	2	N/A	A
TOWN OF LOOMIS						
Sierra College Boulevard						
I-80 to King Road	6,200	19,200	2	4	A	A
King Road to Rocklin Limits	6,000	15,000	2	4	A	A

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
TOWN OF LOOMIS						
Taylor Road						
Sierra College Blvd to Horseshoe Bar Road	9,000	16,000	2	2	A	D
Horseshoe Bar Rd to King Rd	13,200	19,200	2	4	C	A
King Rd to Loomis Town Limits	6,600	10,600	2	2	A	A
King Road						
Sierra College Blvd to Taylor Road	6,600	5,600	2	2	A	A
Taylor Road to Loomis Town Limits	4,100	7,100	2	2	A	A
Horseshoe Bar Road						
Taylor Road to I-80	8,000	11,000	2	2	A	A
I-80 to Loomis Town Limits	2,000	3,000	2	2	A	A
CITY OF AUBURN						
Auburn-Folsom Road						
Auburn Limits to Maidu Rd	8,000	16,000	2	2	A	D
Maidu Rd to Lincoln Way	*13,000*	20,000	2	4	C	A
Lincoln Way						
El Dorado Street to Oak Street	11,600	13,600	2	2	B	C
Oak Street to Auburn City Limits	8,100	11,100	2	4	A	A
Nevada Street						
I-80 to Fulweiler Avenue	8,000	15,000	2	2	A	D
Fulweiler Avenue to Palm Avenue	11,900	19,900	2	2	B	F1
Elm Avenue						
Highway 49 to I-80	15,600	18,600	4	4	A	A
Auburn Ravine Road						
Fulweiler Avenue to Palm Avenue	6,000	9,000	2	2	A	A
Palm Avenue to Auburn City Limits	6,600	7,600	2	2	A	A

ADT= Average daily trips.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Under the *General Plan Land Use Diagram,* the number of vehicle trips generated in Placer County is expected to approximately double 1990 levels by 2010 (see Table 4-11). The "2010 Base Transportation System" (described in Tables 4-3 and 4-4) includes a large number of roadway improvements within Placer County, yet the projected increase in travel demand would place a significant burden on the County's roadway system. Table 4-18 compares existing traffic volumes, lanes and levels of service to projected 2010 traffic volumes, lanes and levels of service under the *General Plan* assuming the "2010 Base Transportation System." This table indicates that a number of roadways would operate at D, E, or F levels of service.

Table 4-18 represents traffic volumes and levels of service on an average weekday, which are appropriate traffic levels for evaluating operating conditions on the roadways in south and central Placer County. The major roadways serving the Sierra and Tahoe Basin areas of Placer County (i.e., State highways and ski area access roadways), however, experience substantial traffic peaks on some days during both the winter and summer months due to recreation travel.

Due to this fluctuation in traffic flow, a selection must be made of the specific hourly traffic volumes to be used in evaluating the adequacy of the roadways in the eastern portion of the county. A roadway designed to give an acceptable level of service on an "average day" peak hour may be less than adequate on many occasions when higher demand exists. On the other hand, a roadway designed to provide an adequate level of service on the busiest hour of the year would have substantial excess capacity at other times, which is an economically (and potentially environmentally) infeasible situation. The selection of an appropriate "design hour" to be served is thus a compromise between annual service provided and the cost and impacts of improvements.

It is a general practice in the U.S. to strive for acceptable levels of service in rural (non-commute) areas for a "design hour" between the 30th and 50th highest hourly volume of the year. In their annual "Traffic Volumes on State Highways," Caltrans reports traffic volumes for a "peak hour." In urban and suburban areas, their reported peak hour volumes normally occur every weekday. In these areas 200 or more hours will be about the same as the "peak hour" and only a few hours of the year will have greater volumes. On roadways with large seasonal fluctuations in traffic (such as those in the Sierra and Tahoe Basin areas of Placer County), Caltrans' reported peak hour is the hour near the maximum for the year, but excluding a few (30 to 50 hours) that are exceedingly high and are not typical of the frequency of the high hours occurring during the peak season(s).

Table 4-19 shows the existing and projected 2010 peak hour volumes for the State highways in the Sierra and Tahoe Basin areas of Placer County. In this table, the" peak hour" reflects the 30th to 50th highest hour of the year. The 1992 peak hour volume reflects traffic counts from Caltrans. The 2010 peak hour was estimated through a "trend" analysis using the traffic count history on the State highways between 1970 and 1992.

Table 4-19 also provides estimates of existing and 2010 levels of service during the peak hour (the 30th to 50th highest hour) on State highways in the eastern portion of the county. It indicates that some of these highways currently operate at LOS "F" during the peak hour. By 2010, most of the State highways in the Sierra and Tahoe Basin areas of the county are projected to operate at LOS "F" during the peak hour.

Travel forecasts for 2010 were not prepared for the non-State highways in the Sierra and Tahoe Basin areas of Placer County. Currently there are no significant level of service problems on an average weekday for the County's roadways in these areas. With limited projected growth in population and employment in the Tahoe Basin and Sierra, (as shown in Chapter 2 of this EIR), it is unlikely that there will be significant level of service problems on the County's roadways in these areas by 2010 (except due to a potential concentration of growth in one location).

During peak recreational travel hours, however, there are a number of County roadways that currently operate at unacceptable levels of service (LOS D, E, or F); and traffic congestion on many of these roadways during these peak recreational hours will likely worsen due to both population and employment growth and increases in recreational travel. The roadways that currently experience the worse traffic congestion during recreational peak hours are the access roadways to the major ski resorts, including:

- Squaw Valley Road
- Alpine Meadows Road
- Northstar Drive

Without mitigation measures, the frequency and severity of traffic congestion on these ski resort access roadways would likely increase.

TABLE 4-19

ESTIMATED TRAFFIC VOLUMES AND LEVELS OF SERVICE
For 30th to 50th Highest Hour of the Year on Roadways in the Tahoe Basin

Highway Segment	Peak Hr/Peak Direction Volumes		Lanes Per Direction		Peak Hr/Peak Direction LOS	
	1992	2010	1992	2010	1992	2010
Interstate 80						
Magra to Gold Run	2,268	3,402	2	2	E	F3+
Gold Run to Mote Vista	2,205	3,087	2	2	D	F2
Monte Vista to Alta Road	2,142	3,087	2	2	D	F2
Alta Road to Baxter	2,142	3,276	2	2	D	F2
Baxter to Drum Forebay Road	2,142	2,772	2	2	D	F1
Drum Forebay Road to Blue Canyon	2,142	3,087	2	2	D	F2
Blue Canyon to Putts Lake	2,142	3,024	2	2	D	F2
Putts Lake to Carpenter Flat	2,142	3,087	2	2	D	F2
Carpenter Flat to Yuba Gap (Nevada County)	2,142	3,150	2	2	D	F2
Nevada County line to Cisco Grove	2,583	3,780	2	2	F1	F3+
Cisco Grove to Hampshire Rocks	2,520	3,717	2	2	F1	F3+
Hampshire Rocks to King vale	2,489	3,654	2	2	F1	F3+
Route 20						
I-80 to Nevada County Line	330	600	1	1	C	D
Route 89						
El Dorado County line to Pineland Drive	1,200	2,175	1	1	D	F1
Pineland Drive to Route 28	1,350	1,500	1	1	E	F1

TABLE 4-19 (Continued)						
	Peak Hr/Peak Direction Volumes		Lanes Per Direction		Peak Hr/Peak Direction LOS	
Highway Segment	**1992**	**2010**	**1992**	**2010**	**1992**	**2010**
Route 89 (Continued)						
Route 28 to Squaw Valley	1,163	1,575	1	1	D	E
Squaw Valley to Nevada County line	1,163	1,500	1	1	D	E
Route 28						
Route 89 to Tahoe State Park	1,200	1,560	1	1	F1	F3+
Tahoe State Park to Lake Forest Drive	1,020	1,440	1	1	E	F2
Lake Forest Drive to Lardin Way	870	1,260	1	1	D	F1
Lardin Way to Carnelian Bay Road	720	960	1	1	B	D
Carnelian Bay Road to Granite Road	900	1,380	2	2	A	B
Granite Road to National Avenue	990	1,620	2	2	A	C
National Avenue to Route 267	1,320	2,160	2	2	A	E
Route 267 to Coon Street	1,260	1,320	2	2	A	A
Coon Street to Nevada State Line	1,080	1,200	1	1	E	F1
Route 267						
Nevada County to Tahoe-Truckee Airport Road	660	840	1	1	D	D
Tahoe-Truckee Airport Road to North Star Road	576	1,020	1	1	C	E
North Star Road to Martis Peak Road	552	720	1	1	D	D
Martis Peak Road to North Avenue	600	1,140	1	1	D	E
North Avenue to Junction Route 28	500	1,000	1	1	C	E

GENERAL PLAN POLICY RESPONSE

The Circulation Plan Diagram and Policy 3.A.1 establishes a traffic circulation system to serve the General Plan. In addition, the following policies address the traffic implications of the *Land Use Diagram.*

Policies

3.A.2. Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this Policy Document and, more specifically, in community plans and the County's Highway Deficiencies Report. Exceptions to these standards may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved by such exceptions.

3.A.3. The County shall require that roadway rights-of way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes (beyond 2010), as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations. Minimum right-of-way criteria for each class of roadway in the county are specified in Part I of this Policy Document (see page 29).

3.A.4. On arterial roadways and thoroughfares, intersection spacing should be maximized. Driveway encroachments along collector and arterial roadways shall be minimized. Access control restrictions for each class of roadway in the county are specified in Part I of this Policy Document (see page 29).

3.A.5. Through-traffic shall be accommodated in a manner that discourages the use of neighborhood roadways, particularly local streets. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life.

3.A.7. The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS).

a. LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D".
b. LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D".

The County may allow exceptions to these level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:

- *The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.*
- *The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.*
- *The right-of-way needs and the physical impacts on surrounding properties.*
- *The visual aesthetics of the required improvement and its impact on community identity and character.*

- *Environmental impacts including air quality and noise impacts.*
- *Construction and right-of-way acquisition costs.*
- *The impacts on general safety.*
- *The impacts of the required construction phasing and traffic maintenance.*
- *The impacts on quality of life as perceived by residents.*
- *Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.*

Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.

3.A.8. *The County's level of service standards for the State highway system shall be no worse than those adopted in the Placer County Congestion Management Program (CMP).*

3.A.9. *The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that may occur on the circulation network in the Cities and the unincorporated area.*

3.A.10. *The County shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.*

3.A.11. *The County shall plan and implement a complete road network to serve the needs of local traffic. This road network shall include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently. Much of this network will be funded and/or constructed by new development.*

3.A.12. *The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements that provide benefits to others.*

3.A.13. *The County shall secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.*

3.A.14. *The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made 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.*

Programs

3.1. *The County shall review and revise as necessary its roadway design standards to ensure consistency with Part I of this Policy Document. Such standards should include right-of-way dedication requirements for new development to accommodate long-range forecasted traffic volumes (beyond 2010).*

3.2. *The County shall prepare and adopt a Capital Improvement Program (CIP) that includes transportation improvements designed to achieve adopted level of service standards based on*

a horizon of at least 20 years. The CIP should be updated at least every 5 years, or concurrently with the approval of any significant modification of the land use allocation assumed in the Placer County travel model.

3.3. The County shall prepare and adopt a traffic fee allocation process ordinance implementing traffic mitigation fees for the Capital Improvement Program. The fee structure may incorporate or replace existing local traffic fees.

3.4. The County shall continue to identify and pursue appropriate new funding sources for transportation improvements.

These policies and programs provide for the development of roadways to serve future needs. The policies require the reservation of roadway rights-of-way to accommodate long-range forecasted travel volumes. The policies also require the development of roadways according to design and access standards to serve needed roadway access and mobility functions

Policy 3.A.7 establishes a level of service standard for all roadways in the County, including a lower standard for those urban or rural roadways that are within one-half mile of State highways than elsewhere in the County (LOS D versus LOS C). The policy allows exceptions to the standard where the County finds that improvements required to achieve the LOS standard are unacceptable based on established criteria. This policy is implemented through Implementation Programs 3.2 and 3.3 which include a Capital Improvement Program and a traffic fee allocation process. Policies also provide for consistency of the General Plan's level of service standards with those in the Placer County Congestion Management Program.

Policies address traffic impacts by requiring new development to identify and fund improvements to the local and regional transportation system and to pursue other funding sources for transportation improvements.

The Policy Document also promotes the use of transit and non-automobile forms of transportation (bicycle and pedestrian) through land use and development patterns and also includes policies to promote transportation systems management. These are discussed in subsequent sections of this chapter.

IMPACTS

Table 4-18 provides the 2010 levels of service that would result from the *Land Use Diagram* under the 2010 Base Transportation System. The roadways that would not achieve proposed level of service policy for Placer County (or City level of service policies) are shown in Table 4-20.

A "2010 Mitigated Transportation System" was developed in an attempt to achieve the proposed level of service policy on all roadways identified. The potential improvements on this "mitigated" system (beyond those in the "2010 Base Transportation System") are shown on Table 4-21. Potential improvements were identified on the State highway system and on roadways in the unincorporated areas of Placer County, but not on roadways within incorporated areas (over which Placer County does not have jurisdiction).

In addition to roadway improvements, several major transit improvements in the I-80 corridor were also identified to help achieve the proposed level of service policy. These transit improvements, which are incorporated into policies in the *General Plan*, include an extension of light rail service to Placer County (Policy 3.B.5) and implementation of commuter rail service between Colfax and Davis (Policy 3.B.6).

If the transportation improvements outlined under the "2010 Mitigated Transportation System" are included in a fully funded Capital Improvement Program for the County (Implementation Program 3.3) and

implemented by 2010, then the proposed level of service policy would be met on all the non-State highways in the unincorporated areas of the County under the *General Plan.* The projected 2010 population and employment levels under the *General Plan* (including the estimated growth in the incorporated areas of the County and growth in the rest of the metropolitan area) would result in significant impacts on some State highways as well as some roadways in the incorporated areas of the County without further mitigation. The roadways that would not meet local level of service standards under the "2010 Mitigated Transportation System" are shown in Table 4-22.

Table 4-23 summarizes the level of service that would be provided on an average workday in 2010 on Placer County's major roadway system under the *General Plan.* It indicates that with the "2010 Mitigated Transportation System" about 4.8 percent of the "lane miles" on the County's roadway system would operate at LOS "F" conditions during peak hours on an average weekday, nearly all of which would occur on State highways. On the 30th to 50th highest hours of the year in 2010, most of the State highways in the Sierra and Tahoe Basin areas would operate at LOS "F" with the "2010 Mitigated Transportation System".

There are no funding sources for a number of the roadway capacity improvements included in the 2010 Mitigated Transportation System (including those outlined in Table 4-4 and 4-21). If funding sources are not identified for some or all of the improvements and implemented through a Capital Improvement Program, then there will be significant impacts on some or all of the roadways identified in Table 4-20.

MITIGATION MEASURES

A Capital Improvement Program containing the projects in the "2010 Mitigated Transportation System" (if fully funded and implemented by 2010) would provide acceptable levels of service on an average weekday in 2010 under the *General Plan* on the roadways that are under Placer County's jurisdiction. Additional mitigation, however, would be needed to allow some State highway and roadways within incorporated areas (shown in Table 4-22) to operate at acceptable levels of service on an average weekday in 2010. Under the 2010 Mitigated Transportation System, level of service "F" conditions on I-80 in Placer County for an average weekday peak hour would be limited to the sections of freeway between Riverside Avenue and Atlantic Street in the Roseville area and between Penryn and State Route 193. Further mitigation measures to resolve the anticipated 2010 congestion levels, as well as accommodate travel growth beyond 2010, could involve a variety of multi-modal solutions in the I-80 corridor. This includes transit, high occupancy vehicle (HOV) lanes, and/or transportation demand management (TDM) measures within Placer County as well as Sacramento County. Program 3.17 calls for the County to participate in a multi-modal study of the I-80 corridor that will explore improvements to passenger rail service and HOV facilities to maximize the person carrying capacity of the corridor.

Mitigation measures for the State highways in the Tahoe Basin, shown in Table 4-20, should be developed in a coordinated effort with TRPA and Caltrans. Such mitigation measures could include widenings of State Routes 28 and 89 from 2 lanes to 4 lanes and/or substantial transit and trip reduction measures. Similarly, mitigation measures were not defined for incorporated areas in the County, since the County does not have jurisdiction over roadways within the cities.

Some County roadways in the Sierra and Tahoe Basin area would experience significant traffic congestion during peak recreational hours, especially access roadways to the major ski resorts. For the ski area access roadways, a very effective and practical management device for reducing peak traffic loading is to keep congestion off of the road network by confining it to the ski area parking lots. Traffic flow could then be "metered" out of the parking areas onto the access roadways by traffic controllers and matched to

available capacity. This approach could also allow a priority to be given to transit vehicles. For this metering approach to work properly, it is necessary for the persons controlling traffic at the parking lot to be in radio contact with persons controlling the intersections of the access roadways to the State highway system.

Such control could eventually become part of a communications network that could include the Squaw Valley Road/SR 89 intersection, the Alpine Meadows Road/SR 89 intersection, the Tahoe City "Y", Truckee, and other points in the system where manual or signalized traffic control is employed. Such a communications system could be of value in maintaining desired levels of service and/or optimizing available roadway and intersection capacity.

Other potential mitigation measures for recreational peak hour traffic on the ski resort access roadways might include:

- Strong transit incentives (and/or disincentives for automobile use)
- Park and ride lot areas for transit in Truckee and the North Shore area
- Limitation on ticket sales to persons other than residents or those arriving by transit
- Phased shut-downs of ski lifts (or entire ski areas)

ANALYSIS OF 2040 CONDITIONS

Traffic forecasts and a level of service analysis was conducted for 2040 conditions under the *General Plan* assuming the 2040 Base Transportation System (described in Section 4.2 and Table 4-7). This analysis indicated that a large number of roadways would not operate at an acceptable level of service in 2040 without further mitigation measures. Table 4-25 summarizes the 2040 level of service analysis and shows that about 27 percent of the county's lane-miles would operate at LOS "F" conditions under the 2040 Base Transportation System. Currently, less than one percent of the County's lane-miles operate at LOS "F" conditions. This analysis demonstrates the following:

- The need to define and implement programs/facilities that would reduce travel demand, even if the full effects of such measures take many years to have a significant impact.

- In developed areas (including those that would be developed in the next 20 years) additional roadway widenings would be required to maintain level of service standards unless other effective measures could be defined and implemented.

- In major new projects, right-of-way for new roadways and/or transit corridors should be preserved.

Table 4-24 also includes a general indication of the roadway lanes needed to achieve level of service standards based on 2040 travel demand with the 2040 Base Transportation System. The required lanes may not be feasible to implement and alternative mitigations may be possible (such as new or widened parallel roadways, grade separations, significant transit and/or travel demand management measures, etc.). The 2040 lane needs are intended only to guide right-of-way preservation in future planning efforts.

The Circulation Diagram shows several "post 2010" roadways that the 2040 analysis indicated would be needed to accommodate long-term growth under the *General Plan*. These include the following:

- Additional east-west roadway capacity in West Placer County would be needed to link developing areas of Roseville, Rocklin, Lincoln and unincorporated areas in western Placer County with Sutter

County and Sacramento County (via Route 70/99, Watt Avenue, and other north-south roadways). Preservation of right-of-way for potential extensions such as Sunset Boulevard and Pleasant Grove Boulevard (or Blue Oaks Boulevard) is proposed to accommodate long-term growth in South Placer County.

- An east-west connection between Route 65 at Whitney Boulevard and Sierra College Boulevard at Clover Valley is included since it is currently under consideration by the City of Rocklin to accommodate potential long-term development in the north portion of their sphere of influence.

- A north-south connector between Lincoln and Rocklin on the east side of Route 65 is shown to accommodate short-distance travel between these communities without having to use Route 65. This roadway, which would run parallel with Route 65, would be necessary with the development of the proposed Twelve Bridges project south of Lincoln and the north Rocklin area.

- The extension of Rocklin Road was included to accommodate future east-west demand in the Loomis, Rocklin, and Granite Bay areas. This facility is included in the Granite Bay Community Plan.

- The Route 65 Bypass around the west side of Lincoln, for which more than one potential alignment exist.

- The Route 49 Bypass from north of Bell Road to I-80.

With these post-2010 roadways, some of the additional 2040 roadway needs in both the unincorporated and incorporated areas of the County (shown in Table 4-24) may not be required.

TABLE 4-20

ROADWAYS NOT MEETING LEVEL OF SERVICE STANDARDS
2010 Base Transportation System

	Lanes		Level of Service		Level of Service Standard
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	
State Highways					
I-80					
Riverside Ave to Atlantic St	6	6	D	F1	E
Route 65 to Route 49	6	6	C	F1	E
Route 49					
Palm Rd to Bell Rd	4	4	E	F2	E
Route 65					
Industrial Blvd to Eastlake Drive	2	2	C	F1	E
Lincoln south city limits to Wise	2	2	C	F2	E
Route 89					
Pineland Dr to Route 28	2	2	E	F1	E
Route 28					
Route 89 to Tahoe State Park	2	2	D	F3+	E
Tahoe State Pk to Lake Forest Dr	2	2	B	F2	E
Lake Forest Dr to Lincoln Way	2	2	C	F1	E
Coon St to Nevada State Line	2	2	C	F1	E
Placer County					
Douglas Boulevard					
Sierra College Blvd to Barton Rd	2	4	F1	D	C
Barton Rd to Auburn-Folsom Rd	2	4	F1	D	C
Sierra College Boulevard					
English Colony to Route 193	2	2	B	E	C
Baseline Road					
Watt Avenue to Fiddyment Rd	2	4	A	E	C
Auburn-Folsom Rd					
Sacramento Co to Douglas Blvd	2	4	C	E	C
Lincoln Way					
Auburn Ravine Rd to Bowman UC	2	2	C	D	C
Watt Avenue					
Sacramento Co to Baseline Rd	2	2	A	D	C
Industrial Avenue					
Sunset Blvd to Athens Rd	2	2	A	F2	C
City of Roseville					
Foothills Boulevard					
Junction Blvd to Baseline Rd	4	6	B	D	C
Vineyard Rd to Cirby Way	4	6	C	F1	C

TABLE 4-20
(Continued)

Roadway/Segment	Lanes 1990	Lanes 2010	Level of Service 1990	Level of Service 2010	Level of Service Standard
City of Roseville (Continued)					
Sunrise Avenue					
Sacramento County to Cirby Way	4	6	D	D	C[1]
Washington Blvd					
Juntion Blvd to Oak Street	4	4	D	D	C
Pleasant Grove Blvd					
Washington Blvd to Foothill Blvd	0	6	N/A	D	C
Roseville Parkway					
Sunrise Ave to Harding Blvd	0	6	N/A	D[2]	C
Cirby Way					
Foothills Blvd to Riverside Ave	4	6	C	F1[2]	C
Riverside Ave					
Douglas Blvd to Darling Way	2	2	C	F1	C
Cirby Way to I-80	4	6	E	F1[2]	C
Junction Boulevard					
Woodcreek Oaks to Fiddyment Rd	0	2	N/A	F2	C
City of Rocklin					
Rocklin Road					
Pacific Ave to I-80	4	4	A	D	C[3]
Town of Loomis					
Taylor Road					
Sierra College Blvd to Horseshoe Bar Rd	2	2	A	D	C
City of Auburn					
Auburn-Folsom Road					
Auburn Limits to Maiden Rd	2	2	A	D	C
Nevada Street					
I-80 to Fulweiler Ave	2	2	A	D	C
Fulweiler Ave to Palm Ave	2	2	B	F1	C

1. Roseville's level of service policy allows LOS D at Cirby Way/Sunrise Avenue intersection.
2. Grade separated at Roseville Parkway/Harding Blvd and Riverside Ave/Cirby Way would provide better LOS based on intersection level of service.
3. Rocklin's level of service policy allows LOS D within 1/2 mile of State Highways.

TABLE 4-21

POTENTIAL IMPROVEMENTS
2010 Mitigated Transportation System

Jurisdiction	Roadway/Corridor	Limits	Potential Improvement
Caltrans	I-80	• Sacramento County to Sierra College Blvd • Penryn to Route 49	Construct HOV lanes[1] Construct eastbound truck climbing lane[2]
	Route 28	• Tahoe City • at Dollar Hill	Remove on-street parking[2] Construct westbound passing lane[2]
	Route 65	• Blue Oaks to Industrial • Industrial to Lincoln Parkway • Lincoln Parkway to Route 193	Improve to 4 lane freeway[1] Widen to 6 lane arterial[3] Widen to 4 lanes[3]
	Route 49	Palm Avenue to Bell Road	Widen to 6 lanes[1]
	Route 89	at Route 28	Realign 89 at Tahoe City Wye[2]
	Route 267	at Brockway Summit	Construct northbound passing lane[2]
Regional	I-80 Corridor	• Extend light rail to Roseville • Commuter rail service - Colfax to Davis	
Placer County	Auburn-Folsom Road	• Sacramento County to Douglas Blvd	Widen to 6 lanes
	Baseline Road	Watt Avenue to Fiddyment	Widen to 6 lanes
	Douglas Blvd	Sierra College Blvd to Auburn-Folsom Road	Widen to 6 lanes
	Sierra College Boulevard	English Colony Way to Route 193	Widen to 4 lanes
	Lincoln Way	at Auburn Ravine Road	Improve intersection
	Industrial Avenue	Sunset Blvd to Athens Road	Widen to 4 lanes
	Watt Avenue	Sacramento Co to Baseline Road	Widen to 4 lanes

1. Included in PCTC's Project List for the 1993 Regional Transportation Plan, but without assured funding.
2. Included in TRPA's 1992 Regional Transportation Plan - Air Quality Plan.
3. Included in City of Lincoln's "Public Facilities Element".

TABLE 4-22

ROADWAYS NOT MEETING LEVEL OF SERVICE STANDARDS
2010 Mitigated Transportation System

	Lanes		LOS		Level of Service Standard
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	
State Highways					
I-80					
Riverside Ave to Atlantic St	6	8[1]	D	F1	E
Penryn to Route 193	6	7	C	F1	E
Route 28					
Route 89 to Tahoe State Park	2	2	E	F3+	E
Tahoe State Pk to Lake Forest Dr	2	2	D	F2	E
Lake Forest Dr to Lincoln Way	2	2	B	F1	E
Coon St to Nevada State Line	2	2	C	F1	E
Route 89					
Pineland Dr to Route 28	2	2	C	F1	E
City of Roseville					
Sunrise Ave					
Sacramento City to Cirby Way	4	6	D	D	C[2]
Washington Blvd					
Junction Blvd to Oak Street	4	4	D	D	C
Roseville Parkway					
Sunrise Ave to Harding Way	0	6	N/A	D[3]	C
Foothill Blvd					
Vineyard Rd to Cirby Way	4	6	C	E	C
Cirby Way					
Foothills Blvd to Riverside Ave	4	6	C	F1[2]	C
Riverside Ave					
Cirby Way to I-80	4	6	E	E[3]	C
Junction Boulevard					
Woodcreek Oaks to Fiddyment Rd	0	2	N/A	E	C
City of Rocklin					
Pacific/Taylor Street					
Rocklin South City Limits to Rocklin Road	4	4	A	D	C[4]
Town of Loomis					
Sierra College Blvd to Horseshoe Bar Rd	2	2	A	D	C
City of Auburn					
Auburn Limits to Maidu Rd	2	2	A	D	C
Nevada Street					
I-80 to Fulweiler	2	2	A	D	C
Fulweiler Ave to Palm Ave	2	2	B	F1	C

1. Includes 2 HOV lanes.
2. Level of service D standard at Cirby Way/Sunrise intersection.
3. Grade separated at Roseville Parkway/harding Blvd and Riverside Ave/Cirby Way would provide better LOS based on intersection level of service.
4. Level of service D standard within 1/2 mile of State Highways.

TABLE 4-23

LANE MILES BY LEVEL OF SERVICE FOR YEAR 2010
Placer County Major Roadways

		Existing		Proposed Project with 2010 Base		Proposed Project with 2010 Mitigated	
Area	**LOS**	**Lane Miles**	**Percent**	**Lane Miles**	**Percent**	**Lane Miles**	**Percent**
South Placer	A-C	425.2	89.7%	553.0	78.0%	624.2	82.1%
	D-E	42.8	9.0%	97.8	13.8%	110.4	14.5%
	F	6.0	1.3%	58.4	8.2%	26.0	3.4%
Subtotal		*474.0*		*709.2*		*760.6*	
Auburn-Foothills	A-C	243.4	92.2%	188.8	65.8%	198.8	66.9%
	D-E	20.6	7.8%	63.4	22.1%	74.0	24.9%
	F	0.0	0.0%	34.6	12.1%	24.2	8.2%
Subtotal		*264.0*		*286.8*		*297.0*	
Lower Sierra	A-C	81.2	100.0%	92.6	100.0%	92.6	100.0%
	D-E	0.0	0.0%	0.0	0.0%	0.0	0.0%
	F	0.0	0.0%	0.0	0.0%	0.0	0.0%
Subtotal		*81.2*		*92.6*		*92.6*	
Sierra/Tahoe	A-C	190.6	90.6%	94.0	44.7%	94.0	44.7%
	D-E	19.8	9.4%	101.6	48.3%	101.6	48.3%
	F	0.0	0.0%	14.8	7.0%	14.8	7.0%
Subtotal		*210.4*		*210.4*		*210.4*	
Total	**A-C**	**940.4**	**91.3%**	**928.4**	**71.5%**	**1009.6**	**74.2%**
	D-E	83.2	8.1%	262.8	20.2%	286.0	21.0%
	F	6.0	0.6%	107.8	8.3%	65.0	4.8%
Subtotal		*1029.6*		*1299.0*		*1360.6*	

TABLE 4-24

2040 ROADWAYS NOT MEETING LEVEL OF SERVICE STANDARDS
2040 Base Transportation System

ROADWAYS OPERATING AT LOS F				
Roadway	**Limits**	**Lanes**		
		1990	2040 Base System[1]	2040 Needs[2]
STATE HIGHWAYS				
I-80	Sacramento County to Sierra College Blvd	8	8	10
	Penryn Road to Route 49	6	8	10
	Auburn Ravine to Clipper Gap Road	6	6	8
	Applegate Road to Heather Glen	6	6	8
	Colfax/Route 174 to Magra	4	6	8
Route 65	Harding Boulevard to Blue Oaks Boulevard	4	4	6
	Sunset Blvd to Industrial Blvd	2	4	6
	Wise Road to Yuba Co Line	2	4	6
Route 193	Auburn Ravine to Sierra College Blvd	2	4	6
Route 49	Foresthill Road to I-80	2	2	4
	Dry Creek Road to Nevada County Line	2	4	6
Route 174	I-80 to Auburn Street	2	2	4
Route 89	Pineland to Route 28	2	2	4
Route 28	Route 89 to Lardin Way	2	2	4
	Coon Street to Nevada State Line	2	2	4
UNINCORPORATED PLACER COUNTY				
Douglas Blvd	Sierra College Blvd to Barton Road	2	4	6
Sierra Colege Blvd	Douglas Blvd to Rocklin south city limits	2	6	8
	Loomis north limits to English Colony Way	2	4	6
	English Colony Way to Route 193	2	2	6
Taylor Road	Loomis Town limits to Callison Road	2	2	4
Sunset Blvd	Route 65 to Industrial Blvd	4	4	6
Barton Road	Douglas Blvd to Olive Branch Road	2	2	4
	Olive Ranch Road to Loomis Town Limits	2	2	4

TABLE 4-24 (Continued)

ROADWAYS OPERATING AT LOS F (Continued)

Roadway	Limits	Lanes		
		1990	2040 Base System[1]	2040 Needs[2]
CITY OF ROSEVILLE				
Foothills Boulevard	Vineyard Road to Cirby Way	4	6	8
Cirby Way	Foothills Boulevard to Riverside Avenue	4	6	8
Riverside Avenue	Douglas Boulevard to Darling Way	2	2	4
	Darling Way to Cirby Way	4	4	6
	Cirby Way to I-80 (Eastbound)	6	6	8
Vernon/Atlantic	Douglas Blvd to Grant Street	4	4	6
	Grant Street to I-80	2	4	6
Sunrise Avenue	Sacramento County to Douglas Boulevard	4	6	8
Washington Boulevard	Route 65 to Industrial Boulevard	2	4	6
	Junction Boulevard to Oak Street	4	4	6
Blue Oaks Boulevard	Route 65 to Foothills Boulevard	2	6	8
Pleasant Grove Boulevard	Washington Boulevard to Foothills Boulevard	0	6	8
	Woodcreek Oaks Blvd to Fiddyment Road	0	4	8
Roseville Parkway	Sunrise Ave to Harding Blvd	0	6	8
	Harding Boulevard to Pleasant Grove Boulevard	0	6	8
TOWN OF LOOMIS				
Taylor Road	Horsehoe Bar Road to Loomis Town limits	2	2	4
CITY OF AUBURN				
Auburn-Folsom Road	Auburn Limits to Maidu Road	2	2	4
Nevada Street	Fulweiler Avenue to Palm Avenue	2	2	4
UNINCORPORATED PLACER COUNTY				
Baseline Road	Sutter County Line to Watt Avenue	2	6	8
Watt Avenue	Sacramento County Line to Baseline Road	2	6	8

TABLE 4-24 (Continued)

ROADWAYS OPERATING AT LOS D OR E

Roadway	Limits	Lanes		
		1990	2040 Base System[1]	2040 Needs[2]
UNINCORPORATED PLACER COUNTY (continued)				
Sierra College Blvd	Sacramento County Line to Baseline Road	2	6	8
Auburn-Folsom Road	Sacramento County to Douglas Blvd	2	6	8
	Laird Road to Auburn south city limits	2	2	4
Bell Road	Route 49 to New Airport Road	4	4	6
	New Airport Toad to I-80	2	4	6
Bowman Road	Auburn Ravine Road to Bowman Undercrossing	2	2	4
Foresthill Road	Lincoln Way to Foresthill City limits	2	2	4
Lincoln Way	Auburn Ravine Road to Bowman Undercrossing	2	2	4
Taylor Road	Callison Road to State Route 193	2	2	4
Foothills Boulevard	Athens Road to Lincoln Crossing	2	4	6
Cook-Riolo Road	Sacramento County Line to Baseline Road	2	2	4
Fiddyment Road	Sunset Boulevard West to Moore Road	2	2	4
	Sunset Boulevard to Moore Road	2	2	4
Barton Road	Sacramento County line to Douglas Boulevard	2	2	4
CITY OF ROSEVILLE				
Baseline Road	Fiddyment Road to Woodcreek Oaks Boulevard	2	4	6
Foothills Boulevard	Vineyard Road to Pleasant Grove Boulevard	4	6	8
Douglas Boulevard	I-80 to Sierra College Boulevard	6	6	8
Blue Oaks Boulevard	Foothills Boulevard to Fiddyment Road	0	6	8
Pleasant Grove Boulevard	Rocklin south city limits to Washington Boulevard	0	6	8
	Foothill Blvd to Woodcreek Oaks Blvd	0	6	8
Junction Boulevard	Woodcreek Oaks Boulevard to Fiddyment Road	0	4	6
Roseville Parkway	Douglas Blvd to Rocky Ridge	6	6	8
	Rocky Ridge to Sunrise Ave	0	6	8

TABLE 4-24 (Continued)

ROADWAYS OPERATING AT LOS D OR E

Roadway	Limits	Lanes		
		1990	2040 Base System[1]	2040 Needs[2]
CITY OF ROCKLIN				
Sierra College Boulevard	Rocklin south city limits to I-80	2	6	8
Sunset Boulevard	Pacific Avenue to Stanford Ranch Road	4	6	8
Rocklin Road	Pacific Avenue to I-80 I-80 to Sierra College Blvd	4 4	4 6	6 8
Pacific Avenue	Sunset Blvd to Rocklin Road	4	4	6
Stanford Ranch Road	Route 65 to Fairway Drive Fairway Drive tp Sunset Boulevard	2 4	6 6	8 8
TOWN OF LOOMIS				
Sierra College Boulevard	I-80 to Rocklin city limits	2	4	6
Taylor Road	Sierra College Boulevard to Horseshoe Bar Road King Road to Loomis Town Limits	2 2	2 2	4 4
King Road	Sierra College Blvd to Taylor Road	2	2	4
Horsehoe Bar Road	Taylor Road to I-80	2	2	4
CITY OF AUBURN				
Auburn-Folsom Road	Maidu Road to Lincoln Way	2	4	6
Lincoln Way	El Dorado Street to Oak Street	2	2	4
Nevada Street	I-80 to Fulweiler Ave	2	2	4

1. Includes all funded and unfunded improvements from the 2010 Mitigated Transportation System (shown in Tables 4-3, 4-4 and 4-21) plus unfunded improvements from the Placer County Regional Transportation Plan (shown in Table 4-7)
2. Reflects roadway lanes needed to achieve level of service standards based on 2040 travel demand with the 2040 Base Transportation System. The required lanes may not be feasible to implement and alternative mitigations may be possible (such as new or widened parallel roadways, grade separations, significant transit and/or travel demand management measures, etc.). The 2040 lane needs are intended only to guide right-of-way preservation in future planning efforts.

TABLE 4-25

LANE MILES BY LEVEL OF SERVICE FOR YEAR 2040
Placer County Major Roadways

		Existing		Proposed Project with 2010 Base		Proposed Project with 2040 Base	
Area	**LOS**	**Lane Miles**	**Percent**	**Lane Miles**	**Percent**	**Lane Miles**	**Percent**
South Placer	A-C	425.2	89.7%	553.2	78.0%	366.0	42.7%
	D-E	42.8	9.0%	97.8	13.8%	249.4	29.1%
	F	6.0	1.3%	58.4	8.2%	241.4	28.2%
Subtotal		*474.0*		*709.2*		*856.8*	
Auburn-Foothills	A-C	243.4	92.2%	188.8	65.8%	83.0	26.3%
	D-E	20.6	7.8%	63.4	22.1%	107.0	33.9%
	F	0.0	0.0%	34.6	12.1%	125.8	39.8%
Subtotal		*264.0*		*286.8*		*315.8*	
Lower Sierra	A-C	81.2	100.0%	92.6	100.0%	38.4	41.5%
	D-E	0.0	0.0%	0.0	0.0%	39.4	42.5%
	F	0.0	0.0%	0.0	0.0%	14.8	16.0%
Subtotal		*81.2*		*92.6*		*92.6*	
Sierra/Tahoe	A-C	190.6	90.6%	94.0	44.7%	94.0	44.7%
	D-E	19.8	9.4%	101.6	48.3%	101.6	48.3%
	F	0.0	0.0%	14.8	7.0%	14.8	7.0%
Subtotal		*210.4*		*210.4*		*210.4*	
Total	**A-C**	**940.4**	**91.3%**	**928.4**	**71.5%**	**581.4**	**39.4%**
	D-E	83.2	8.1%	262.8	20.2%	497.4	33.7%
	F	6.0	0.6%	107.8	8.3%	396.8	26.9%
Subtotal		*1029.6*		*1299.0*		*1475.6*	

4.4 TRANSIT

SETTING

Local transit service in Placer County is currently provided by local governments and social service agencies, not independent transit operators. Most of these services are oriented toward senior citizens, disabled persons and other transit dependents (i.e., those without access to a car) and are not geared toward congestion relief. Placer County Transit, Roseville Commuter Service, and Lincoln Transit currently provide some limited commuter services.

The transit and paratransit services currently being offered by the transportation and social service agencies within Placer County are summarized in Table 4-26.

TABLE 4-26

PUBLIC TRANSIT PROVIDERS IN PLACER COUNTY

Transit Provider	Operator/Administrator	Service Area	Type of Service
Auburn Transit	City of Auburn	Auburn area	Fixed Route
RADAR	City of Roseville	Roseville area	Dial-a-Ride
RUSH	City of Roseville	Roseville area	Fixed Route
Roseville Commuter Service	City of Roseville	Roseville to Sacramento	Fixed Route/Express
Lincoln Transit	City of Lincoln	Lincoln area	Fixed Route
Placer County Transit Service	Placer County	Unincorporated County area	Fixed Route/Deviation
TART	Placer County	North and West Shore of Tahoe	Fixed Route
CTSA	CTSA of Placer	Placer County	Demand Response

Source: Placer County Congestion Management Program, PCTC, January 1994.

The Placer County Transportation Commission has prepared a Short Range Transit Plan to determine the overall demand for transit and paratransit services and to determine if all transit needs are being met in the county. The Proposed Plan has recommended service restructuring, a capital improvement plan to meet the service recommendations, and a financial plan addressing the operating and capital requirements of Placer County Transit over the next seven years. The City of Roseville has developed a similar Short Range Transit Plan for its Roseville Urban Shuttle Transit (RUSH), Roseville Commuter Service, and Roseville Area Dial-a-Ride (RADAR) systems and has recently developed a Long Range Master Transit Plan. The City will soon undertake the development of their Transit Opportunities Plan that is intended to establish transit corridors and land use/design guidelines within those corridors. The City expects amendments to its General Plan policies as a result of the Transit Opportunities Plan.

Extension of light rail service from Sacramento to Roseville has been studied as part of Sacramento Regional Transit's Systems Planning Study. There is no implementation schedule for the full extension at this time, although plans are underway to extend service as far as Antelope in Sacramento County by 1996. The City of Roseville is currently under a $450,000 contract with Sacramento Regional Transit to prepare preliminary engineering studies and an EIR for the light rail extension from Antelope Road to Roseville Parkway.

The Placer County Transportation Commission (PCTC) undertook a study of commuter rail service from Placer County through Sacramento to Davis in Yolo County along the Southern Pacific corridor. Stations in Placer County would be served at Roseville, Rocklin, Loomis, Newcastle, Auburn, Bowman, and Colfax. There is no implementation schedule for this project, although interest remains high.

PCTC is currently undertaking a long-range transit organization study expected to be completed by June 1994. The study will recommend various service levels and organizational alternatives for future transit service delivery in Placer County.

There are two providers of intercity transit service: Greyhound and AMTRAK. Greyhound provides intercity bus transportation in Placer County. Service is provided to major urban centers throughout the nation. AMTRAK provides intercity rail service to Placer County via stations in Roseville and Colfax. The "California Zephyr" provides east-west service between Chicago and Oakland with one stop in each direction daily. Placer County residents can also access the California Zephyr at Truckee in Nevada County. AMTRAK's Pacific Coast Route has a stop in Sacramento and travels through Roseville, but does not have a stop in Placer County. Other AMTRAK trains can be accessed at Sacramento, or by using the AMTRAK Thruway Bus Connections to Roseville.

Capital Corridor Intercity Rail began operation in December 1991. This service links the Bay Area with the Sacramento area and Placer County. At present, one round trip train accesses Roseville daily. Additional trains and an extension as far as Rocklin and Bowman are planned.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Substantial increases in traffic volumes would occur by 2010 due to land use development and growth in Placer County under the *General Plan*, especially the southern part of the county as discussed under Section 4.2. With the anticipated large increases in population and employment in South Placer County, it would be difficult for the County to maintain its roadway level of service standard and meet the goals and standards of the Placer County Air Quality Attainment Plan and the Placer County Congestion Management Program. For these reasons, the need for intra- and inter-county transit services will be important to the County as future development occurs. This would require improvements to transit services, including service to the proposed growth areas, to achieve level of service, air quality, and the average vehicle ridership (AVR) standards. Such transit improvements would require adequate funding for operations as well as capital costs.

The County currently has limited transit services. The level of transit funding in PCTC's "Draft Projects List" for the 1993 RTP would allow modest additional capital expenditures and operating costs for transit operators compared to the anticipated growth in population and employment in the County. The analysis of Year 2010 travel demand includes the extension of light rail transit (LRT) to Antelope in Sacramento County. The bus system assumed for this analysis would include a feeder service to the Antelope end-of-the-line LRT station and a limited increase in intra-county services. With the *General Plan* Land Use and the limited transit services, travel within and through the county would increasingly rely on the automobile, as shown by the mode choice percentages in Table 4-8 and discussed in Section 4.2.

GENERAL PLAN POLICY RESPONSE

Improvements to the County's transit service will be needed to help achieve its roadway level of service standard as well as trip reduction standards in both the County's Trip Reduction Ordinance and the Placer County Air Quality Attainment Plan (AQAP) to achieve air quality goals.

The following policies and programs address the transit-related implications of the *Land Use Diagram.*

Policies

3.B.1. *The County shall work with transit providers to plan and implement additional transit services within and to the county that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.*

3.B.2. *The County shall promote the provision of high quality transit service in the transit corridors designated in Figure I-7 in Part I of this Policy Document.*

3.B.3. *The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with other vehicles.*

3.B.4. *The County shall pursue all available sources of funding for transit services.*

3.B.5. *The County shall support and pursue the extension of light rail service to Roseville.*

3.B.6. *The County shall support and remain actively involved in expanding the Capital Corridor Service for the needs of commuters.*

3.B.7. *The County shall continue to explore development of other rail systems, such as Roseville to Marysville service, to serve Placer County residents, workers, and businesses.*

3.B.8. *The County shall undertake, as funding permits, and participate in studies of inter-regional recreational transit services, such as rail, to the Sierra.*

3.B.9. *The County shall require development of transit services by ski resorts and other recreational providers in the Sierra to meet existing and future recreational demand.*

3.B.10. *The County shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.*

3.B.11. *The County shall support efforts to provide demand-responsive service ("paratransit") and other transportation services for those unable to use conventional transit.*

3.B.12. *The County shall encourage the development of facilities for convenient transfers between different transportation systems. (e.g., train-to-bus, bus-to-bus)*

3.B.13. *The County shall designate transportation corridors that provide linkages with other regional transportation corridors, Light Rail Terminus Stations, and major transportation facilities.*

Programs

3.7. *The County shall work with the Placer County Transportation Commission in periodically reviewing and updating its short-range transit plan at least as often as required by State law.*

3.8. The County shall work with the Placer County Transportation Commission in preparing, adopting, and implementing a long-range strategic transit master plan to develop and maintain a viable transit system for the county. The master plan should include planning for transit corridors. The plan should be reviewed and updated on a regular basis.

3.9. The County shall continue to participate in planning for and implementing improved passenger rail service to Placer County, including the proposed Auburn/Sacramento/Oakland/San Jose service.

3.10. The County shall work with other agencies to identify transit corridors and to acquire abandoned rights-of-way and preserve right-of-way and tracks structures within transit corridors.

3.11. The County shall work with Caltrans and other agencies to determine the need for additional or expanded park-and-ride lots and to identify additional sites for such lots.

3.12. The County shall assist transit planning agencies and transit providers in assessing transit demand and the adequacy of existing services.

3.13. The County shall prepare and adopt land use and design standards for areas within designated transit corridors consistent with the policies and standards in this Policy Document. The County shall also develop design standards that can be applied in all urban/suburban areas to promote transit accessibility and use, and require the provisions of transit amenities as conditions of project approval.

3.14. The County shall work with other agencies to identify and pursue funding for transit.

3.15. As appropriate, the County shall adopt resolutions in support of local, state, and federal legislation and funding for rail service.

3.16. The County shall adopt and implement funding mechanisms to support adopted transit plans throughout the county. Such mechanisms may include service area fees and transit impact fees.

3.17. The County shall participate in a multi-modal corridor study of the I-80 corridor that will explore improvements to passenger rail service and high occupancy vehicle (HOV) facilities to maximize the person-carrying capacity of the corridor.

Policies 3.B.1 through 3.B.12 call for the County to actively pursue and support transit system improvements, particularly funding mechanisms and land use guidelines. Implementation Program 3.8 would require completion of a long-range strategic transit master plan for the county. That study would include a plan for the transit corridors described in Part I of the Policy Document and address the feasibility of a commuter-oriented transit system for the county.

Policy 3.B.2. and Implementation Program 3.13 advocate the land use planning component for promoting transit accessibility and land use by calling for preparation of land use and design standards within the designated transit corridors. The purpose of the standards is to maximize transit utilization. Emphasis will be placed on coordinating land use and transit planning to increase the viability of high quality transit services (e.g., express bus, rail).

Policies 3.B.5 through 3.B.8 call for the County to pursue rail services, both light rail and commuter rail, which would partially address the anticipated traffic congestion levels expected in the I-80 corridor. Implementation Program 3.17 would require the County to participate in a multi-modal corridor study for I-80, which would include investigating passenger rail service. Implementation Program 3.9 would require the County to participate in the implementation of planned passenger rail services. Policy 3.B.3 and Implementation Program 3.10 call for the County to plan for future transit services by working with other agencies to identify, acquire and/or pursue right-of-way for future transportation corridors.

Policies 3.B.8 and 3.B.9 relate to the County's promotion of transit services for recreational travel, particularly to and from the Sierra as well as within the Sierra.

Policies 3.B.10 and 3.B.11 address the need for the County to consider and support efforts to provide transit services to senior, disabled, low-income, and transit-dependent persons. Funding for providing transit service in compliance with the Americans with Disabilities Act (ADA) should be pursued and secured.

IMPACTS

If the policies contained within the *General Plan* are effectively implemented, including policies directed towards securing funding for transit improvements (Policies 3.B.4 and 6.G.5), less than significant effects on transit services would be anticipated. The effective implementation of the policies also includes the coordination with the cities, especially in developing land use design standards for transit corridors that pass through the cities.

MITIGATION MEASURES

No mitigation measures are necessary.

ANALYSIS OF 2040 CONDITIONS

As population and employment in the County continues to grow to the year 2040, travel demand will substantially increase. It will become more difficult to widen roadways, particularly in the infill/developed areas of the county. Widening beyond a certain number of lanes would not be a practical solution in the long-term.

As well as capacity constraints, air quality and energy conservation will become more of an issue as the county increases its population and employment. Unless technology diminishes the concern about air quality and energy, trip reduction measures will become more critical by 2040.

The impacts of the Transit Corridor land use and design guidelines and standards may not have a significant effect by 2010, but by 2040, the guidelines and standards may have a significant effect on single-occupant vehicle trip reduction, if they are effectively implemented over this extended period. The preservation of transit corridors over time may allow new or upgraded rail service or express bus service to be implemented and viable as the densities become higher in the corridors. Funding may also be secured for capital purchases and operations to implement rail service. The designation of Transit Corridors through areas expected to accommodate substantial new urban development can influence design now so that in the future, high-quality transit service becomes more feasible.

4.5 TRANSPORTATION SYSTEMS MANAGEMENT

SETTING

Along with highway and transit improvements, Placer County clearly needs to more efficiently use the existing transportation system if it is to meet the increased demand of the future. Management techniques such as ridesharing, variable work hours, high occupancy vehicle lanes, increased use of public transit and "operational improvements" on the transportation system are receiving increased attention. Transportation System Management (TSM) focuses on reducing the number of vehicles on highways during peak periods through techniques such as ridesharing, increased use of transit, and staggered work hours. Such measures can be integrated into the land use planning process by providing incentives to developers, such as reduced parking requirements or reduced development impact fees, when certain trip reduction techniques are implemented. TSM is an approach to solving transportation problems by improving the efficiency of the existing transportation system by better managing the demand for transportation facilities. TSM considers existing streets and highways, rail trackage, parking facilities, bike and pedestrian facilities, and public and private vehicles as elements of a single transportation system. TSM attempts to organize these elements through operating, regulatory, and pricing policies into one efficient, productive, and integrated transportation system.

The Placer County Congestion Management Program (CMP) includes a Trip Reduction and Travel Demand Management Element, as required by California Government Code section 65089(b)(3). This legislation requires that the trip reduction and travel demand element of a CMP promote alternative transportation methods, such as carpools, vanpools, transit, bicycles, and park-and-ride lots; improvements in the balance between jobs and housing; and other strategies, including flexible work hours and parking management programs. The CMP legislation also makes this element a conformance requirement; local governments that do not adopt trip reduction and travel demand ordinances may risk losing the increment in their gasoline tax subvention provided by Proposition 111.

The County of Placer revised its Trip Reduction Ordinance (TRO) in 1993. The County's TRO ensures that developers, property owners, and employers will share the burden of growth by developing, implementing and monitoring their Transportation Plan. The intent of the ordinance is that "employers strive to reach the goal of an Average Vehicle Ridership (AVR) of 1.4 persons per vehicle within the air basin by 1999 in compliance with the California Clean Air Act." Simply described, AVR is the ratio of person trips to vehicle trips for all purposes (work and non-work related) during commute periods, and reflects the extent to which vehicle travel is reduced by carpools, transit, bicycles and walking.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Significant increases in population and employment are anticipated in South Placer County over the next two decades. With the anticipated growth and related traffic volume increases discussed in Section 4.3, it would be difficult for the County to maintain its roadway level of service policy, meet the goals and standards of the Placer County CMP and AQAP, and meet the County's goal of an AVR of 1.4 persons per vehicle in the Trip Reduction Ordinance. The mode choice analysis of the 2010 Base Transportation System indicated that Placer County would only achieve 1.27 to 1.29 AVR without an aggressive TSM program. To achieve the level of service, air quality, and average vehicle ridership standards, significant TSM measures are required as future development occurs.

GENERAL PLAN POLICY RESPONSE

The following General Plan policies and programs promote transportation systems management:

Policies

3.C.1. The County shall promote the use of transportation systems management (TSM) programs that divert automobile commute trips to transit, walking, and bicycling.

3.C.2. The County shall promote the use, by both the public and private sectors, of TSM programs that increase the average occupancy of vehicles.

3.C.3. The County shall work with other responsible agencies to develop other measures to reduce vehicular travel demand and meet air quality goals.

3.C.4. During the development review process, the County shall require that proposed projects meet adopted Trip Reduction Ordinance (TRO) requirements.

Programs

3.18. The County shall regularly monitor performance under its Trip Reduction Ordinance (TRO) and shall periodically review its TRO and revise it as necessary.

3.19. The County shall work with Placer County cities and other agencies, such as Sacramento RIDESHARE and South Placer County Transportation Management Agency (TMA), in developing programs and facilities.

These policies call for the County to promote TSM programs and work with other agencies to efficiently utilize transportation facilities. Implementation Program 3.18 would require the County to regularly monitor its performance under its Trip Reduction ordinance and periodically review and revise it as necessary. Policies 3.G.1 through 3.G.4 address the development and performance of the transportation system that promotes the use of TSM measures. The responsibility of the County to encourage the efficient use of the transportation system would go beyond monitoring and review of its Trip Reduction Ordinance. Implementation Program 3.19 calls for the County to participate and be involved in developing programs and facilities to efficiently utilize the County's transportation system. The County should develop these programs in coordination with other agencies, such as Sacramento RIDESHARE, South Placer County Transportation Management Association (TMA), and the cities.

IMPACTS

Effective implementation of the policies and programs in the *Policy Document*, including policies intended to secure funding for transit improvements (Policies 3.A.13, 3.A.14, and 3.D.3), impacts would be less-than-significant.

MITIGATION MEASURES

No mitigation measures are necessary.

ANALYSIS OF 2040 CONDITIONS

As discussed is Section 4.4, the travel demand by the year 2040 would become very large if travel behavior and patterns do not change. Severe level of service problems would develop for roadways unless there is a change in travel behavior. It will become critical that the County have a more active role in promoting TSM measures. By 2040, major technology differences may make TSM measures more available and practical. The County's Trip Reduction Ordinance should be reviewed and updated to reflect the new technologies.

If travel behavior does not change over time, then TSM measures implemented over this extended period may play a major role by 2040. As TSM programs are developed and new facilities and development are constructed with design standards that encourage alternative modes of transportation, over time, communities will develop a transportation system that relies less on the automobile. The programs, facilities and change in the transportation system could influence people's behavior over an extended period.

Carpool lanes in the I-80 corridor from Sacramento County to Sierra College Boulevard will be implemented by 2010. As the I-80 "transit corridor" intensifies and develops, these HOV lanes should have a significant effect. HOV lanes could be implemented in other transit corridors such as SR 65, as those corridors develop.

4.6 NON-MOTORIZED TRANSPORTATION

SETTING

Bikeways

A limited number of bikeways are provided in Placer County. Officially designated bicycle facilities are classified as follows:

Class I: Off-street bike trails or paths which are physically separated from streets or roads used by motorized vehicles.

Class II: On-street bike lanes with signs, striped lane markings, and pavement legends.

Class III: On-street bike routes marked by signs and shared with motor vehicles and pedestrians. Optional four inch edge lines painted on the pavement.

Bikeway plans have been developed within a number of community plan areas, within the Tahoe area, the City of Roseville, and on a countywide basis through the Placer County Bikeways Master Plan. This master plan includes the communities of Colfax, Weimar, Meadow Vista, Auburn, Newcastle, Lincoln, Penryn, Loomis, Rocklin, Roseville, and Granite Bay.

Specific funding for bikeways has been allocated by the Placer County Transportation Commission by dedicating two percent of Transportation Development Act funds for bicycle and pedestrian projects. These funds are distributed to Cities and the unincorporated county based upon population and other criteria. A set of bicycle improvement guidelines has been developed. Table 4-27 summarizes the *Placer County Bikeways Master Plan* prioritization list of bikeway needs.

As part of the *Regional Transportation Plan - Air Quality Plan* prepared by the Tahoe Regional Planning Agency (TRPA) in 1992, TRPA identified bicycle trails to be constructed in the Tahoe Area, with the following proposed bicycle trails being located in Placer County:

- Class I - Fanny Bridge to Tahoe State Recreation Area
- Class I - North Tahoe Regional Park to Dollar Hill
- Class II - SR 28, Dollar Hill to California/Nevada State line
- Class II - Country Club Drive, Lake Shore Drive to Driver Way

Walkways

The Placer County Public Works Department has design standards for sidewalks that are currently used for new development.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Bikeways

While the demand for safe and convenient routes for recreational and transportation related bicycling is growing, there are deficiencies in the County's existing and planned bikeway system. The projected level of development under the *General Plan Land Use Diagram* would significantly affect the bikeway system. The current deficiencies in the system include the following:

- The County's existing bikeway system is very limited and current funding sources for bikeways will not keep-up with the growth in demand for bicycle use.

- There is no official provision for planning of bicycling amenities, such as rest facilities and parking areas.

- There is a lack of designated County staff to coordinate bikeway issues and follow through with the planning, development, and implementation of the bikeway system, including working with the cities.

The *Placer County Bikeways Master Plan* prepared for the Placer County Transportation Commission was developed in 1988. The plan provides only a ten-year policy guide. The plan was developed prior to the development of the *General Plan Land Use Diagram* and does not cover the portion of the County east of Colfax. A bikeway plan for the Lake Tahoe region is included in TRPA's Regional Transportation Plan - Air Quality Plan and provides for increased recreational use in the future.

Walkways

The *General Plan Land Use Diagram* would accommodate increased development in the county and increase the need for pedestrian accessibility. As development occurs, standards for walkways should be used as a guide to provide consistency and continuity within the walking areas. However, standards that vary depending upon the type of development do not currently exist in the county and, therefore, the provision and adequacy of the walkways can vary among developments.

TABLE 4-27

PLACER COUNTY BIKEWAY MASTER PLAN

Roadway	Section	Bikeway Class	Priority
Auburn-Folsom Road	Sacramento County Line to Highway 193	3	1
Sierra College Boulevard	Sacramento County Line to Roseville City Limit	3	1
	Old Auburn Road to Milepost 0.50	3	1
	Eureka Road to Rocklin City Limit	3	1
	Rocklin Road to I-80	3	1
	Loomis Town Limit to Highway 193	3	1
Lincoln Way	Auburn City Limit to Bowman Undercrossing	2	1
Bowman Road	Bell Road to Dry Creek Road	2	1
	Dry Creek Road to Luther Road	2	1
	Luther Road to Auburn Ravine Road	3	1
Lake Arthur Road	Dry Creek Road to Crother	3	1
Applegate Road	South and to I-80	3	1
Giesendorfer Road	I-80 to I-80	3	1
Canyon Way	I-80 to Colfax City Limit	3	1
Douglas Boulevard	Sierra College to Oak Knoll Drive	2	2
Luther Road	Highway 49 to Bowman Road	3	2
Bell Road	Bowman Road to Wilson Drive	3	2
	Wilson Drive to Joerger Road	3	2
King Road	Loomis Town Limit to Sugarloaf Mountain Rd	2	2
	Sugarloaf Mountain Road to Auburn-Folsom Rd	3	2
Sunset Boulevard	Rocklin City Limit to Highway 65	2	2
	Highway 65 to Placer Boulevard	3	2
	Placer Boulevard to West end	2	2
Indian Hill Road	I-80 to Auburn-Folsom Road	3	2
Horseshoe Bar Road	Loomis Town Limit to Auburn-Folsom Road	2	2
	Auburn-Folsom Road to East end	3	2
Dry Creek Road	Richardson Drive to Lake Arthur Road	3	2
W Weimar Cross Road	Placer Hills Road to I-80	2	2
Placer Hills Road	Lake Arthur Road to Colfax City Limit	3	2
Wells Road	Loomis Town Limit to Val Verde Road	2	2
Ophir Road	Highway 193 to Wise Road	3	2
Industrial Avenue	Roseville City Limit to Highway 65	3	3
Newcastle Road	Rattlesnake Bar Road to Indian Hill Road	3	3
English Colony Road	Sierra College Boulevard to Taylor Road	3	3
Rock Springs Road	Taylor Road to Auburn-Folsom Road	3	3
Penryn Road	King Road to Taylor Road	3	3
Val Verde Road	Wells Road to King Road	3	3
Crother Road	Placer Hills Road to Applegate Road	3	3
Atwood Road	Richardson Road to Highway 49	3	3
Tokayana Road	Placer Hills Road to Ben Taylor Road	3	3
Rattlesnake Bar Road	Shirland Tract Road to Folsom Lake State Park	3	3
Foresthill Road	Lincoln Way to Clementine Road	3	3

1. Highest Priority Elements are numbered "1".
Source: Placer County Bikeways Master Plan, Omni-Means Engineers-Planners, 1988.

GENERAL PLAN POLICY RESPONSE

The General Plan includes the following policies to address the implications of the *Land Use Diagram* on non-motorized transportation:

Bikeways

Policies

3.D.1. *The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the county's major employment and housing areas and between its existing and planned bikeways.*

3.D.2. *The County shall work with neighboring jurisdictions to coordinate planning and development of the County's bikeways and multi-purpose trails with those of neighboring jurisdictions.*

3.D.3. *The County shall pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian).*

3.D.4. *The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.*

Programs

3.20. *The County shall review and revise its Bikeways/Trails Master Plan consistent with the General Plan.*

3.21. *The County shall require that bikeways recommended in the Bikeways/Trails Master Plan be developed when roadway projects are constructed and when street frontage improvements are required of new development.*

These policies call for the development and promotion of a comprehensive bikeway system that would provide connections between the county's major employment and housing areas and between its existing and planned bikeways. To ensure the development of the Bikeway Master Plan, Implementation Programs 3.19, 3.20, and 3.21 require the review and revision of the current Master Plan to establish consistency with the *General Plan.* These programs also require the construction of bikeways in conjunction with the construction of a roadway and street frontage improvements required of new development. To promote bicycle use, Implementation Program 3.22, which calls for preparation and availability of a bicycle route map, along with programs 3.19 through 3.20, would be employed.

The key to implementation of the bikeway plan will be adequate funding mechanisms. The pursuit of funding sources is addressed by Policy 3.D.3. The County should provide resources to identify funding mechanisms for implementing the revised bikeway plan (as set forth in Policy 3.D.1) consistent with timing of development. Funding availability and schedule for the implementation of the bikeway plan may not coincide with development. As an area intensifies its land use, the transportation system improvements, including bikeways, should occur concurrently.

Walkways

Policies

3.D.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.

3.D.5. The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.

3.D.6. The County shall support the development of parking areas near access to hiking and equestrian trails.

Program

3.24. The County should develop and adopt standards for bicycle, pedestrian, and equestrian facilities. These standards should vary by types of land use and terrain.

Policies 3.D.4 through 3.D.6 would promote pedestrian travel through required provision of facilities. Implementation Programs 3.24 would require development of standards to use as a guide for design of trails.

IMPACTS

Bikeways

Effective implementation of the *General Plan* would resolve existing deficiencies in the County's bikeway system over the long-term. Less-than-significant impacts are anticipated under implementation of the *General Plan* policies and programs.

Walkways

Effective implementation of the *General Plan* policies and programs would prevent significant impacts from occurring as a result of development under the *Land Use Diagram*. The impacts would therefore be less-than-significant.

MITIGATION MEASURES

No mitigation are necessary.

ANALYSIS OF 2040 CONDITIONS

By 2040, the implementation of the land use and facility design standards that promote bicycling and walking would have more of an effect on trip reduction than would occur by 2010. As new development occurs and the standards are implemented and enforced, the bicycle network and walkway system will become more extensive. Over time, an integrated bicycle and walkway system could link communities and have substantial use if design standards are effectively implemented.

4.7 GOODS MOVEMENT

SETTING

Highway Freight Transportation

The majority of goods movement in Placer County is provided by truck transportation. Placer County has considerable long-distance trucking activity, because of the presence of Interstate 80. Trucks are defined as heavy freight vehicles which meet the Service Transportation Assistance Act of 1982 (STAA) definitions as found in the California Vehicle Code. Truck routes on city or county roads can be designated by the specific city or county. Additionally, the County can specifically prohibit trucks from using State or National highways if needed. Placer County has not developed a system of truck routes for the unincorporated county. Trucks are, however, prohibited from using specific bridges and roadways (see list in the *General Plan Background Report*).

Rail Freight Transportation

Rail freight service in Placer County is provided by the Southern Pacific Transportation Company. Roseville is the site of a major Southern Pacific Rail Yard. From Roseville, lines extend northeast across the Sierra, north through the Sacramento Valley, and southwest into Sacramento and on to the Bay Area and San Joaquin Valleys. The route from Sacramento through Roseville and across the Sierra is a major transcontinental rail corridor. The Roseville yard serves as a major switching center as eastbound railcars and locomotives are organized for the substantial climb over the Sierra, and westbound railcars are redistributed for delivery to West Coast destinations.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

The population and employment would increase substantially under the *General Plan* Land Use. The regions around Placer County are also expected to experience significant growth. The demand for goods as well as truck volumes, would increase in response to the increased development. Congestion is expected in major travel corridors, particularly I-80, which is a regional and interstate link in goods movement transport. Roadway congestion, insufficient system capacity, such as limited railroad track usage, and poor scheduling may cause delays. Delays in transporting goods translate into higher costs to the shipper which usually are passed to the consumer. Therefore, it is important for the County to maintain a balanced freight transportation system.

GENERAL PLAN POLICY RESPONSE

The following policies and programs address the implications of the *Land Use Diagram* concerning goods movement:

Policies

3.E.1. The County shall promote efficient inter-regional goods movement in the I-80 corridor.

3.E.2. The County shall encourage continued freight service on the Southern Pacific rail line.

3.E.3. The County shall plan for and maintain a roadway system that provides for efficient and safe movement of goods within Placer County.

3.E.4. The County should assist public and private agencies in integrating railroad freight services into regional transportation and economic development strategies.

3.E.5. The County shall support federal and state efforts to levy higher user charges for mitigating truck traffic impacts.

3.E.6. The County shall investigate and encourage the use of heavy rail for interurban transport of goods and materials in the I-80 corridor.

3.E.7. The County shall participate in regional coordination efforts to assure that land use and transportation plans are integrated with rail development plans.

Programs

3.25. The County shall develop and adopt transportation design standards that address truck traffic conflicts with transit, bicycles, and foot traffic.

3.26. The County shall participate in a multi-modal corridor study of the I-80 corridor to examine opportunities to reduce truck traffic and increase rail capacity.

These policies call for the County to promote efficient inter-regional goods movement in the I-80 corridor while encouraging continued freight service on the Southern Pacific Rail line. Policy 3.E.6 calls for the County to investigate the use of rail for interurban transport in the I-80 corridor and Implementation Program 3.26 implements this policy by requiring the County to participate in a multi-modal corridor study for I-80 that includes investigating goods movement.

These policies address freight truck travel by requiring the County to maintain a roadway system that provides safe, efficient goods movement and is consistent with air quality, congestion management, and land use goals. Implementation Program 3.25 calls for the County to develop transportation design standards that minimize truck traffic interference with other person-movement modes, i.e., transit, bicycles and walking.

Policies also address integrating rail freight plans and services, requiring the County to consider rail freight service in coordination with other agencies when developing regional transportation and economic strategies and land use and transportation plans.

IMPACTS

No significant impacts on goods movement would be anticipated if the policies contained in the *General Plan* are effectively implemented.

MITIGATION MEASURES

No mitigation measures are necessary.

ANALYSIS OF 2040 CONDITIONS

Rail facilities and service in the I-80 corridor will become more important by 2040 as population and employment increase in Placer County and other regions around Placer County. Goods movement in this

corridor may increasingly rely on rail as roadways become congested. The County should continue to preserve rail facilities and service in the corridor and support the upgrade of these facilities over time.

4.8 AVIATION

SETTING

On the western slope of Placer County, there are three general purpose airports; Auburn Municipal Airport, Blue Canyon Airport, and Lincoln Municipal Airport. The Blue Canyon Airport, which is operated by the County, is an emergency airstrip. It presently has only two based aircraft, both single engine. From the standpoint of overall aviation in Placer County, the Blue Canyon Airport plays a relatively minor role.

In the eastern county, the Truckee-Tahoe Airport is located near the northeastern edge of the county. The airport lies northwest of the Lake Tahoe Basin, about two miles east of the town of Truckee along Highway 267 and roughly in the center of a 70 square mile area known as the Martis Valley. The majority of the airport lies in Nevada County. Only 15 percent of the airport is in Placer County. The Truckee-Tahoe Airport District owns and operates the airport. As of August 1985, there were 12 based aircraft and an estimated 74,100 annual operations. In 1988, the Truckee-Tahoe Airport Master Plan was completed. This study predicts that aircraft operations at the airport will remain primarily single and multi-engine, although business jet activity is expected to show strong growth. While certified air carrier service is not expected to occur during the master plan time frame, it is predicted that there will be extensive air passenger movement by commuter airlines and aircraft charter, by air taxi operations related to the fixed-base operators, and by personal and business aircraft.

Auburn Municipal Airport is located north of the City of Auburn on Airport Road, north of Bell Road. In 1989, there were 206 based aircraft, 195 single engine and eleven multi-engine at the airport. The airport had a total of 68,000 operations in 1989. Future projections range from an estimate of 249 based aircraft in 2005 with 77,400 annual operations (preliminary California Aviation System Plan) to 360 based aircraft with 144,000 annual operations in 2007 (Auburn Municipal Airport Master Plan and Environmental Impact Report, 1989).

Lincoln Municipal Airport is operated by the City of Lincoln. It is located on the western edge of the City, north of Nicolaus Road. The City of Lincoln reports that in FY 1989-90, there were 244 based aircraft including 213 single engine, 22 multi-engine, 4 turbo-props, 2 turbo jets and 1 rotocraft. The total number of operations for FY 1989-90 was 103,000. Future projections, according to City of Lincoln, are for 125,500 operations per year and 404 based aircraft in 2005.

For long-distance commercial air travel, Placer County residents generally use the major airports in South Lake Tahoe, Sacramento, Reno, and San Francisco.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Under the *General Plan* Land Use, the land uses near the airport approach and departure zones are limited to uses compatible with aviation operations. The significant increase in population and employment under the *General Plan* Land Use would result in a significant increase the use of the airports located within Placer County.

GENERAL PLAN POLICY RESPONSE

The following policies and programs address the implications of the *Land Use Diagram* on air transportation.

Policies

3.F.1. *The County shall support the continued use of the Auburn Municipal Airport, the Lincoln Municipal Airport, and the Truckee-Tahoe Airport as general purpose airports.*

3.F.2. *The County shall work with the Airport Land Use Commission in the planning of land uses around the Auburn Municipal Airport, the Lincoln Municipal Airport, and the Truckee-Tahoe Airport to ensure protection of airport operations from urban encroachment.*

3.F.3. *The County shall support the continued use of the Blue Canyon Airport as an emergency airstrip.*

8.D.1. *The County shall ensure that new development around airports does not create safety hazards such as lights from direct or reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards.*

8.D.2. *The County shall limit land uses in airport safety zones to those uses listed in the applicable airport comprehensive land use plans (CLUPs) as compatible uses. Exceptions shall be made only as provided for in the CLUPs. Such uses shall also be regulated to ensure compatibility in terms of location, height, and noise.*

8.D.3. *The County shall ensure that development within the airport approach and departure zones complies with Part 77 of the Federal Aviation Administration Regulations (objects affecting navigable airspace).*

Programs

3.27. *The County shall provide the necessary maintenance of the Blue Canyon Airport to support its continued use for emergency operations.*

8.8. *The County shall review all development projects within the overflight zones of Placer County airports for consistency with applicable airport comprehensive land use plans (CLUPs).*

These policies and programs call for the County to ensure that the planning of land uses and new development be compatible with airport activities to minimize airport hazards. The County should recognize that such land uses will be subject to noise protection, locational, use and height restrictions. Policy 8.D.1 ensures that new development around airports does not generate safety hazards such as lights from direct or reflective sources, smoke, electrical interference, hazardous chemical, or fuel storage that would affect the safety of the airport operations.

Policies 3.F.1 and 3.F.3 call for the County to support the continued use of the Auburn Municipal Airport. Lincoln Municipal Airport and Truckee-Tahoe Airport, as general purpose airports and the Blue Canyon Airport as an emergency airstrip.

Implementation Program 8.8 has the County review development projects within overflight zones of the airports for compatibility with applicable airport comprehensive land use plans (CLUPs).

IMPACTS

If the policies contained in the *General Plan* are effectively implemented, effects on airport operations would be less-than-significant.

MITIGATION MEASURES

No mitigation measures are necessary.

ANALYSIS OF 2040 CONDITIONS

As population and employment growth occur under the *General Plan,* there would be greater demand for aviation operations, both general and commercial. There would be a substantial population growth in South Placer County between 2010 and 2040 that is close to Sacramento County and would result in an increase in commercial aviation use of Metro Airport. This growth also would require the County and cities to preserve the airport facilities in Placer County to accommodate the increased demand for general aviation use.

Chapter 5
Non-County Infrastructure and Services

CHAPTER 5

NON-COUNTY INFRASTRUCTURE AND SERVICES

5.1 INTRODUCTION

This chapter assesses the potential effects of development under the *General Plan Land Use Diagram* on the infrastructure systems and services serving the unincorporated area of Placer County that are not provided by the County, including water, sewer, drainage, solid waste, and schools. The assessment is necessarily general because the type of information required to provide a more specific analysis is not available at the countywide general plan level, and will not become available until more precise information is developed for actions implementing the *General Plan* (e.g., community plan updates, specific plans, major development projects). Accordingly, the assessment presented in this chapter focuses on a much broader level, providing a general understanding of the demand for various services generated by development at 2010 and 2040, as well as the capacity of existing systems to serve that demand. Where existing systems do not appear to have adequate capacity to serve development under the *Land Use Diagram*, the analysis suggests the type of improvements that may be necessary to provide such capacity.

5.2 WATER SUPPLY AND DELIVERY

ENVIRONMENTAL SETTING

Domestic and agricultural water supply in Placer County is provided in two common ways: community systems and individual systems. On-site wells are commonly used for domestic use for single, ranch style residential homes on large lots; irrigation of farm land; and domestic use for small groups of houses. Community water systems range from small systems serving a few homes to large capacity systems serving large communities. Information presented in the *Background Report* outlines the types, conditions, and capacities of the existing water facilities and methodologies used in Placer County. While some of that information is summarized here, the *Background Report* should be referenced for greater detail.

This section of the *Final EIR* outlines the prospective impacts of development under the *General Plan* on both the community and individual onsite water supply systems in Placer County. The development estimates used for this analysis are summarized in Tables 2-3 through 2-8 in Chapter 2 of this *EIR*.

ASSUMPTIONS AND METHODOLOGY

Water Demands

Municipal

The intent of this analysis is to determine the projected increase in water demand from 1990 to 2010 and 2040 and to quantify the impacts to various water sources (as well as groundwater aquifers). It should be noted that there is a substantial number of homes in Placer County that are currently using individual groundwater wells for domestic use. The number of these individual wells per analysis area was not made available to the EIR consultants. Therefore, estimated existing and future demands have been calculated based on total dwelling units (in addition to commercial, office, and industrial acreages).

For purposes of this analysis, average daily flows for residential uses were estimated to be 400 gallons per day per dwelling unit. This demand amount is based on Placer County Water Agency (PCWA) record data. Residential demands used for the Tahoe Basin were assumed to be 250 gallons per day per dwelling unit. This smaller demand is based on the fact that occupancies in the Basin area are assumed to be approximately 66 percent and that very little water is used for landscape irrigation. Also, this assumption results in demand figures that correlate well with the amount of water used in record years. In the Summit and Alpine Meadows areas, 140 gallons per day per dwelling unit was used for demand estimates. Again, this smaller demand results from occupancies in these areas of approximately 50 percent and very little landscape irrigation. The Squaw Valley and Martis Valley analysis areas, although similar in make-up to the Summit and Alpine Meadows, use much more water per dwelling unit based on record data. For these areas, a demand estimate of 320 gallons per dwelling unit per day was used.

In calculating the total water demands for each analysis area for the various scenarios, the consultants have assumed that all demand will be serviced by a community source. This assumption creates a conservative estimate of the amount of water, and therefore the costs of serving that water, to be served by the community water systems to meet the estimated demands.

An attempt has been made to correlate the water demand estimates and estimated sewage flow quantities used in this report. In some cases, there are significant differences in these numbers. Due to the scope of this analysis, these differences cannot be fully explained, although factors such as amount of water used to make snow, infiltration into the sewer systems, and water spillage and reuse influence actual water supply and sewage disposal amounts.

Average daily flows for commercial uses were estimated to be 2,000 gallons per day per acre. This demand amount is based on PCWA's maximum daily estimated demand of 4,200 gallons per day per acre (Nolte and Associates, *Zone 1 Water System Master Plan*, February 1993, Table 2-8). Dividing this maximum daily demand by a peaking factor of 2.1 results in an average daily demand of 2,000 gallons per day per acre. The analysis assumes the same demand rate for office uses.

Average daily flows for all industrial uses were estimated to be 2,917 gallons per day per acre. This demand amount is based on PCWA's maximum daily estimated demand of 6,125 gallons per day per acre (Nolte and Associates, *Zone 1 Water System Master Plan*, February 1993, Table 2-8). Dividing this maximum daily demand by a peaking factor of 2.1 results in an average daily demand of 2,917 gallons per day per acre.

Agricultural Irrigation

The acreage amount and associated water demand for agricultural irrigation were determined from a report entitled *Western Placer County Water Supply Appraisal Investigation*, prepared by Boyle Engineering Corporation in 1989, for Placer County, Placer County Water Agency, the Bureau of Reclamation, and the California Department of Water Resources. Since the geographic areas of analysis of the Boyle report do not correspond with the analysis areas used in this report, the irrigation water demand for each analysis area were determined by the following procedure:

1. The acreage of irrigated agricultural land in years 1990, 2010, and 2040 was estimated by applying the percentage of potential irrigated cropland given in the Boyle report to the ultimate areas designated for agriculture uses on the *Land Use Diagram*. These designated agricultural areas did not include community planning areas such as the Auburn-Bowman community planning area. The agricultural acreages for the community planning areas were

obtained from the individual Community Plan reports and discussions with County staff. The Boyle report projected irrigation demands up to the year 2020. The EIR consultants have assumed that this projection will hold true for the year 2040 for analysis areas that do not have community plans.

2. Water application rates, which were also obtained from the Boyle report, were applied to the number of acres to be irrigated to determine the total annual amount of water required for irrigation within each analysis area. In determining the amount of surface water necessary to meet the various scenario's calculated demands, it was assumed that existing demands (1990) would continue to be met by their current sources, whether it be groundwater or surface water. Also, it was assumed that the existing agricultural uses within non-agriculturally designated areas would remain in agricultural use until developed.

Only the agricultural irrigation needs for areas analyzed in the Boyle report were addressed. The western area of the county, which made up the study area for the Boyle report, represents the vast majority of the land currently being used for agriculture.

Municipal Irrigation

All estimated municipal irrigation demands are included in domestic water demands calculated for residential, office, commercial, and industrial uses.

Treatment Requirements

Future, additional treatment requirements were estimated by determining each analysis area's existing treatment capacity and comparing that amount to the estimated, future treatment requirements. The future requirements were based on estimated average daily demands, multiplied by a peaking factor of 2.1, resulting in an estimated maximum day demand. It was assumed that treatment facilities would be sized to handle a maximum day demand.

Recent amendments to the Federal Safe Drinking Water Act (the Surface Water Treatment Rule) require a higher level of treatment of potable water. These changes have led to increased cost for using and developing surface water resources. Many of the community water purveyors operating surface water treatment plants in Placer County must make improvements to their raw water supplies and plants to meet the new water quality requirements; these improvements are independent of the improvements necessary to meet increased demands due to development under the *General Plan*. Existing community water systems that utilize surface water and/or groundwater sources that do not require treatment with conventional treatment plants were, however, assumed to treat future municipal water demands with conventional treatment plants. This assumption is a worst case scenario that attempts to take into account the changes to regulations concerning surface water treatment.

The amount of existing treatment in a given area is the product of all treatment provided by each water purveyor in that area. Total future treatment for each area was compared to the total existing treatment to arrive at an estimated future treatment need. It should be noted that this total estimated treatment value does not reflect individual water purveyor's treatment needs, but an aggregate total for that area.

Storage Requirements

Storage requirements were calculated from the following criteria:

- Storage for emergency use = 25 percent of maximum day
- Storage for operational use = 25 percent of maximum day
- Storage for fire flows = 3,000 gallons per minute for 4 hours

Many of the water purveyors in Placer County have different standards for storage than the criteria listed above. These general criteria were, however, used to estimate the impacts of future development on the existing water systems while using a uniform standard to allow comparisons between systems.

The amount of existing storage in a given area is the product of all storage provided by each water purveyor in that area. Total future storage for each area was compared to the total existing storage to arrive at an estimated future storage need. It should be noted that this total estimated storage value does not reflect individual water purveyor's storage needs, but an aggregate total for that area.

Organization of Analysis

The analysis presented in this section is organized according to the unincorporated analysis areas listed in Table 2-2 of Chapter 2 of this EIR and shown in Figure 2-1. For each area, existing (1990) and future (2010 and 2040) conditions are assessed. The determination of the significance of impacts focuses on the 2010 assessment.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

The implications of the *General Plan Land Use Diagram* on each of the analysis areas' domestic water supply were analyzed by estimating both existing and future water demands for potential development. Tables 5-1 and 5-2 summarize these demands for 2010 and 2040, respectively.

The implications on agriculture irrigation water supply were analyzed based on the development scenario for each of the analysis areas. It was determined that there is no significant existing agriculture irrigation demand and that no significant agriculture uses are planned in most of the analysis areas, except where noted (the Auburn-Bowman, Dry Creek, Placer Central, Placer West, Sunset, and Sheridan analysis areas contain agricultural land designations).

Following are summaries of the effects that estimated development years 2010 and 2040 will have on the water systems serving each of the analysis areas. Each summary includes a description of the water purveyors serving the area and their facilities along with estimates of the demand generation estimates and the capacity needed to serve that development.

TABLE 5-1

WATER DEMAND PROJECTIONS

Unincorporated Placer County

2010

	1990 Demand		2010 Water Demand Projections							1990 to 2010 Change	
	GPD	Acre-Feet	Residential (GPD)	Commercial (GPD)	Office (GPD)	Industrial (GPD)	Irrigation (AF/YR)	Total (GPD)	Total (AF/YR)	Acre-Feet Per Year	Percentage
Tahoe Basin Total	**2,403,352**	**2,692**	**3,187,500**	**226,706**	**46,768**	**70,715**	**0**	**3,531,689**	**3,956**	**1,264**	**46.9%**
Alpine Meadows	76,372	86	74,560	6,034	971	0	0	81,564	91	6	6.8%
Martis Valley	148,766	167	196,000	18,994	3,308	1,339	0	219,641	246	79	47.6%
Squaw Valley	152,162	170	193,920	14,965	2,572	0	0	211,457	237	66	39.0%
Sierra Resorts	**377,300**	**423**	**464,480**	**39,992**	**6,851**	**1,339**	**0**	**512,662**	**574**	**152**	**35.9%**
Gold Run/Dutch Flat/Alta	222,271	249	230,400	10,571	1,811	268	0	243,049	272	23	9.3%
Placer East	325,652	365	343,200	9,333	1,568	4,286	0	358,386	401	37	10.1%
Summit	96,622	108	104,000	1,025	184	0	0	105,208	118	10	8.9%
Sierra	**644,545**	**722**	**677,600**	**20,928**	**3,562**	**4,554**	**0**	**706,644**	**792**	**70**	**9.6%**
Colfax CPA	421,348	472	561,600	2,905	99	2,679	0	567,282	635	163	34.6%
Foresthill	871,931	977	1,081,200	36,104	3,270	33,974	0	1,154,548	1,293	317	32.4%
Meadow Vista	606,898	680	787,200	19,110	1,431	0	0	807,740	905	225	33.1%
Weimar/Applegate/Clipper Gap	691,564	775	914,800	12,061	761	3,214	0	930,837	1,043	268	34.6%
Lower Sierra	**2,591,741**	**2,903**	**3,344,800**	**70,180**	**5,561**	**39,867**	**0**	**3,460,408**	**3,876**	**973**	**33.5%**
Auburn-Bowman	10,479,401	11,739	4,825,200	621,529	289,360	337,138	9,090	14,187,614	15,893	4,154	35.4%
Horseshoe Bar/Penryn	1,039,929	1,165	1,256,800	20,631	2,114	804	0	1,280,349	1,434	269	23.1%
Newcastle/Ophir	704,098	789	778,400	50,041	29,716	19,352	0	877,509	983	194	24.6%
Auburn -Foothills	**12,223,428**	**13,693**	**6,860,400**	**692,201**	**321,190**	**357,294**	**9,090**	**16,345,472**	**18,311**	**4,618**	**33.7%**
Dry Creek	4,436,095	4,969	2,032,000	99,473	53,003	126,651	4,691	6,498,696	11,971	7,002	140.9%
Granite Bay	2,181,650	2,444	3,118,400	233,436	28,575	0	0	3,380,412	3,787	1,343	54.9%
Placer Central	135,392,034	151,669	1,388,400	762	211	4,326	191,251	171,659,804	192,297	40,628	26.8%
Placer West	119,111,946	133,432	263,200	1,837	0	4,554	177,576	158,788,515	177,878	44,446	33.3%
Sheridan	828,245	928	112,800	2,794	184	2,411	1,354	1,326,700	1,486	558	60.2%
Sunset	7,163,585	8,025	11,600	124,614	230,983	1,011,912	11,660	11,787,777	13,205	5,180	64.6%
South Placer	**269,113,554**	**301,466**	**6,926,400**	**462,915**	**312,955**	**1,149,853**	**386,532**	**353,441,904**	**400,624**	**99,157**	**32.9%**
										0	0.0%
TOTAL	**287,353,920**	**321,900**	**21,461,180**	**1,512,923**	**696,887**	**1,623,621**	**395,622**	**377,998,778**	**428,133**	**106,233**	**33.0%**

TABLE 5-2

WATER DEMAND PROJECTIONS

Unincorporated Placer County

2040

	1990 Demand		2040 Water Demand Projections							1990 to 2040 Change	
	GPD	Acre-Feet	Residential (GPD)	Commercial (GPD)	Office (GPD)	Industrial (GPD)	Irrigation (AF/YR)	Total (GPD)	Total (AF/YR)	Acre-Feet Per Year	Percentage
Tahoe Basin Total	**2,403,352**	**2,692**	**3,187,500**	**311,767**	**59,920**	**70,715**	**0**	**3,629,902**	**4,066**	**1,374**	**51.0%**
Alpine Meadows	76,372	86	85,280	6,884	1,102	0	0	93,267	104	19	22.1%
Martis Valley	148,766	167	281,600	24,948	4,229	1,339	0	312,116	350	183	109.8%
Squaw Valley	152,162	170	179,200	21,344	3,558	0	0	204,103	229	58	34.1%
Sierra Resorts	**377,300**	**423**	**546,080**	**53,176**	**8,889**	**1,339**	**0**	**609,485**	**683**	**260**	**61.5%**
Gold Run/Dutch Flat/Alta	222,271	249	256,000	13,973	2,337	268	0	272,578	305	56	22.6%
Placer East	325,652	365	405,649	12,682	1,798	4,286	0	424,414	475	111	30.3%
Summit	96,622	108	119,589	1,556	184	0	0	121,329	136	28	25.6%
Sierra	**644,545**	**722**	**781,238**	**28,211**	**4,318**	**4,554**	**0**	**818,321**	**917**	**195**	**27.0%**
Colfax CPA	421,348	472	875,600	4,181	625	2,679	0	883,084	989	517	109.6%
Foresthill	871,931	977	1,364,400	53,010	10,241	24,309	0	1,451,960	1,627	650	66.5%
Meadow Vista	606,898	680	926,400	22,459	2,318	0	0	807,740	905	225	33.1%
Weimar/Applegate/Clipper Gap	691,564	775	1,313,600	14,294	1,353	3,214	0	930,837	1,043	268	34.6%
Lower Sierra	**2,591,741**	**2,903**	**4,480,000**	**93,944**	**14,537**	**30,202**	**0**	**4,073,621**	**4,563**	**1,660**	**57.2%**
Auburn-Bowman	10,479,401	11,739	5,911,600	807,599	381,424	404,793	10,839	17,181,104	19,247	7,507	64.0%
Horseshoe Bar/Penryn	1,039,929	1,165	1,515,600	27,861	2,903	804	0	1,547,168	1,733	568	48.8%
Newcastle/Ophir	704,098	789	1,010,400	59,422	42,868	19,352	0	1,132,042	1,268	479	60.8%
Auburn -Foothills	**12,223,428**	**13,693**	**8,437,600**	**894,883**	**427,195**	**424,949**	**10,839**	**19,860,314**	**22,248**	**8,555**	**62.5%**
Dry Creek	4,436,095	4,969	5,978,947	213,454	123,497	230,260	4,691	10,733,728	16,715	11,746	236.4%
Granite Bay	2,181,650	2,444	3,536,842	323,813	38,439	0	0	3,899,095	4,368	1,924	78.7%
Placer Central	135,392,034	151,669	1,604,863	762	211	4,326	224,349	201,422,245	225,637	73,968	48.8%
Placer West	119,111,946	133,432	320,000	1,837	0	4,554	196,995	176,180,478	197,361	63,929	47.9%
Sheridan	828,245	928	134,737	2,794	184	2,411	1,636	1,600,373	1,793	865	93.2%
Sunset	7,163,585	8,025	16,842	167,995	311,605	1,688,066	13,780	14,485,661	16,227	8,202	102.2%
South Placer	**269,113,554**	**301,466**	**11,592,232**	**710,655**	**473,936**	**1,929,616**	**441,451**	**408,321,580**	**462,101**	**160,635**	**53.3%**
										0	0.0%
TOTAL	**287,353,920**	**321,900**	**29,024,649**	**2,092,636**	**988,796**	**2,461,375**	**452,290**	**437,313,224**	**494,578**	**172,678**	**53.6%**

Tahoe Basin

Water service for the Tahoe Basin analysis area is currently provided by 13 public and private water purveyors, as well as some individual wells. The water purveyors and the source of their water supply are the following:

Water Purveyor	Source of Supply
Agate Bay Water Company	Underground spring and Lake Tahoe
Fulton Water Company - Main and Links System	Lake Tahoe and wells
Lake Forest Water Company	Lake Tahoe and well
Madden Creek Water Company	Lake Tahoe (through connection with Tahoe Swiss Village Utility) and well
McKinney Water District	Wells
North Tahoe Public Utility District -Kings Beach, Carnelian Woods, and Dollar Cove	Well and Lake Tahoe
Tahoe Cedars Water Company	Wells, Lake Tahoe, and wells through connection with McKinney Water District
Tahoe City Public Utility District - Main, Alpine Peaks, McKinney Shores, Quail Lake Water Company	Wells, underground springs, and Lake Tahoe
Tahoe Park Water Company - Main, Skyland, Neilson	Underground springs and Lake Tahoe
Tahoe Swiss Village Utility	Lake Tahoe
Talmont Resort Improvement District	Well and Lake Tahoe and underground springs through connection with Tahoe Park Water Company
Ward Well Water Company	Wells

Due to the number of water purveyors in the Tahoe Basin, the condition of the existing transmission systems and the water quality status of treatment facilities vary. Lake water sources are currently treated by chlorination only. Many of the water purveyors in the Tahoe Basin area are exploring alternatives to the Lake Tahoe water source in lieu of plant upgrades to meet the new Surface Water Treatment Rule (SWTR) guidelines. If alternative sources (i.e., groundwater) are not found for surface water in the Tahoe Basin area, existing treatment facilities must be upgraded to meet these water quality regulations.

According to the California-Nevada Interstate Water Compact, California has a 23,000 acre-feet per year allocation of water diverted for use within the Lake Tahoe Basin. In addition, the Interstate Water Compact limits maximum surface water diversions in the Truckee River watershed in California (which includes parts of Placer, Nevada, and Sierra Counties) to 10,000 acre-feet annually.

Based on the projected demands for water supply in the year 2010, there is sufficient water available which may be diverted for use within the Lake Tahoe Basin. Projected water supply demand for the year 2040 also indicates that there will be sufficient supply available for diversion from the Lake Tahoe Basin.

New water treatment and storage facilities will be necessary to accommodate additional demands resulting from new development. These new facilities include water treatment plants, storage tanks, pressure control devices, groundwater wells and pumps, and main transmission lines, all of which are assumed to be paid for by new development. Even though some additional storage will be necessary in some areas of the Tahoe Basin, the overall area does not require additional storage.

Alpine Meadows

Water service for the Alpine Meadows analysis area is provided by Alpine Springs County Water District. Water is supplied via groundwater pumping by four horizontal springs and three vertical wells. Based on current water quality standards, additional treatment will not required for the groundwater source in Alpine Meadows for estimated 2010 and 2040 development levels. The existing groundwater pumping system has additional capacity which could accommodate the planned new development. New treatment facilities and additional transmission mains and appurtenances may, however, be necessary to serve new development. The consultants assume that the costs of any additional facilities (i.e., transmission lines) would be borne by new development.

Martis Valley

Water service for the Martis Valley analysis area is provided by Northstar Community Service District, Truckee-Donner Public Utilities District (T-DPUD), and the Donner Lake Utility District (DLUD). The Northstar CSD supplies water via groundwater pumping by two springs and by surface water via a reservoir. Currently, the Northstar CSD provides full conventional treatment through its surface water treatment plant; this treatment plant will have to be up-sized to meet future demands in both the 2010 and 2040 time frames. A recently-constructed well (that is not currently on-line) will also need to be connected to the existing system to meet future demands. Also, an additional water source must be provided to adequately serve the future needs for new development estimated by the year 2010 and 2040. Currently, the Northstar CSD has permits for 1,206 acre-feet per year of surface water for their use. District staff has indicated that there is sufficient groundwater available to meet the future demands in areas expected to rely on groundwater.

The Truckee-Donner PUD serves a total of 6,000 water connections, about 500 of which are located in the Placer County part of Martis Valley. The District, which relies on deep wells for its water supply, anticipates serving a limited amount of future development in Placer County. The Donner Lake Utility District also serves a small number of water connections in Placer County, but does not anticipate expanding its facilities to provide additional services to development in Placer County.

Squaw Valley

Most of the water service for the Squaw Valley analysis area is provided by Squaw Valley County Water District via groundwater pumping by five wells. Currently, some chlorination treatment is provided throughout the system whenever necessary. Little is known about the capacity of the Olympic Valley Aquifer, although the District is currently trying to determine if there is sufficient groundwater available to meet the future demands. An additional water source or additional storage capacity will have to be provided to adequately provide fire protection and backup storage for new development predicted for 2010 and 2040.

The Squaw Valley Mutual Water Company also serves approximately 300 homes, but is not expected to expand to provide additional service.

Gold Run/Dutch Flat/Alta

Water service for the Gold Run/Dutch Flat/Alta analysis area is provided by Placer County Water Agency (PCWA) Alta System and individual wells. Surface water from Lake Spaulding is supplied via canals to PCWA's 300 gpm capacity treatment plant. Currently, conventional treatment is provided by the treatment plant. Some planned improvements to the plant will be necessary to allow it to meet future demands and correct other existing deficiencies. In addition to the treatment plant upgrades, additional storage capacity will have to be provided to adequately provide fire protection and backup storage for new development estimated by the years 2010 and 2040. PCWA has ample water rights to serve expected demand in this area.

Placer East

Water service for the Placer East analysis area is provided by groundwater pumping by individual wells and springs, as well as by the PCWA Monte Vista System, which serves a small number of connections in the northern part of the area. Due to the limited development planned for this area, and the size of lots to be developed, nearly all future water supply will be served by individual wells and springs. The use of the limited aquifers in this analysis area should have a negligible effect on the groundwater resource. New development in the Monte Vista System's service area, will however, require some additional water treatment and storage capacity and new facilities will have to be provided.

The Emigrant Gap Estates water system also serves approximately 40 homes in this area, but is not expected to expand to provide additional service.

Summit

Water service for the Summit analysis area is provided by Sierra Lakes County Water District. Water is supplied via a pipeline from Lake Serena to the treatment plant. A small groundwater well provides additional backup supply. Currently, conventional treatment is provided at the treatment plant. Some planned improvements must be made to the plant to meet increased future demands. Additional storage capacity will have to be provided to the system to adequately provide fire protection and backup storage for new development predicted by the years 2010 and 2040. Sierra Lakes County Water District has ample water rights to adequately serve the domestic water demands for this area, but is currently exploring drilling a new well because of the ramifications of Surface Water Treatment Rule requirements.

Colfax Analysis Area

Water service for the Colfax analysis area is provided by Placer County Water Agency (PCWA) Colfax System and individual wells. Surface water from Lake Spaulding, Jackson Meadows, and Lake Fordyce is supplied via the Boardman Canal to PCWA's 1.3 mgd capacity treatment plant. Complete treatment is provided by the treatment plant, which is currently operating at capacity and must be up-sized to meet the future demands. In addition to the treatment plant upgrades, many of the existing transmission mains will have to be replaced or up-sized to allow peak flows to be delivered throughout the system. Also, additional storage capacity will probably have to be provided to adequately provide fire protection and backup storage for new development predicted by the year 2010 and 2040. PCWA has ample water rights to adequately serve the domestic water demands projected for this area.

Foresthill

Water service for the Foresthill analysis area is provided by Foresthill Public Utility District and individual wells and springs. In 1990, the District's system produced about 906 acre-feet of the total analysis area's estimated demand of 977 acre-feet. The District's source water supply is supplied via a pipeline from Sugar Pine Reservoir and Mill Creek to the treatment plant. Two groundwater wells provide additional backup supply. Currently, treatment is provided by a 3 mgd capacity, gravity, direct filtration treatment plant. With the recent closure of the sawmill in the Foresthill area, actual annual water demands are now (September 1993) lower than those estimated for 1990. The existing system has sufficient supply, storage, treatment capacity, and system capacity to handle current demands. System improvements will, however, be required to meet the estimated development demands by the years 2010 and 2040. The district has water rights of 3,000 acre-feet per year from the Sugar Pine Reservoir, which appears to be adequate for the 2010 and 2040 demands.

Meadow Vista

Water service for the Meadow Vista analysis area is provided by Placer County Water Agency (PCWA) Colfax System, Meadow Vista County Water District, Midway Heights County Water District, and individual wells. Surface water from Lake Spaulding, Jackson Meadows, and Lake Fordyce is supplied via the Boardman Canal to PCWA's 1.3 mgd capacity treatment plant in Colfax. Source water for the Meadow Vista 2.5 mgd treatment plant is from the Bowman Feeder Canal. Midway Heights CWD receives treated water from the Weimar Water Company. Currently, complete treatment is provided by the PCWA, Weimar Water, and the Meadow Vista treatment plants. The PCWA treatment plant is currently operating at capacity and will have to be up-sized (new storage and transmission facilities may also be required) to meet estimated demand at 2010 and 2040 and to adequately provide fire protection and backup storage for new development. PCWA has ample water rights to adequately serve the additional demand resulting from development in this area.

Weimar/Applegate/Clipper Gap

Water service for the Weimar/Applegate/Clipper Gap analysis area is provided by Placer County Water Agency (PCWA) Colfax System, the Weimar Water Company, Midway Heights County Water District, and individual wells. Surface water from Lake Spaulding, Jackson Meadows, and Lake Fordyce is supplied via the Boardman Canal to PCWA's 1.3 mgd capacity treatment plant in Colfax and to Weimar Water Company's 1 mgd capacity treatment plant in Weimar. Midway Heights County Water District purchases treated water from Weimar Water Company. Currently, complete treatment is provided by the PCWA Colfax System treatment plant and the Weimar Water Company's plant. The PCWA treatment plant is currently operating at capacity and will have to be up-sized to meet the future demands. The Weimar Water plant will also have to be up-sized to meet future, increased demands. In addition to the treatment plant upgrades, additional storage capacity will be required to adequately provide fire protection and backup storage for new development by 2010 and 2040. PCWA has ample water rights to adequately serve this area in both 2010 and 2040.

Auburn-Bowman

Domestic water service for the Auburn-Bowman analysis area is currently provided by the Nevada Irrigation District--North Auburn System (NID-NAS), PCWA, and a small portion of the area is served by Christian Valley Community Services District. The direct source of the NID water supply is the PG&E-owned Rock Creek Reservoir, impounding water from the Wise Canal. Water supplied by PCWA

Bowman-Auburn System originates in Lake Spaulding and is obtained from PG&E's Boardman Canal and transmitted to the treatment plants in Auburn and Bowman. Except for the North Auburn Treatment Plant, an expansion of which was completed by NID in early 1994, the domestic distribution systems in this analysis area are currently operating at capacity. PCWA and NID will have to expand their existing facilities to meet the projected demands. The western portion of the Auburn-Bowman analysis area consists of some agricultural uses. Additional agriculture irrigation demands could potentially be supplied by either NID, PCWA, or a combination of these sources. PCWA and NID have ample water rights to adequately service the additional, domestic demand in this area. NID has an ongoing contract with PG&E for a maximum of 12 million gallons per day (13,443 acre-feet per year). This contract can be renegotiated, if necessary, with one year notice by either party. PCWA has water rights for their Zone 1 water system, (of which the Auburn-Bowman analysis area is a part), in the amount of 292, 000 acre-feet per year (beginning in the year 2007).

Horseshoe Bar/Penryn

Water service for the Horseshoe Bar/Penryn analysis area is provided by Placer County Water Agency (PCWA) Foothill/Sunset System and individual wells. The Foothill treatment plant draws surface water from the PG&E's South Canal with the Boardman Canal serving as a secondary source. The Sunset plant draws water from Whitney Reservoir via the Caperton Canal. Currently, complete treatment is provided by the PCWA treatment plants. These plants will either have to be up-sized or replaced by a larger plant, or a combination of these measures, to meet the estimated future demands. In addition to the treatment plant upgrades, many of the existing PCWA transmission mains, raw water canals, and storage tanks will have to be replaced or up-sized to deliver the estimated demands to the system. PCWA has ample water rights to adequately serve this area.

Newcastle/Ophir

Domestic water service for the Newcastle/Ophir analysis area is provided by the PCWA Newcastle System and individual groundwater wells. The PCWA supply originates from Lake Spaulding via the Newcastle Canal which is fed by the Boardman Canal. Currently, complete treatment is provided by the Newcastle treatment plant, although PCWA plans to abandon this plant in the near future and serve the Newcastle area from the Auburn treatment plant. Many of the existing PCWA Newcastle System's transmission mains must be replaced or up-sized to deliver the expected demands to the system. PCWA has ample water rights to adequately serve the projected domestic water demands for this area.

Dry Creek

The Dry Creek analysis area is currently served by individual groundwater wells. The Dry Creek-West Placer Community Plan prohibits new development based on a groundwater source. Domestic water service for this area will probably be supplied by the same source that supplies the Villages of Dry Creek Specific Plan. It appears that PCWA will supply the treated surface water on a temporary basis through the Roseville Water Treatment Plant utilizing excess treatment capacity in the plant.

To supply water through the Roseville system on a permanent basis would require substantial improvements to Roseville's treatment plant, and additional storage capacity and transmission lines would be necessary. For the purposes of this analysis, therefore, it has been assumed that PCWA would ultimately construct a new pipeline to serve this area and the Sunset analysis area with treated water. It is assumed that the cost of this pipeline project will be apportioned to development in these areas based on their expected water demands.

With no new agricultural areas projected in Dry Creek (due to the potential for conversion to urban uses), the agriculture irrigation demands will probably continue to be served by groundwater sources, although they could be served by surface water carried by canals to the north of the analysis area. Groundwater sources are still available, although the aquifer in this area has been affected by groundwater pumping in the past. The County Service Area (CSA 28, Zone 29) for the western region of Placer County is responsible for planning and constructing facilities for irrigation purposes. PCWA has ample water rights to adequately serve the projected irrigation and domestic water demands for this area.

Granite Bay

Water service for the Granite Bay analysis area is provided by Placer County Water Agency (PCWA) Foothill/Sunset System, PCWA Los Lagos System, San Juan Suburban Water District (SJSWD), and individual wells. The Foothill treatment plant draws surface water from the PG&E's South Canal, with the Boardman Canal serving as a secondary source. The Sunset plant draws water from Whitney Reservoir via the Caperton Canal. The SJSWD draws water from the American River via the Folsom Dam. Currently, complete treatment is provided by the PCWA and SJSWD treatment plants. These plants must be up-sized or replaced by a larger plant, or a combination of these measures, to meet the estimated future demands. In addition to the treatment plant upgrades, many of the existing PCWA and SJSWD transmission mains, raw water canals, and storage tanks must be replaced or up-sized to deliver the expected demands to the system. PCWA has ample water rights to adequately serve this area.

Placer Central

Water service for the Placer Central analysis area, for urban uses as well as irrigation, is provided by individual groundwater wells. Additional irrigation water could potentially be supplied from the American River by PCWA or the Bear River by NID and transported through Auburn Ravine. The County Service Area (CSA 28, Zone 29) for the western region of Placer County is responsible for planning and constructing facilities for irrigation purposes in this area. There is a significant amount of land in this area used for agriculture, although agricultural use in the area is less extensive than it could be, partly because of the lack of an adequate supply of irrigation water. To accommodate future expansion demanding additional water supply for both domestic and irrigation uses, PCWA and/or NID must provide additional water supply. Both PCWA and NID have sufficient water rights to adequately serve the domestic demands projected for this area.

The Placer Central analysis area includes the proposed Bickford Ranch project. Development of this project will require that a reliable domestic supply be available. Placer County Water Agency (PCWA) Foothill/Sunset System has indicated that they will provide service to this project. PCWA system improvements necessary for this project would include raw water transmission facilities, treatment plant expansion or replacement with a new plant, transmission lines, pressure control devices, and storage tanks. PCWA's *Zone 1 Water System Master Plan*, dated February 1993, proposes a new water treatment plant located within the limits of the Bickford Ranch project. For the purposes of this report, it has been assumed that this project would share in the costs of extending the 36-inch line (as shown in PCWA's study) to this site.

Placer West

Water service for the Placer West analysis area is provided by individual groundwater wells. Additional irrigation water could potentially be supplied from the American River by PCWA or the Bear River by

NID and transported through Auburn Ravine. The County Service Area (CSA 28, Zone 29) for the western region of Placer County is responsible for planning and constructing facilities for irrigation purposes in this area. While there is a substantial amount of agricultural development in this area, there is less than there might be if an adequate supply of irrigation water were available. To accommodate future expansion demanding additional water supply for both domestic and irrigation uses, PCWA and/or NID would have to provide additional water supply. Both PCWA and NID have sufficient water rights to adequately serve the domestic demands projected for this area.

Sheridan

Domestic water service for the Sheridan analysis area is provided by Placer County Service Area Zone #28 - Zone #6 Sheridan. Water is supplied via groundwater pumping by two wells with limited chlorination treatment. The existing groundwater pumping system has extra capacity which could accommodate the planned, new development. Additional transmission mains and appurtenances may, however, be necessary to serve new development. It is assumed that the costs of any additional facilities will be borne by new development. Groundwater levels in the surrounding area are high, so it is likely that the existing and planned development could be served by the existing groundwater system. Agriculture irrigation water could also continue to be served by groundwater. If surface water is chosen as a irrigation supply option, water from the Bear River or the American River via Auburn Ravine may be alternatives. Pumping would, however, be required to get the water to the higher elevation at Sheridan. The County Service Area (CSA 28, Zone 29) for the western region of Placer County is responsible for planning and constructing facilities for irrigation purposes.

Sunset

Water service for the Sunset analysis area is provided by Placer County Water Agency (PCWA) Foothill/Sunset System and individual wells. The Foothill treatment plant draws surface water from the PG&E's South Canal with the Boardman Canal serving as a secondary source. The Sunset plant draws water from Whitney Reservoir via the Caperton Canal. Currently, complete treatment is provided by the PCWA treatment plants. These plants will have to be up-sized or replaced by a larger plant, or a combination of these measures, to meet the estimated future demands. The western portion of the Sunset analysis area consists of some agriculture uses. It has been assumed that PCWA would construct a new pipeline to serve this area and the Dry Creek/West Placer area with treated water. The cost of this pipeline project will be apportioned to projects in these areas based on their expected water demands.

Future irrigation needs could be served by PCWA with American River water via the Auburn Ravine. The County Service Area (CSA 28, Zone 29) for the western region of Placer County is responsible for planning and constructing facilities for irrigation purposes. PCWA has ample water rights to adequately serve this area under both the 2010 and 2040 scenarios.

Summary of Impacts

Domestic water demand in all of the identified analysis areas in Placer County will increase due to development under the *General Plan*. While water purveyors in the county have sufficient water rights to serve this development, the increase in domestic water demand will require, in nearly all cases, upgrading of treatment capabilities. Also, the storage and the transmission capabilities of many of the systems must be improved to meet the planned development's needs. Finally, this increase in domestic water demand will require the various water purveyors to expand and extend their water distribution systems to provide service to areas not currently served.

Demand for irrigation water will continue to be substantial, particularly in the western part of the county. This demand will, however, be difficult to satisfy without provision of a reliable surface supply. While the water purveyors serving the western part of the county have sufficient rights to surface water, the facilities necessary to transmit water to agricultural users have not been developed.

GENERAL PLAN POLICY RESPONSE

The following policies and programs address the implications of the *Land Use Diagram* water supply and delivery.

Policies

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.

4.C.2. The County shall approve new development based on the following guidelines for water supply:

a. Urban and suburban development should rely on public water systems using surface supply.
b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.

4.C.3. The County shall encourage water purveyors to require that all new water services be metered.

4.C.4. The County shall require that water supplies serving new development meet state water quality standards.

4.C.5. The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies.

4.C.6. The County shall promote efficient water use and reduced water demand by:

a. Requiring water-conserving design and equipment in new construction;
b. Encouraging water-conserving landscaping and other conservation measures;
c. Encouraging retrofitting existing development with water-conserving devices; and
d. Encouraging water-conserving agricultural irrigation practices.

4.C.7. The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.

4.C.9. The County shall support opportunities for groundwater users in problem areas to convert to surface water supplies.

4.C.10. The County shall promote the development of surface water supplies for agricultural use in the western part of the county.

4.C.11. The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds.

Programs

4.8. The County shall work with local water purveyors and members of the California Groundwater Association, Mother Lode Branch, to adopt and implement a water availability monitoring program that includes the following components:

a. A private well sampling program to evaluate the quality of groundwater supplied to newly constructed private domestic wells;
b. A program to evaluate the quantity and quality of groundwater in small public water systems (the County shall support state monitoring of larger systems); and
c. A program to monitor and evaluate surface water quality in major reservoirs and rivers, and
d. A geo-based, digitized database which plots groundwater and water well information, and shall become the basis of conclusions about groundwater quality and quantity.

4.9. The County shall initiate a review of any water system that persistently fails to meet applicable standards and shall encourage consolidation or regionalization of surface water treatment systems to address problems in common.

4.10. The County should identify precise locations of severe groundwater contamination or overdrafting. The County shall work with water users in these areas to investigate methods for shifting to reliance on surface water supplies or other appropriate solutions.

These policies and programs require that new development occur only when there is a demonstrated long-term reliable water supply, promote the maintenance of state water quality standards in domestic water supplies, and promote efficient use of water and water conservation in new and existing development. These policies also support the conversion to surface water supply for current users of groundwater in problem areas and in agricultural areas in the western county.

In addition, the policies and programs under Goal 6.A promote the protection of water quality and the policies and programs under Goal 4.B address funding of public facilities and services.

IMPACTS

The *Policy Document* policies cited above would reduce the impact on water supplies due to development under the *General Plan*. Facilities necessary to serve anticipated growth can be constructed as necessary and, according to the policies of the *General Plan Policy Document*, will have to be provided by the proponents of new development. The impact of the *General Plan* on water supply and distribution systems is, therefore, less-than-significant.

MITIGATION MEASURES

No mitigation measures are necessary.

5.3 COMMUNITY AND INDIVIDUAL WASTEWATER SYSTEMS

This section assesses the potential effects of development under the *General Plan* on community and individual wastewater systems. The information outlined in this section is presented on an analysis area basis at a broad level of detail. A more detailed analysis would require more precise information about the type and location of development than is available for this *EIR*. This level of detail will more appropriately be provided at the project level.

ENVIRONMENTAL SETTING

Wastewater collection, treatment, and disposal in Placer County takes two forms: community systems and individual onsite systems. Rudimentary onsite "septic" systems are commonly used on single parcels, mostly in outlying areas. Community wastewater systems range in complexity from simple, small flow systems to highly technical, large capacity systems serving extended areas.

The *General Plan Background Report* outlines wastewater management methodologies generally available and the types, conditions, and capacities of the existing wastewater facilities used in Placer County. While brief summaries of these existing facilities are presented here, the *Background Report* should be consulted for greater detail.

Existing Community Wastewater Systems

The *Background Report* describes thirty-seven (37) community wastewater systems included on the Regional Water Quality Control Board's permitted facility list. Figure 5-1 shows the approximate locations of the various existing community wastewater facilities throughout the county and their locational relationship to the analysis areas. Technical Appendix B from the *Background Report* shows the generalized service area boundaries of these systems. Table 5-3 lists the 1990 flow, permit/design capacity, and remaining capacity for the State-permitted (RWQCB) community wastewater systems by analysis area. The 1990 flow estimates were compared with flow estimates developed for the *Background Report* to verify reasonable accuracy and to calibrate the analysis.

Some of the permitted community wastewater facilities serve small, isolated communities and are, therefore, not well-suited for expansion to accommodate future growth. These restricted facilities are highlighted in Table 5-3 and are primarily located in the central (foothill region) analysis areas and upper elevation zones of the eastern analysis areas. Because of their isolation and small size, these facilities are, in most cases, considered unsuitable for purposes of satisfying future community wastewater demands.

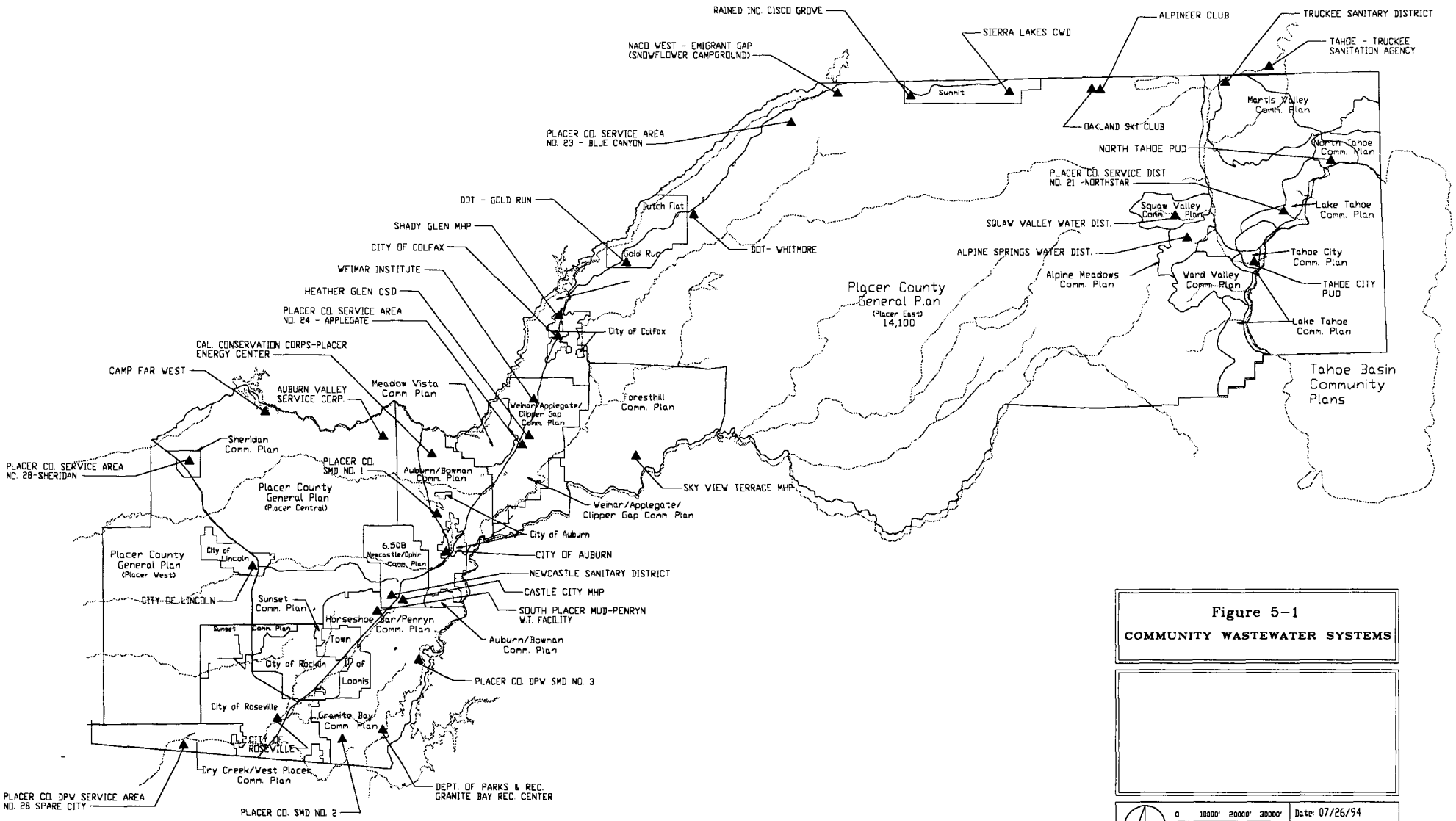


Figure 5-1

COMMUNITY WASTEWATER SYSTEMS

0 10000' 20000' 30000'
SCALE

Date: 07/26/94

Prepared by:

TABLE 5-3

CURRENT COMMUNITY WASTEWATER FACILITIES BY ANALYSIS AREA
(1990-91 Data, Flows in MGD)

Analysis area	Available Permitted Facilities	Existing Flow	Permit/Design Capacity	Remaining Capacity
Tahoe Basin	North Tahoe PUD	0.95	11.0	10.05
	Tahoe City PUD	1.08	6.0	4.92
Alpine Meadows	Alpine Springs CWD	0.05	0.5	0.45
Martis Valley	Northstar CSD	0.13	2.2	2.07
	Tahoe-Truckee Sanitation Agency [1]	± 2.51	± 5.31	± 2.80
	Truckee Sanitary District [2]	± 0.13	± 0.87	± 0.75
Squaw Valley	Squaw Valley CWD	± 0.17	1.0	± 0.83
Gold Run/Dutch Flat/Alta	DOT - Gold Run Rest Stop **	± 0.040	0.041	± 0.001
Placer East	DOT - Whitmore **	± 0.0039	0.0039	± 0.0
	Pla. Co. SA No. 23 - Blue Canyon **	± 0.015	0.025	± 0.010
	Naco West - Emigrant Gap **	± 0.03	0.030	± 0.0
	Rainco Inc. - Cisco Grove **	± 0.005	0.010	± 0.005
Summit	Oakland Ski Club **	± 0.0024	± 0.0024	± 0.0
	Alpineer Club **	± 0.0024	0.0024	± 0.0
	Sierra Lakes CWD (convey to DSPUD)	± .080	1.05	± 0.97
Colfax Analysis area	No Permitted Community Facilities			
Colfax City	City of Colfax WWTP	0.140	1.50	1.36
	Shady Glen MHP **	0.015	0.024	0.009
Foresthill	Sky View Terrace MHP**	0.0375	0.039	0.0015
Meadow Vista	No Permitted Community Facilities			
Weimar/Applegate/Clipper	Weimar Institute **	0.011	0.027	0.016
	Heather Glen CSD **	± 0.010	0.020	± 0.010
	Pla. Co. SA No. 24 - Applegate **	± 0.010	0.010	± 0.0
Auburn-Bowman	CCC - Placer Energy Center **	0.0036	± 0.01	± 0.0064
	Pla. Co. SMD No. 1	± 1.80	± 1.80	± 0.0
Auburn City	City of Auburn	1.00	1.23	0.23
Horseshoe Bar/Penryn	So. Pla. MUD - Penryn	0.213	0.364	0.151
	Pla. Co. DPW SMD No. 3	0.070	0.350	0.280
Loomis Town	Collection to Roseville RWWTP			
Newcastle/Ophir	Newcastle Sanitary District	0.048	0.070	0.022
	Castle City MHP **	± 0.017	0.022	± 0.005
Dry Creek	Pla. Co. DPW SA No. 28 - Sabre City	± 0.045	0.045	± 0.0
Granite Bay	Dept. Parks & Rec. - Granite Bay**	0.005	± 0.005	± 0.0
	Pla. Co. SMD No. 2 (convey to RWWTP)	1.30	± 1.30	± 0.0
Lincoln City	City of Lincoln WWTP	0.800	1.4	0.6
Placer Central	So. Sutter - Camp Par West **	0.043	0.053	0.010
	Auburn Valley Services Corp. **	± 0.02	0.043	0.023
Placer West	No Permitted Community Facilities			
Rocklin City	Collection to Roseville RWWTP			
Roseville City	Roseville RWWTP	± 6.0	11.75	± 5.75
Sheridan	Pla. Co. SA No. 28 - Sheridan	± 0.040	0.040	± 0.0
Sunset	Collection to Roseville RWWTP			
TOTALS[3]		**14.32**	**42.84[4]**	**28.53[4]**

Notes: ** = Isolated facility, limited expansion capability, discounted from future capacity considerations.
± = Estimated flow based on best available data.
1. The Tahoe-Truckee Sanitation Agency facility is located out of Placer County (in Nevada Co). T-TSA receives flows from all Tahoe area analysis areas (i.e., NTPUD, TCPUD, ASCWD, NCSD, and TSD). Placer County contributions only are tabulated (Total T-TSA existing flow is approximately 3.5 MGD and plant capacity is 7.4 MGD, ADDW).
2. Flows and estimated capacities shown are for Placer County portions of TSD flow only (total TSD flows to T-TSA are ± 1.3 MGD).
3. Total does not include T-TSA flows since they are already summed by analysis area.
4. Permit/Design and Remaining capacity totals are exaggerated by Tahoe analysis area's collection systems capacities which indicate peak flow capacities for the facilities. T-TSA treatment plant capacity is the actual area-wide capacity limitation.

MHP = Mobile Home Park.
CSD = Community Services District
SA = Service Area
SMD = Sewage Maintenance District
CCC = California Conservation Corps
DPW = Department of Public Works
WWTP = Wastewater Treatment Plant
RWWTP = Regional Wastewater Treatment Plant
CWD = County Water District
DOT = Dept. of Transportation (CalTrans)

Onsite Wastewater Disposal

Development relying on onsite wastewater systems in Placer County follows a usage trend similar to other counties in the eastern Sacramento Valley area which are primarily located along the "foothill" region. Recently, however, changes in the frequency of application of onsite systems having higher technical design sophistication has been realized by the Placer County Department of Health and Medical Services (PCDHMS). The PCDHMS is the local jurisdictional agency for approval and permitting of onsite systems in Placer County.

Table 5-4 summarizes recent requests for onsite system permits received by PCDHMS. These requests, which relate to non-standard systems, are approaching the 50th percentile level for the indicated service period. This trend may signal a change in onsite system design and application which could result in more appropriate application of onsite systems, decreases in failures, increases in public health protection and favorable allowance in the case of previously marginal or undevelopable areas. One concern connected to the use of onsite systems, including alternative systems, is determining technical solutions for the reduction of groundwater contamination, particularly resulting from nitrate discharges.

TABLE 5-4

PCDHMS SERVICE REQUESTS FOR LAND DEVELOPMENT APPLICATION
(From Period 07/01/92 to 06/30/93)

Task Description	Number of Requests
Recertifications	2
Standard System	131
Deep Trench System	3
Steep Slope System	2
Intermittent Sand Filter System	28
Pressure Dose Distribution	64
Total Number of Non-Standard Systems	**97**
Percentage of Non-Standard Systems	**43%**

Source: Placer County Department of Health and Medical Services.

Table 5-5 indicates currently understood general conditions for individual onsite wastewater system soils suitability and design and regulatory aspects for the various community analysis areas. Additional information is presented in the *Background Report* and associated state and local documents. The information presented here is general in nature and is based on agency staff field experience and limited hydrogeological data. Current County policy mandates that any proposed onsite system, or development proposing the use of onsite disposal systems, meet the applicable regulations and that any such systems be reviewed and approved by the appropriate regulatory agencies on an individual basis.

TABLE 5-5

ONSITE SYSTEM SUITABILITY
By Analysis Area

Analysis area	Use Suitability	Rec. Min. Lot Size (acres)	Regulatory and Design Aspects
Tahoe Basin	N/A	N/A	Prohibited.
Alpine Meadows	N/A	N/A	Prohibited.
Martis Valley	Individual Evaluation	5	5-ac. minimum, exempted lots
Squaw Valley	N/A	N/A	Prohibited.
Gold Run/Dutch Flat/Alta	Individual Evaluation	2.3	Areas w/poor soil & HGW.
Placer East	Individual Evaluation	2.3	Limited Data.
Summit	Individual Evaluation	2.3	Some areas have shallow soils.
Colfax Analysis area	Individual Evaluation	2.3	Some fractured rock areas.
Colfax City	Community Service	N/A	High density.
Foresthill	Individual Evaluation	2.3	Areas with unsuitable soils.
Meadow Vista	Individual Evaluation	2.3	HGW in downtown area.
Weimar/Applegate/Clipper	Individual Evaluation	2.3	Some poor soils areas
Auburn-Bowman	Individual Evaluation	2.3	Thin soils and HGW areas.
Auburn City	Community Service	N/A	High density.
Horseshoe Bar/Penryn	Individual Evaluation	2.3	HGW area, GWP, comm. serv. avail.
Loomis Town	Individual Evaluation	2.3	HGW, comm. serv. available.
Newcastle/Ophir	Individual Evaluation	2.3	Community service available.
Dry Creek	Individual Evaluation	7.0	Community service available.
Granite Bay	Individual Evaluation	2.3	Thin soils, HGW, comm. serv.
Lincoln City	Community Service	N/A	High density.
Placer Central	Individual Evaluation	10	Poor soils, HGW, GWP.
Placer West	Individual Evaluation	10	Poor soils, HGW, GWP.
Rocklin City	Community Service	N/A	High density/Comm/Indust.
Roseville City	Community Service	N/A	High density/Comm/Indust.
Sheridan	Individual Evaluation	10	Poor soils, HGW, GWP.
Sunset	Community Service	N/A	High density/industrial.
Placer Villages	Community Service	N/A	High density.
Villages of Dry Creek	Community Service	N/A	High density.
Bickford Ranch	Community Service	N/A	High density.
Stanford Ranch West	Community Service	N/A	High density.

Notes: HGW = High (elevated) groundwater levels can cause system failure and health risks.
GWP = Groundwater pollution potential or contaminated groundwater areas.

METHODOLOGY AND ASSUMPTIONS

For planning purposes, residential wastewater generation rates are typically determined as a percentage of the average daily water demand. Commercial, office, and industrial generation rates are generally based on the type of land use proposed using a flow per unit basis (e.g., gallon per acre per day). In addition, wastewater generation rates from planning and design studies are usually referenced.

For this analysis, residential generation volumes were based on percentage of water demand and existing planning documents. Placer County Water Agency (PCWA) water demand rates were referenced for comparison with the generation rates used in this analysis since PCWA is the largest purveyor of raw and finished water in Placer County. Planning documents for the various analysis areas were referenced where available to develop and verify generation rates. In addition, the ongoing Roseville regional plant wastewater master planning effort was referenced since the City of Roseville is the largest manager of wastewater in Placer County. Table 5-6 summarizes the land use categories and the associated generation rates selected for use in this analysis.

Using the population estimates, as well as the commercial, office and industrial square footage projections for 2010 and 2040 (see Tables 2-3 to 2-8) with the previously-established generation rates, future wastewater generation volumes were projected for residential, commercial, office, and industrial dischargers.

TABLE 5-6

WASTEWATER GENERATION RATE FACTORS USED FOR ANALYSIS
(Average Daily Dry Weather Flow)

Land Use Designation	Unit	Generation Rate
Residential SFDU	gpd/DU	260
Residential - Tahoe Basin	gpd/DU	220
Residential - Other Tahoe & Summit	gpu/DU	130
Commercial	gpd/acre	1,040
Office	gpd/acre	1,040
Industrial	gpd/acre	1,560

Notes: gpd = gallons per day
DU = Dwelling unit

For the Tahoe Basin, surrounding Tahoe region, and Summit analysis areas, reduced residential wastewater generation rates of 220 and 130 gpd/du were used to reflect the higher vacancy rates typical of these resort areas. For the remainder of the county, residential and non-residential generation rates comparable to the *Roseville Regional Wastewater Treatment Plant Master Plan* were selected. Calculated generation volumes for each of the analysis areas were compared with known record volumes from the community treatment facilities where available to calibrate the calculation method.

The wastewater analysis is based upon estimated populations for residential generation and upon square footage projections for estimated non-residential development generation for each analysis area. The analysis does not consider the influences and considerations that would affect the overall "water use-to-wastewater disposal cycle," such as reclaimed water use for irrigation or other policy goals; the result is a more conservative range of wastewater generation estimates (i.e., higher volumes than would be estimated with consideration of these factors).

Wastewater generation factors were used for determining total potential volumes for both community and individual onsite systems. The information summarized in the "Implications of the Land Use Diagram" section outlines existing and expected future wastewater generation. While wastewater generation rates may vary between communities or locations within the county, general countywide factors were used to simplify the analysis. Total wastewater generation estimates by analysis area have been used to estimate the general size of wastewater system improvements necessary to serve assumed development levels.

This analysis assumes that wastewater characteristics will remain relatively consistent for residential and non-residential generators throughout the time frame being analyzed (i.e., 2040). Although not considered for this analysis, peak flow rates and volumes would be required for adequate design level facilities sizing and would be considered part of the work to be performed at a project-specific planning level.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

The *General Plan Land Use Diagram* provides for significant growth of residential and non-residential (commercial, office and industrial) development in Placer County. Wastewater characteristics are expected to generally remain consistent with existing quality, although quantities of wastewater generated will increase as population and non-residential development increase. Wastewater treatment within Placer County analysis areas will, in the future, rely on both onsite systems and community facilities to manage varying flow quantities and wastewater strengths.

General concerns associated with use of individual (onsite) systems include the following:

- groundwater contamination issues
- geotechnical considerations
- system failures
- use density
- cumulative impacts
- drinking water protection
- public health issues
- environmental considerations
- septic sludge disposal

General concerns associated with the use of community wastewater systems include the following:

- point source discharge contamination
- cumulative impacts
- concentration of specific waste constituents
- public health issues
- environmental considerations
- appropriate technology application
- economics
- sewage sludge disposal
- air pollution

The use of onsite systems and community facilities will continue to be regulated by federal, state, and local codes and ordinances that are independent of the *General Plan*. Onsite systems must continue to comply with primary design considerations based on soils, health, and groundwater aspects.

Since some of the areas of the county currently employing onsite wastewater systems will experience failure, and some developments in rural and/or suburban areas will require community wastewater treatment systems, a percentage of this existing development will be required to shift to community wastewater facilities. It is also feasible that new onsite system technologies developed in the future may allow a higher percentage of new development to rely on onsite systems. The calculation of the percentage of these systems that will rely on new "alternative" onsite systems or conversion to community systems would be speculative and is, therefore, impractical for this analysis.

Community facilities must continue to comply with changing regulations that mandate technological upgrades to meet increasingly-stringent discharge requirements. Design and technological advancements will assist in improving the use of community facilities and will, thereby, reduce some of the detrimental impacts associated with their use. Commercial/industrial dischargers will continue to be required to employ pretreatment systems to assist in source reduction of contaminants being exported to community wastewater facilities.

The following pages summarize the impacts of development permitted under the *General Plan* by unincorporated analysis area. No analysis of systems serving incorporated areas is included since each city is responsible for addressing the impacts of development within its jurisdiction. For each of the analysis areas, the analysis reviews both onsite and community treatment systems and summarizes the specific impacts in terms of general facilities improvements or development necessary to serve development at 2010 and 2040. Tables 5-7 and 5-8 summarize estimated wastewater generation used for this analysis in millions of gallons per day (MGD) and year (MG/YR), respectively.

TABLE 5-7

WASTEWATER GENERATION ESTIMATES
Unincorporated Placer County
1990, 2010, and 2040
Average Daily Flow in Millions of Gallons Per Day (MGD)

	1990			2010			1990 to 2010 Change		2040			1990 to 2040 Change	
	Onsite	Community	Total	Onsite	Community	Total	MGD	Percentage	Onsite	Community	Total	MGD	Percentage
Tahoe Basin Total	**0.000**	**2.320**	**2.320**	**0.000**	**2.994**	**2.994**	**0.674**	**29.1%**	**0.000**	**3.046**	**3.046**	**0.726**	**31.3%**
Alpine Meadows	0.000	0.060	0.060	0.000	0.064	0.064	0.004	6.8%	0.000	0.073	0.073	0.013	22.2%
Martis Valley	0.080	0.118	0.198	0.100	0.172	0.272	0.074	37.3%	0.100	0.245	0.345	0.147	74.2%
Squaw Valley	0.000	0.156	0.156	0.000	0.167	0.167	0.011	7.0%	0.000	0.159	0.159	0.003	1.7%
Sierra Resorts Total	**0.080**	**0.334**	**0.414**	**0.100**	**0.403**	**0.503**	**0.089**	**21.4%**	**0.100**	**0.477**	**0.577**	**0.163**	**39.4%**
Gold Run/Dutch Flat	0.103	0.040	0.143	0.122	0.034	0.156	0.013	9.1%	0.137	0.039	0.175	0.032	22.2%
Placer East	0.067	0.130	0.197	0.116	0.116	0.232	0.035	17.6%	0.137	0.137	0.274	0.077	39.1%
Summit	0.000	0.080	0.080	0.049	0.036	0.085	0.005	6.4%	0.057	0.041	0.098	0.018	22.6%
Sierra Total	**0.170**	**0.250**	**0.420**	**0.287**	**0.186**	**0.473**	**0.053**	**12.6%**	**0.330**	**0.217**	**0.547**	**0.127**	**30.2%**
Colfax Community Plan Area	0.276	0.000	0.276	0.332	0.037	0.368	0.092	33.3%	0.516	0.057	0.573	0.297	107.5%
Foresthill	0.536	0.038	0.573	0.716	0.030	0.746	0.173	30.2%	0.899	0.037	0.936	0.363	63.3%
Meadow Vista	0.393	0.000	0.393	0.470	0.052	0.523	0.129	32.9%	0.554	0.062	0.615	0.222	56.4%
Weimar/Applegate	0.423	0.031	0.454	0.543	0.060	0.603	0.150	33.0%	0.778	0.086	0.864	0.410	90.4%
Lower Sierra Total	**1.628**	**0.069**	**1.697**	**2.061**	**0.179**	**2.241**	**0.544**	**32.1%**	**2.746**	**0.243**	**2.989**	**1.292**	**76.2%**
Auburn/Bowman	0.541	1.804	2.344	1.266	2.570	3.835	1.491	63.6%	1.561	3.170	4.731	2.387	101.8%
Horseshoe/Penryn	0.396	0.283	0.679	0.373	0.456	0.829	0.150	22.1%	0.451	0.551	1.002	0.322	47.5%
Newcastle/Ophir	0.395	0.065	0.460	0.392	0.168	0.561	0.101	21.9%	0.510	0.219	0.729	0.269	58.6%
Auburn-Foothills Total	**1.332**	**2.152**	**3.483**	**2.031**	**3.194**	**5.225**	**1.742**	**50.0%**	**2.522**	**3.940**	**6.462**	**2.979**	**85.5%**
Dry Creek/West Placer	0.123	0.045	0.168	0.742	0.742	1.485	1.317	782.8%	2.108	2.108	4.215	4.047	2406.3%
Granite Bay	0.124	1.305	1.429	0.433	1.731	2.163	0.734	51.4%	0.497	1.990	2.487	1.058	74.0%
Placer Central	0.450	0.063	0.513	0.552	0.432	0.985	0.471	91.9%	0.680	0.589	1.269	0.756	147.3%
Placer West	0.148	0.000	0.148	0.175	0.000	0.175	0.027	18.5%	0.212	0.000	0.212	0.064	43.5%
Sheridan	0.024	0.040	0.064	0.031	0.046	0.076	0.012	19.5%	0.036	0.054	0.091	0.027	41.7%
Sunset	0.000	0.360	0.360	0.000	1.004	1.004	0.644	178.6%	0.000	1.389	1.389	1.028	285.4%
South Placer Total	**0.869**	**1.813**	**2.683**	**1.933**	**3.955**	**5.888**	**3.206**	**119.5%**	**3.534**	**6.129**	**9.663**	**6.980**	**260.2%**
Total Unincorporated	**4.079**	**6.937**	**11.017**	**6.413**	**10.912**	**17.325**	**6.308**	**57.3%**	**9.232**	**14.051**	**23.283**	**12.267**	**111.3%**

TABLE 5-8

WASTEWATER GENERATION ESTIMATES
Unincorporated Placer County
1990, 2010, and 2040
Average Annual Flow Millions of Gallons Per Year (MG/YR)

	1990			2010			1990 to 2010 Change		2040			1990 to 2040 Change	
	Onsite	Community	Total	Onsite	Community	Total	MG/YR	Percentage	Onsite	Community	Total	MG/YR	Percentage
Tahoe Basin Total	**0.0**	**846.8**	**846.8**	**0.0**	**1,093.0**	**1,093.0**	**246.2**	**29.1%**	**0.0**	**1,111.6**	**1,111.6**	**264.8**	**31.3%**
Alpine Meadows	0.0	21.9	21.9	0.0	23.4	23.4	1.5	6.8%	0.0	26.8	26.8	4.9	22.2%
Martis Valley	29.2	43.1	72.3	36.5	62.7	99.2	26.9	37.3%	36.5	89.4	125.9	53.6	74.2%
Squaw Valley	0.0	56.9	56.9	0.0	60.8	60.8	4.0	7.0%	0.0	57.9	57.9	1.0	1.7%
Sierra Resorts Total	**29.2**	**121.9**	**151.1**	**36.5**	**147.0**	**183.5**	**32.4**	**21.4%**	**36.5**	**174.1**	**210.6**	**59.5**	**39.4%**
Gold Run/Dutch Flat/Alta	37.7	14.6	52.3	44.5	12.6	57.1	4.8	9.1%	49.8	14.1	63.9	11.6	22.2%
Placer East	24.5	47.5	71.9	42.3	42.3	84.5	12.6	17.6%	50.0	50.0	100.0	28.1	39.1%
Summit	0.0	29.2	29.2	18.0	13.1	31.1	1.9	6.4%	20.8	15.0	35.8	6.6	22.6%
Sierra Total	**62.2**	**91.3**	**153.4**	**104.8**	**67.9**	**172.7**	**19.3**	**12.6%**	**120.6**	**79.1**	**199.7**	**46.3**	**30.2%**
Colfax CPA	100.9	0.0	100.9	121.0	13.4	134.5	33.6	33.3%	188.4	20.9	209.3	108.4	107.5%
Foresthill	195.5	13.7	209.2	261.5	10.9	272.4	63.2	30.2%	328.0	13.7	341.6	132.5	63.3%
Meadow Vista	143.5	0.0	143.5	171.7	19.1	190.8	47.2	32.9%	202.0	22.4	224.5	80.9	56.4%
Weimar/Applegate/Clipper Gap	154.3	11.3	165.6	198.2	22.0	220.3	54.6	33.0%	283.9	31.5	315.4	149.8	90.4%
Lower Sierra Total	**594.2**	**25.0**	**619.2**	**752.4**	**65.4**	**817.8**	**198.6**	**32.1%**	**1,002.3**	**88.6**	**1,090.8**	**471.6**	**76.2%**
Auburn-Bowman	197.4	658.3	855.7	462.0	938.0	1,399.9	544.3	63.6%	569.9	1,157.1	1,727.0	871.3	101.8%
Horseshoe Bar/Penryn	144.7	103.3	247.9	136.2	166.5	302.7	54.7	22.1%	164.5	201.1	365.6	117.7	47.5%
Newcastle/Ophir	144.1	23.7	167.8	143.2	61.4	204.6	36.8	21.9%	186.3	79.8	266.1	98.3	58.6%
Auburn -Foothills Total	**486.1**	**785.3**	**1,271.4**	**741.4**	**1,165.8**	**1,907.2**	**635.8**	**50.0%**	**920.7**	**1,438.0**	**2,358.7**	**1,087.3**	**85.5%**
Dry Creek	45.0	16.4	61.4	271.0	271.0	541.9	480.5	782.8%	769.3	769.3	1,538.6	1,477.3	2406.3%
Granite Bay	45.3	476.3	521.7	157.9	631.7	789.6	267.9	51.4%	181.6	726.3	907.9	386.2	74.0%
Placer Central	164.3	23.0	187.3	201.5	157.8	359.4	172.1	91.9%	248.2	214.9	463.1	275.8	147.3%
Placer West	53.9	0.0	53.9	63.9	0.0	63.9	10.0	18.5%	77.4	0.0	77.4	23.4	43.5%
Sheridan	8.8	14.6	23.4	11.2	16.7	27.9	4.5	19.5%	13.2	19.9	33.1	9.8	41.7%
Sunset	0.0	131.5	131.5	0.0	366.5	366.5	235.0	178.6%	0.0	506.9	506.9	375.4	285.4%
South Placer Total	**317.3**	**661.9**	**979.2**	**705.5**	**1,443.8**	**2,149.2**	**1,170.0**	**119.5%**	**1,289.8**	**2,237.3**	**3,527.0**	**2,547.9**	**260.2%**
Total Unincorporated	**1,489.0**	**2,532.2**	**4,021.1**	**2,340.6**	**3,982.8**	**6,323.4**	**2,302.3**	**57.3%**	**3,369.8**	**5,128.6**	**8,498.5**	**4,477.4**	**111.3%**

Tahoe Basin

The implications of the *General Plan Land Use Diagram* and population projections in the Tahoe Basin indicate a slight, but significant, increase in wastewater generation volumes within the area. Total wastewater generation is estimated to increase 29 percent by 2010 and 31 percent by 2040.

Onsite Facilities: With very few exceptions, individual onsite wastewater collection, treatment, and disposal facilities are prohibited in the Tahoe Basin, primarily in the interest of protecting the water quality of the lake. This policy is enforced in accordance with the Porter-Cologne Water Quality Control Act. It is highly unlikely that regulatory directives will be modified to allow significant use of onsite facilities for future development.

Community Facilities: The Tahoe Basin analysis area is, by regulatory mandate, entirely sewered with collected wastewaters being conveyed through a system of gravity and force mains to the Tahoe-Truckee Sanitation Agency (T-TSA) wastewater treatment and disposal facilities located in the Martis Valley in nearby Nevada County. There are two State-permitted public (collection) systems serving the portion of the Tahoe Basin analysis area located in Placer County (northwestern lake). The two community collection facilities are the North Tahoe PUD and Tahoe City PUD. Specific detailed information on the community wastewater systems serving the Tahoe Basin analysis area are described in the *Background Report.*

During the 1990 base year period, the North Tahoe PUD reported an average daily flow of 0.95 MGD whereas Tahoe City PUD reported an average daily flow of 1.08 MGD for a total average daily flow of 2.03 MGD. The estimated 2010 average daily wastewater generation volume for the Tahoe Basin analysis area is 3.00 MGD and the estimated 2040 average daily wastewater generation volume is 3.05 MGD by the end of the 2040 planning period.

The total capacity of North Tahoe PUD collection facilities is currently designed to accommodate a flow of 11.0 MGD and the Tahoe City PUD collection system has a design capacity of between 3 and 6 MGD. The main interceptor pipeline that parallels the Truckee River to the T-TSA WWTP has an estimated capacity of 7.4 MGD which is shared by the overall treatment and disposal system capacity at T-TSA. The facilities at T-TSA are designed to accommodate an average daily flow of about 2.5 MGD from Placer County.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal impacts associated with the implementation of the *Land Use Diagram* for 2010 and 2040 specifically associated with the Tahoe Basin analysis area are expected to be minimized by the requirements of mandatory sewerage for all residential and non-residential wastewater generators. New collection system tributary lines, trunk mains and sewage lift stations may be required to accommodate the increased flow.

The T-TSA treatment plant and main interceptor line have sufficient capacity to accommodate the projected 2010 and 2040 growth in the Tahoe Basin analysis area.

Alpine Meadows

The implications of future development estimated under the *General Plan Land Use Diagram* on the Alpine Meadows analysis area indicate a slight increase in wastewater generation volumes within the analysis area. Tables 5-7 and 5-8 indicate that a 7 percent increase in total wastewater generation would occur by 2010 and a 22 percent increase by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are prohibited in the Alpine Meadows analysis area where drainage is toward the Truckee River primarily in the interest of protecting the water quality of the river. This policy is enforced in accordance with the California Regional Water Quality Control Board's *North Lahontan Basin Plan*. It is highly unlikely that regulatory directives will be modified to allow the use of onsite facilities for future development.

Community Facilities: The Alpine Meadows analysis area is by regulatory mandate entirely sewered with collected wastewaters being conveyed through a system of gravity and force mains to the Tahoe-Truckee Sanitation Agency (T-TSA) wastewater treatment and disposal facilities located in nearby Nevada County in the Martis Valley. The facilities at T-TSA are designed to accommodate an average daily flow of about 2.5 MGD from Placer County. There is only one State-permitted public (community) system serving this analysis area; the Alpine Springs County Water District. Specific detailed information on this community wastewater facility is available in the *Background Report*.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal impacts associated with the implementation of the *Land Use Diagram* for 2010 and 2040 are expected to be minimized by the requirements of mandatory sewerage for all residential and non-residential wastewater generators. New collection system tributary lines, trunk mains and sewage lift stations may be required to accommodate the increased flow.

The T-TSA treatment plant and interceptor line have sufficient capacity to accommodate the projected 2010 and 2040 growth in the Alpine Meadows analysis area.

Martis Valley

The *General Plan Land Use Diagram* and population projections for the Martis Valley analysis area indicate an increase in wastewater generation volumes within the analysis area. The wastewater generation estimate tables indicate that a 46 percent community wastewater generation would occur by 2010, and a 108 percent increase would occur by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are permitted in the Martis Valley analysis area only under exceptional circumstances. There are several existing subdivisions that rely on onsite systems.

Community Facilities: The Martis Valley analysis area is sewered and collected wastewaters are conveyed through a system of gravity and force mains to the Tahoe-Truckee Sanitation Agency (T-TSA) wastewater treatment and disposal facilities located in the Nevada County part of Martis Valley. There are three State-permitted public (community) systems available to serve this analysis area: the Northstar Community Services District, Truckee Sanitary District, and the Tahoe-Truckee Sanitation Agency. Currently the Northstar CSD conveys the majority of flow. Specific detailed information on these community wastewater facilities is available in the *Background Report*.

During 1990, the Northstar CSD reported an average daily flow of 0.13 gpd to the T-TSA Truckee River interceptor force main which conveys this flow to the T-TSA treatment facility. Tables 5-7 and 5-8 indicate the estimated average daily wastewater generation volume (in MGD) for the Martis Valley analysis area is 0.17 for 2010 and 0.25 for 2040.

Total facilities capacity at T-TSA is designed to accommodate the estimated future average daily flow from the Martis Valley analysis area. Some improvements will be required to the local collection system

to support the expected growth at 2010. In particular the new subdivisions proposed for the Martis Valley area will require new collection system components and connection to the existing collection system.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal impacts associated with the implementation of the *Land Use Diagram* for 2010 and 2040 specifically associated with the Martis Valley analysis area are expected to be minimal because the majority of development will be required to rely on community facilities for residential and non-residential wastewater services. New collection system tributary lines, trunk mains and sewage lift stations may be required to accommodate the increased flow.

The T-TSA treatment plant has sufficient capacity to accommodate the projected 2010 and 2040 growth in the Martis Valley analysis area.

Squaw Valley

Development expected under the *General Plan Land Use Diagram* in the Squaw Valley analysis area will result in an increase in wastewater generation volumes, with a 7 percent increase in community wastewater generation in 2010 and a 2 percent increase by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are prohibited in the Squaw Valley analysis area. This policy is enforced in accordance with the California Regional Water Quality Control Board's *North Lahontan Basin Plan.* It is highly unlikely that regulatory directives will be modified to allow the use of onsite facilities for future development.

Community Facilities: The Squaw Valley analysis area is, by regulatory mandate entirely sewered, and collected wastewaters are conveyed through a system of gravity and force mains to the Tahoe-Truckee Sanitation Agency (T-TSA) wastewater treatment and disposal facilities located in nearby Nevada County in the Martis Valley. There is only one State-permitted public (community) wastewater system serving this analysis area: the Squaw Valley County Water District. Specific detailed information on this community wastewater facility is available in the *Background Report.*

During the 1990 season the Squaw Valley CWD reported an average daily flow of 170,000 gpd to the T-TSA Truckee River interceptor force main which conveys this flow to the T-TSA treatment facility. Tables 5-7 and 5-8 indicate the estimated 1990 average daily wastewater generation volume for the Squaw Valley analysis area is 0.16 MGD and the estimated flow for 2010 is 0.17 MGD. This results in an estimated 6 percent increase in total flow for the analysis area. The estimated 2040 generation volume is projected at 0.16 MGD; it is higher than the 2010 estimate because of an assumed trend toward smaller household sizes.

The facilities at T-TSA are designed to accommodate the expected future average daily flow of about 2.5 MGD from the Placer County analysis areas.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal impacts associated with the implementation of the *Land Use Diagram* for 2010 and 2040 specifically associated with the Squaw Valley analysis area are expected to be minimized by the requirements of mandatory sewerage for all residential and non-residential wastewater generators. New collection system tributary lines, trunk mains and sewage lift stations may be required to accommodate the increased flow.

The T-TSA treatment plant and interceptor line have sufficient capacity to accommodate the projected 2010 and 2040 growth in the Squaw Valley analysis area. Because the T-TSA interceptor which conveys wastewater from the Squaw Valley CWD is adequately sized, there should be no mainline collection system capacity problems experienced in conveying wastewater to the T-TSA treatment facilities.

Gold Run/Dutch Flat/Alta

Development assumed under the *General Plan Land Use Diagram* for the Gold Run/Dutch Flat/Alta analysis area will result in a mild increase in wastewater generation volumes. Tables 5-7 and 5-8 show that a 9 percent increase in total wastewater generation would occur by 2010 and a 22 percent increase would occur by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are currently extensively used in the Gold Run/Dutch Flat/Alta analysis area. This reliance upon onsite wastewater systems is likely to remain a practical option for this area. It is highly unlikely that regulatory directives will be modified to eliminate the use of onsite facilities for future development.

Community Facilities: Currently the Gold Run/Dutch Flat/Alta analysis area is mostly served by onsite wastewater systems with only one permitted community facility. The one State-permitted public (community) wastewater system serving this analysis area serves the Caltrans rest-stop at Gold Run. It is not likely that additional capacity could be developed using this facility to serve the surrounding areas, so this facility is not considered available for providing future development capacity. Specific detailed information on this community wastewater facility is available in the *Background Report.*

Table 5-7 indicates the estimated 1990 average daily wastewater generation volume for the Gold Run/Dutch Flat/Alta analysis area as 0.14 MGD. The estimated 2010 generation volume for the Gold Run/Dutch Flat/Alta analysis area is 0.16 MGD. This results in an estimated 9 percent increase in flow for the analysis area.

Specific Implications of the Land Use Diagram: The primary wastewater generation and disposal impacts associated with development under the *Land Use Diagram* for 2010 are expected to be associated with the use of onsite disposal systems (i.e., groundwater issues, system failures, density). New community wastewater facilities may be required to serve higher density residential, commercial, office and light industrial development in this analysis area. Use of onsite systems in this analysis area will require careful evaluation on a case-by-case basis, particularly since some parts of the area have unsuitable soils and elevated groundwater.

It is expected that management of wastewater using onsite systems in this analysis area will rely on standard and alternative design methods, and that management of community wastewater flows will be restricted such that small isolated facilities will be employed. Development relying on these systems and facilities is likely to be managed and funded by private entities.

Placer East

Development in the Placer East area under the *General Plan Land Use Diagram* will result in an 18 percent increase in wastewater generation volumes in 2010 and a 39 percent increase in 2040 (see Tables 5-7 and 5-8).

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are currently extensively used in most parts of the Placer East analysis area. The exception is the area within the Truckee River Watershed and upstream of the Boca Reservoir; these areas are under the jurisdiction of the Lahontan Regional Water Quality Control Board, which prohibits the use of onsite systems, with limited exceptions. This predominant reliance on onsite wastewater systems is likely to remain a practical option for this area through 2040. It is highly unlikely that regulatory directives will be modified to eliminate the use of onsite facilities for future development.

Community Facilities: Currently the Placer East analysis area is served about equally by onsite wastewater systems and permitted community systems. There are five permitted community facilities serving this analysis area. There are six State-permitted public (community) wastewater system serving this analysis area: Caltrans - Whitmore Rest Stop; Placer County Service Area No. 23 - Blue Canyon; Naco West - Emigrant Gap; and the Tahoe-Truckee Sanitation Agency.

The first five existing community systems are considered small or isolated facilities and should, therefore, not be considered for providing future development capacity. It is not likely that additional capacity would be developed using these five facilities to serve the surrounding areas. The sixth system, the Tahoe-Truckee Sanitation Agency, covers a portion of the area east of the Sierra divide within its service area and has some capacity for additional connections. Specific detailed information on this community wastewater facility is available in the *Background Report*.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal impacts associated with the implementation of the *Land Use Diagram* for 2040 specifically associated with the Placer East analysis area are expected to be associated both with the use of onsite disposal systems (i.e., groundwater issues, system failures, density) and community wastewater systems (i.e., point source discharge contamination). New community wastewater facilities will be required to serve higher density residential, commercial, office and light industrial development in this analysis area. Use of onsite systems in this analysis area will require careful evaluation on a case-by-case basis because of the presence of unsuitable soils and elevated groundwater.

It is expected that management of wastewater using onsite systems in this analysis area will rely on both standard and alternative design methods, and that management of community wastewater flows will be restricted such that small isolated facilities will be employed. Development relying on these systems and facilities is likely to be typically managed and funded by private entities.

Except under rare circumstances, new development in the Tahoe and Truckee River watersheds will not be allowed to manage wastewater through the use of onsite systems, but it is expected that adequate service capacity will be available at the T-TSA facility or another new community facility.

Summit

Development estimated for the Summit analysis area under the *General Plan Land Use Diagram* will result in an increase in wastewater generation volumes. Most of this growth is expected to occur in the existing Serene Lakes subdivision.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently allowed on isolated parcels in the Summit analysis area. It is likely that this limited use will continue in the long term and unlikely that regulatory directives will be modified to ban the use of onsite facilities.

Tables 5-7 and 5-8 indicate that the estimated 2010 wastewater generation volume expected to be managed by onsite system is negligible.

Community Facilities: The Summit analysis area is currently served by two State-permitted public (community) wastewater facilities: the Sierra Lakes County Water District, which conveys collected wastewater from the Serene Lakes subdivision to the Donner Summit PUD treatment plant, and the Rainco Incorporated - Cisco Grove facility which serves a small private commercial area. During 1990, the Summit community wastewater facilities reported an average daily dry weather flow of 85,000 gpd.

Because the Sierra Lakes CWD collection system is designed to serve full buildout of the subdivision, and the Rainco-Cisco Grove system is an isolated system serving a specific area, it is unlikely that these systems will be available to serve other new development. These two systems should, therefore, not be considered for providing capacity for extensive future development. Specific detailed information on these community wastewater facilities is available in the *Background Report.*

Table 5-7 indicates the estimated 1990 average daily wastewater generation volume for the Summit analysis area is 0.08 MGD. The estimated 2010 generation volume for the Summit analysis area is 0.09. This results in an estimated 6 percent increase in flow for the analysis area by 2010.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal demand resulting from development in the Summit area under the *Land Use Diagram* for 2010 and 2040 is expected to be treated by both onsite and community facilities for all residential and non-residential wastewater generators. New collection system tributary lines, trunk mains, sewage lift stations, treatment plant and disposal systems may be required to accommodate the increased flow. It is expected that most of the population growth in this area will occur in the Serene Lakes subdivision which is served by the Sierra Lakes County Water District which has sufficient collection system capacity for full buildout. Increased capacity at the Donner Summit PUD WWTP facility (in Nevada County) which treats and disposes of Sierra Lakes CWD flows will be required.

Colfax Analysis Area

Development in the Colfax area under the *General Plan Land Use Diagram* is expected to result in a significant increase in wastewater generation volumes which coincides with the projected 35.1 percent increase in population by 2010. Tables 5-7 and 5-8 show that an estimated 33 percent increase in total wastewater generation is expected in this area by 2010, with an increase of 108 percent by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are currently allowed in the Colfax analysis area. It is unlikely that regulatory directives will be modified to ban the use of onsite facilities for future development within this analysis area. Tables 5-7 and 5-8 indicate that the estimated 2010 wastewater generation volume expected to be managed by onsite systems is 0.33 MGD and that the estimated 2040 wastewater generation volume expected to be managed by onsite systems is 0.52 MGD. As Tables 5-7 and 5-8 indicate, it has been assumed that a part (± 10 percent) of future generation will be managed by new or existing adjacent community facilities.

Community Facilities: The Colfax analysis area is currently not served by any State-permitted public (community) wastewater facilities. As noted above, however, this analysis assumes that some future wastewater generated in the area will be treated either by new community systems or by nearby community systems outside of the area.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal demand resulting from development in the Colfax analysis area is expected to be served primarily by onsite systems. It is assumed that a small percentage of higher density growth will occur and that wastewater from this development will require new community facilities or hook-up to adjacent existing facilities. New onsite systems, collection system tributary lines, trunk mains, sewage lift stations, treatment plants and disposal systems will be required to accommodate the substantially increased flow within this analysis area.

It is expected that management of wastewater using onsite systems in this analysis area will rely on standard and alternative design methods, and that management of community wastewater flows will be restricted such that small isolated facilities will be employed. Development relying on these systems and facilities is likely to be managed and funded by private entities.

Foresthill

Development in the Foresthill area under the *General Plan Land Use Diagram* could result in an increase in wastewater generation volumes that coincides with the expected steady increase in population expected.

Tables 5-7 and 5-8 indicate that a 30 percent increase in wastewater generation could occur by 2010, with a 63 percent increase by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently extensively used in the Foresthill analysis area. This reliance on onsite wastewater systems is likely to remain a practical option for this area. It is highly unlikely that regulatory directives will be modified to eliminate the use of onsite facilities for future development.

Community Facilities: The Foresthill analysis area is currently served mainly by onsite wastewater systems and on a very limited basis by permitted community systems. There is only one State-permitted community facility serving this analysis area: the Sky View Terrace MHP WWTP, which is a small, isolated facility that should not be considered available for providing future development capacity. It is not likely that additional capacity would be developed using this facility to serve the surrounding areas. Specific detailed information on this community wastewater facility is available in the *Background Report*.

Specific Implications of the Land Use Diagram: The Foresthill analysis area will continue to rely mainly on the use of onsite wastewater systems, especially in the outlying areas. Use of community systems is expected to remain viable only in higher density residential and non-residential areas.

Problems associated with development under the *Land Use Diagram* are expected to be related to the use of onsite disposal systems (i.e., groundwater issues, system failures, density). Use of both standard and alternative onsite systems is expected. New community wastewater facilities may also be required to serve higher density residential, commercial, office and light industrial development in this analysis area. Use of onsite systems will require careful case-by-case evaluation due to the presence of unsuitable soils.

Meadow Vista

Increased wastewater demand resulting from development in the Meadow Vista area under the *General Plan Land Use Diagram* is expected to be moderate (33 percent in 2010 and 56 percent in 2040). A large percentage of the expected increase in wastewater generation will be managed by onsite wastewater systems.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently extensively used in the Meadow Vista analysis area. This reliance upon onsite wastewater systems is likely to remain a practical option for this area. It is unlikely that regulatory directives will be modified to eliminate the use of onsite facilities for future development. Elevated groundwater levels are, however, a concern in downtown Meadow Vista.

Community Facilities: Currently the Meadow Vista analysis area is not served by any State-permitted community wastewater facilities.

Specific Implications of the Land Use Diagram: Wastewater problems associated with development under the *Land Use Diagram* are expected to be mainly associated with the use of onsite disposal systems (i.e., groundwater issues, system failures, density). Use of community wastewater systems may be employed in areas of higher developmental density.

Use of onsite systems in this analysis area will require careful evaluation on a case-by-case basis due to the presence of unsuitable soils and elevated groundwater in some areas, particularly in downtown Meadow Vista.

Weimar/Applegate/Clipper Gap

The *General Plan Land Use Diagram* for the Weimar/Applegate/Clipper Gap analysis area could result in a moderate increase in wastewater generation volumes. Table 5-7 indicates that a 33 percent increase in total wastewater generation volume is projected to occur within this analysis area by 2010. By 2040, the rate is expected to be approximately 90 percent higher than in 1990.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently extensively used in the Weimar/Applegate/Clipper Gap analysis area. This reliance upon onsite wastewater systems is likely to remain a practical option for this area. It is unlikely that regulatory directives will be modified to eliminate the use of onsite facilities for future development.

Community Facilities: Currently the Weimar/Applegate/Clipper Gap analysis area is served mainly by onsite wastewater systems. There are only three RWQCB-permitted community wastewater facilities serving this analysis area: the Weimar Institute System, Heather Glen CSD, and the Placer County Service Area No. 24 - Applegate facility. All three of these community systems are, for the purposes of this report, considered small or isolated facilities providing limited service and are not considered appropriate for accommodating significant future development.

Specific Implications of the Land Use Diagram: Impacts from wastewater generation resulting from development under the *Land Use Diagram* at 2010 and 2040 are expected to mainly be identified with the use of onsite wastewater systems. General concerns associated with use of individual (onsite) systems include groundwater contamination, system failure, use density, cumulative impacts, drinking water protection, and septic sludge disposal. Use of onsite systems will require careful case-by-case evaluation due to some existing areas within this analysis area having unsuitable soils and/or elevated groundwater.

New community wastewater facilities may be required to serve higher-density residential, commercial, office, and light industrial development in this analysis area. General concerns associated with the use of community wastewater systems include point source discharge contamination, cumulative impacts, concentration of specific waste constituents, and environmental issues, sludge disposal, and odors.

Auburn-Bowman

Development permitted under the *General Plan Land Use Diagram* in the Auburn-Bowman analysis area could result in an increase in wastewater generation volumes coinciding with an expected approximate doubling of population and large increases in non-residential development. The 2010 and 2040 wastewater generation tables indicate that a 64 percent increase in total wastewater generation volume is projected to occur by 2010 and a 102 percent increase is expected by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently used in the Auburn-Bowman analysis area. Despite problems in isolated areas, use of onsite wastewater systems is likely to remain a practical option for this area. The tabulated calculations show that approximately one-third of total wastewater generated in the Auburn-Bowman analysis area would be managed by onsite systems by both 2010 and 2040.

Community Facilities: The Auburn-Bowman analysis area is currently served mainly by community wastewater facilities. There are only two RWQCB-permitted community wastewater facilities serving this analysis area. The two facilities are the CCC-Placer Energy Center and the Placer County Sewer Maintenance District No. 1.

The CCC-Placer Energy Center, is a small, isolated facility providing limited service that is unsuitable for providing future development capacity. Specific detailed information on this community wastewater facility is available in the *Background Report.*

The Placer County SMD No. 1 facility treated an average daily flow of about 1.8 MGD during 1990. Although this facility is currently at design capacity, it could be expanded to provide future development capacity.

Tables 5-7 and 5-8 indicate that approximately one-third of total wastewater generated in the Auburn-Bowman area is expected to be managed by community wastewater facilities by both 2010 and 2040.

Specific Implications of the Land Use Diagram: Problems associated with wastewater generation resulting from development under the *Land Use Diagram* for 2010 and 2040 will result from the use of community wastewater systems rather than onsite systems. Although community facilities will play a major role (67 percent), onsite systems will manage an estimated 33 percent of the wastewater generated in this analysis area at 2010 and 2040, respectively. Use of onsite systems in this analysis area, especially for new development, will however still require careful case-by-case evaluation due to some existing areas having unsuitable soils and/or elevated groundwater.

New community wastewater facilities will be required to serve higher density residential, commercial, office, and light industrial development in this analysis area.

It is expected that increases in wastewater generation within this analysis area associated with development during by 2010 will be handled by an expansion of the existing community facilities. Additional wastewater impacts associated with growth in this analysis area are addressed in the *Auburn/Bowman Community Plan and EIR.*

Horseshoe Bar/Penryn

Development under the *General Plan Land Use Diagram* in the Horseshoe Bar/Penryn area will result in a moderate increase in wastewater generation volumes, with a 22 percent increase by 2010 and a 48 percent increase by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently used more often than community systems in the Horseshoe Bar/Penryn analysis area. This reliance upon onsite wastewater systems is likely to remain an option for this area. The tabulated calculations indicate approximately 45 percent of total wastewater generated in the Horseshoe Bar/Penryn analysis area would be managed by onsite systems in 2010 and 2040.

Community Facilities: There are only two RWQCB-permitted community wastewater facilities serving this analysis area: the South Placer Municipal Utility District - Penryn, and the Placer County Department of Public Works Sewer Maintenance District No. 3.

The South Placer Municipal Utility District - Penryn managed an average daily flow of approximately 213,000 gpd in 1990 and the Placer County Department of Public Works Sewer Maintenance District No. 3 managed about 70,000 gpd. Both of these systems are capable of expansion to provide for future development capacity. Specific detailed information on these community wastewater facilities is available in the *Background Report.*

The South Placer MUD (at Penryn) transports wastewater to Roseville for treatment at the Regional plant; this process is considered viable for development at both 2010 and 2040.

Specific Implications of the Land Use Diagram: Impacts from wastewater generation associated with implementation of the *Land Use Diagram* for 2010 and 2040 are expected to result from both onsite wastewater systems and community facilities. Use of onsite systems in this analysis area, especially for new development, will require careful case-by-case evaluation due to the presence of elevated groundwater and the consequent potential effects on groundwater and surface water quality.

Connection to new or existing community wastewater facilities will be required to serve higher-density residential, commercial, office, and light industrial development in this analysis area, especially in areas with elevated groundwater.

Newcastle/Ophir

Development estimates for the Newcastle/Ophir analysis area indicate a moderate increase in wastewater generation volumes, with increases of 22 percent by 2010 and 59 percent by 2040.

Onsite Facilities: Onsite systems are currently extensively used in the Newcastle/Ophir analysis area, and they are likely to remain a practical option for large lot residential development this area. It is estimated that approximately 70 percent of total wastewater generated in the Newcastle/Ophir analysis area will be managed by onsite systems in 2010 and 2040.

Community Facilities: The Newcastle/Ophir analysis area is served mainly by onsite wastewater systems. There are only two RWQCB-permitted community wastewater facilities serving this analysis area: the Castle City Mobile Home Park facility, which managed an average daily flow of approximately 17,000 gpd, and the Newcastle Sanitary District, which managed about 48,000 gpd of average daily flow in 1990.

Granite Bay

Development in accordance with the *General Plan Land Use Diagram* for the Granite Bay analysis area will result in an increase in wastewater generation volumes of 51 percent by 2010 and 74 percent by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently employed on a limited basis in the Granite Bay analysis area. This use of onsite wastewater systems is likely to remain a restricted option for this area due to the planned density of development, as well as the presence of shallow soils and elevated groundwater.

Community Facilities: The Granite Bay analysis area is currently served mainly by community wastewater facilities. There are two RWQCB-permitted community wastewater facilities serving this analysis area: the State Department of Parks and Recreation - Granite Bay Facility and the Placer County Sewer Maintenance District No. 2 collection system.

The State Parks and Recreation facility managed an average daily flow of about 5,000 gpd during 1990. Because it is small and isolated and provides limited service, this facility will not be available for service to future development.

The Placer County Sewer Maintenance District No. 2 collection system conveyed an average daily flow of 1.3 MGD to the Roseville Regional WWTP facility in 1990. Additional capacity can be developed by expansion of the Placer County SMD facility and the Roseville Regional Plant to serve the surrounding analysis areas. Specific detailed information on this community wastewater facility is available in the *Background Report.*

Specific Implications of the Land Use Diagram: Wastewater generation resulting from future development in the Granite Bay area is expected to be accommodated through the use of both onsite and community wastewater facilities. Use of onsite systems in this analysis area will be restricted to large-lot residential development and will require careful case-by-case evaluation due to the presence of unsuitable soils and/or elevated groundwater. Higher density development will require service by the County Sewer Maintenance District No. 2.

Placer Central

Development in the Placer Central area under the *General Plan Land Use Diagram* will result in an increase in wastewater generation volumes of 92 percent by 2010 and a 147 percent by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are currently extensively used in the Placer Central analysis area. Reliance on onsite wastewater systems is likely to remain a practical option for this area since it is expected that there will be limited community facility capacity available. Most development for the analysis area is expected to be residential. It is unlikely that regulatory directives will be modified to eliminate the use of onsite facilities for future development.

Community Facilities: The Placer Central analysis area is served mainly by onsite wastewater systems rather than community wastewater facilities. There are only two RWQCB-permitted community wastewater facilities serving this analysis area: the South Sutter - Camp Far West facility and the Auburn Valley Services Corporation. Although neither of these facilities is currently operating at design capacity, they are too small and isolated to be relied upon to serve future development outside their current service

areas. Specific detailed information on these community wastewater facilities is available in the *Background Report.*

The Bickford Ranch project, which is in the Placer Central analysis area, is planned to be served by community wastewater facilities. Wastewater generated by Bickford Ranch is expected to be conveyed to a Regional WWTP. There is currently no RWQCB-permitted community wastewater facility located within the planned boundary or nearby the proposed community which could easily serve the expected volume of wastewater generated by this analysis area.

Specific Implications of the Land Use Diagram: Future development in the Placer Central area at both 2010 and 2040 will rely mainly on onsite wastewater systems. Use of onsite systems in this analysis area, especially for new development, will require careful case-by-case evaluation due to the presence of unsuitable soils and/or elevated groundwater. New community wastewater facilities would be required to serve higher-density development, including the Bickford Ranch project.

Placer West

Development in the Placer West area under the *General Plan Land Use Diagram* will result in a minor increase in wastewater generation volumes, with a 19 percent by 2010 and a 42 percent increase by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are currently extensively used in the Placer West analysis area. This reliance upon onsite wastewater systems is likely to continue since there will be a limited increase in population and virtually no increase in non-residential development.

Community Facilities: Currently the Placer West analysis area is served by onsite wastewater systems rather than community wastewater facilities. There are no RWQCB-permitted community wastewater facilities serving this analysis area.

Specific Implications of the Land Use Diagram: Future development in the Placer West area at both 2010 and 2040 will rely on onsite wastewater systems. Use of onsite systems in this analysis area, especially for new development, will require careful case-by-case evaluation due to the presence of unsuitable soils and/or elevated groundwater. New community wastewater facilities would be required to serve higher-density development if it should occur.

Sheridan

A 20 percent increase in wastewater generation volumes is projected for the Sheridan analysis area by 2010 and a 42 percent increase is projected by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently employed to manage approximately the same volume of wastewater as is managed using community facilities. Use of onsite wastewater systems is likely to remain a practical option for larger parcels.

Community Facilities: The Sheridan analysis area is served by one RWQCB-permitted community wastewater facility: the Placer County Service Area No. 28 - Sheridan WWTP, which is currently operating at capacity. Specific detailed information on this community wastewater facility is available in the *Background Report.*

Specific Implications of the Land Use Diagram: Future development in the Sheridan area at both 2010 and 2040 will rely on onsite wastewater systems, since the community system serving the area has reached capacity. Use of onsite systems in this analysis area, especially for new development, will require careful case-by-case evaluation due to the presence of unsuitable soils and/or elevated groundwater. New community wastewater facilities would be required to serve higher-density development if it should occur.

Sunset

The *General Plan Land Use Diagram* designates a significant amount of land in the Sunset area for commercial, office, and industrial uses and very little land for residential development. The amount of development estimated to occur in this area by 2010 and 2040 will result in increases in wastewater generation of 178 percent and 285 percent, respectively.

Onsite Facilities: New onsite individual wastewater collection, treatment, and disposal facilities are currently not allowed in the Sunset analysis area, so any use of onsite wastewater systems is likely to remain a very limited option for this area.

Community Facilities: Wastewater generated in the Sunset analysis area is conveyed through the established collection system to the Roseville Regional WWTP. There is no RWQCB-permitted community wastewater facility located within the analysis area boundary.

Since the Roseville Regional WWTP is expected to manage extensive volumes of wastewater from the City of Roseville and other areas, including the Sunset analysis area, the regional plant, or another community facility is the logical choice to manage expected increases in wastewater generated as a result of growth. Specific detailed information on the Roseville WWTP is available in the *Background Report.*

Specific Implications of the Land Use Diagram: Future wastewater generation resulting from development in the Sunset area at both 2010 and 2040 will be treated with community wastewater facilities. Use of onsite systems in the area, especially for new development, will be severely restricted due to density and wastewater strength considerations associated with planned development.

GENERAL PLAN POLICY RESPONSE

The *Countywide General Plan* includes several policies and programs related to wastewater collection, treatment, and disposal that are intended to protect public health and water quality. Where community wastewater facilities are employed, point source discharges are of concern and, where onsite systems are used, cumulative effects on groundwater and system failures are of concern. Wastewater discharges must be carefully regulated due to their potential for elevated levels of health related biological (viruses and bacteria), organic (pesticides, herbicides, solvents) and inorganic (metals and salts) contaminates. Implementation of suitable regulatory policy and development of modern facilities employing appropriate technology will protect public and environmental health from these problems. The following policies and programs from the *Countywide General Plan* pursue these objectives:

Policies

4.D.1. The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided.

4.D.2. The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

4.D.3. The County shall discourage extension of sewer service outside of city spheres of influence and community plan areas, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit.

4.D.4. The County shall promote efficient water use and reduced wastewater system demand by:

a. Requiring water-conserving design and equipment in new construction;
b. Encouraging retrofitting with water-conserving devices; and
c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.

4.D.5. The County shall encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.

4.D.6. The County shall promote functional consolidation of wastewater facilities.

4.D.7. The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.

4.D.8. The County shall require that the on-site treatment, development, operation, and maintenance of disposal systems complies with the requirements and standards of the County Division of Environmental Health.

4.D.9. The County shall require septic tank maintenance by a public entity as a condition of tentative map approval for major subdivisions in which septic tanks are to be used.

4.D.10. The County shall continue use of current technically-based criteria in review and approval of septic tank/leachfield systems for rural development.

4.D.11. The County shall facilitate extension of septic tank effluent pumping (STEP) service or conventional wastewater collection service to areas with failing on-site systems.

Program

4.11. The County shall investigate development of septage disposal facilities at one or more appropriate sites within Placer County so that disposal at out-of-county facilities is not required.

These policies provide for new development only where it can be served by adequate wastewater treatment systems, promote water conservation to reduce the need for unnecessary wastewater facility capacity, promote improvements in existing wastewater treatment systems including improvements to areas which currently have failing onsite systems. Policies also limit new onsite sewage treatment and disposal to areas where the soils and other characteristics will allow for such facilities without threatening surface or

groundwater and where such facilities can meet all other County requirements and standards. The program promotes investigation of developing septage disposal facilities within Placer County to minimize the effects of out-of-county disposal of such waste.

In addition, the policies and programs under Goal 4.B address funding of public facilities and services.

IMPACTS

Based on the policies contained in the *Countywide General Plan Policy Document*, the impacts of the *Land Use Diagram* will be mitigated to less-than-significant levels.

MITIGATION MEASURES

No mitigation measures are required other than adoption and implementation of the goals and policies of the General Plan, implementation of the community plans and specific plans as approved, and development of the appropriate funding mechanisms.

5.4 DRAINAGE

ENVIRONMENTAL SETTING

The *Background Report* describes major existing drainage systems and watersheds. As noted in the *Background Report*, the area of the county east of Auburn contains very few drainage improvements and sparse development with the exception of the Tahoe area. The *Countywide General Plan* does not call for significant changes in the development pattern in this part of the county.

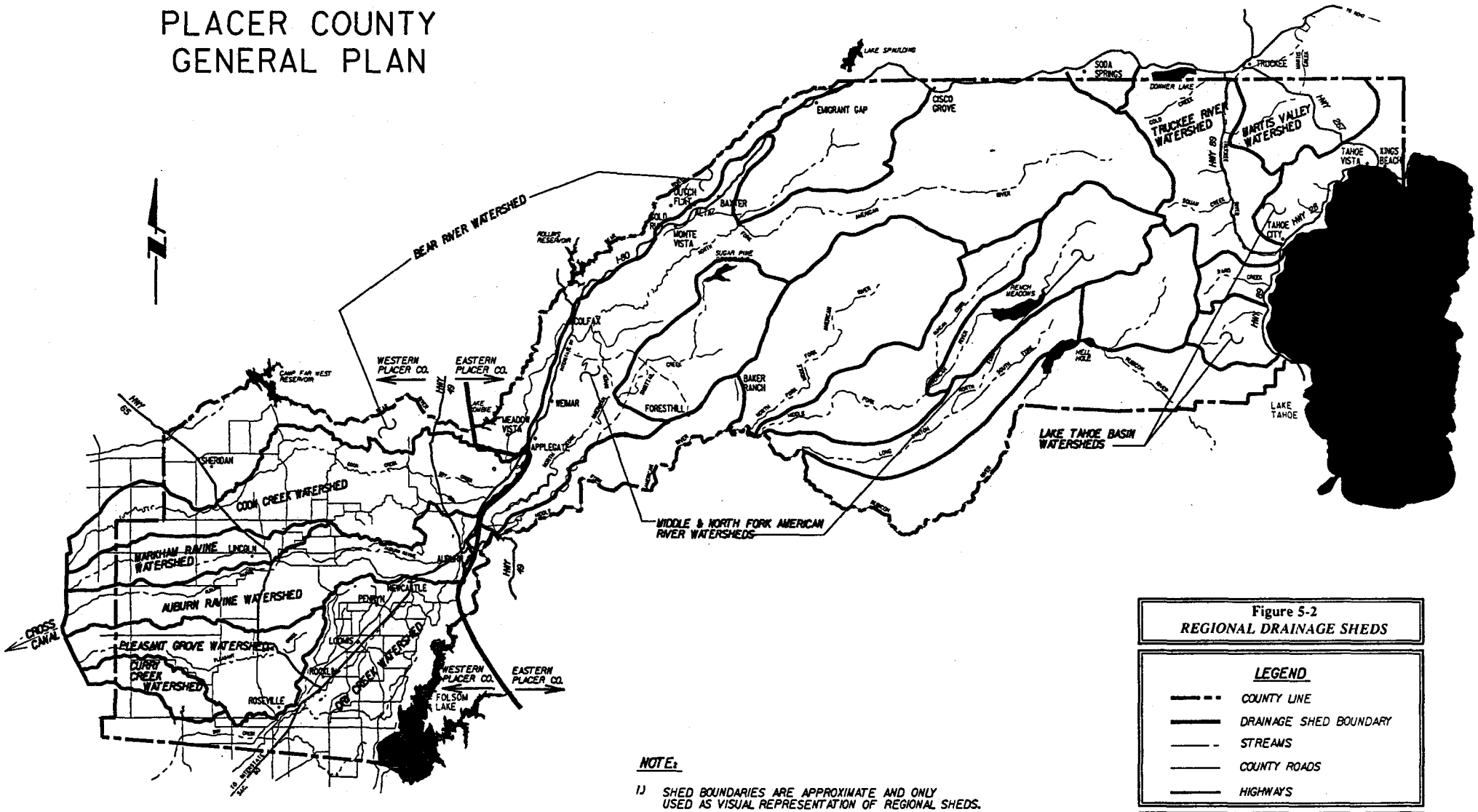
In several areas in the western part of the county and in the Tahoe Region, growth has been and is expected to be quite significant. The impacts of this new development must be evaluated on a continuing basis as development occurs. Several drainage studies have recently been performed to evaluate impacts and recommend mitigations for new development within the major developing watersheds of western Placer County. These studies are listed below and form the basis for this analysis.

- Dry Creek Watershed Flood Control Plan, April 1992
- Placer County Water Conservation and Flood Control District
- Auburn Ravine, Coon, and Pleasant Grove Creeks, Flood Mitigation Plan, June 1993
- Auburn Bowman Drainage Plan 1993, Placer County Public Works Department
- City of Lincoln Public Facilities Element, March 1990, City of Lincoln Public Works

The drainage sheds (watersheds) referred to in this analysis are shown in Figure 5-2.

The above flood control studies identify areas of western Placer County, where increased runoff due to additional development will have significant impact on the existing drainage systems. To mitigate the impacts of increased runoff in these areas, the plans recommend extensive use of detention and retention facilities. These facilities will either "detain" runoff to reduce peak flow rates and or "retain" runoff to reduce the overall volume of flow continuing downstream in a watershed. The basic objective behind the use of these facilities is that no net increase in peak flows be generated and, whenever feasible, that no increase in volume of runoff shall occur from one property to the next due to new development. The studies also point out, however, that there are certain areas of the watersheds where using detention

PLACER COUNTY GENERAL PLAN



NOTE:

1) SHED BOUNDARIES ARE APPROXIMATE AND ONLY USED AS VISUAL REPRESENTATION OF REGIONAL SHEDS.

Figure 5-2
REGIONAL DRAINAGE SHEDS

LEGEND

- COUNTY LINE
- DRAINAGE SHED BOUNDARY
- STREAMS
- COUNTY ROADS
- HIGHWAYS

0 10000' 20000' 30000'
SCALE

Date: 8/26/93
Prepared by: PADMAS AND ASSOC.

actually increases the incidence of flooding downstream. In those identified areas, the studies do not recommend detention as mitigation.

Ideally, if adequate storage was available at every property to insure "no net increase," then the only major flood control facilities necessary to provide adequate protection would be those necessary to remedy existing deficiencies in the drainage systems. In actuality, this is not the case and major facilities such as regional detention facilities and upgraded channel improvements between the detention facilities will be necessary to complement available onsite or local storage.

Existing Drainage Deficiencies

In both the Cross Canal and Dry Creek watersheds, several areas of existing flooding are identified due to inadequate channel capacities and undersized culverts and bridges. Although these facilities are designated for improvement or replacement primarily due to inadequacy under existing conditions, future development may require significant oversizing to handle future flows where local or regional detention facilities are not feasible, not yet built, or do not reduce future flows completely to existing levels.

METHODOLOGY

Watershed analyses using computer models have been performed in the above-mentioned studies in an attempt to meet the criteria of "no net increase." The hydrologic watershed models used in these analyses, and in watershed planning generally, account for the cumulative impacts of development on flows and volumes; these drainage analyses are, therefore, inherently cumulative in nature. The use of both local and regional storage facilities are the basis of the recommended drainage improvements in all of these studies. The recommended upgrades to channel improvements such as levees, culverts, and bridge replacements in these studies are usually located at the site of existing deficiencies. Oversizing of these channel improvements where increased flow mitigation is not feasible by storage facilities must be determined on a case-by-case basis with detailed design analyses.

It is difficult to associate new flood control facilities and drainage improvements with the analysis areas used in this *EIR*. Accordingly, the impacts of development and the facilities necessary to address these impacts are instead analyzed at the watershed level to identify improvements necessary to serve the needs of the entire watershed.

To determine the impacts of development under the *Land Use Diagram* on drainage and flood control facilities, the consultants prepared estimates of the amount of impervious area that could result from this development in each of the analysis areas. These estimates were then apportioned to each of the watersheds; in some cases, this required splitting analysis areas and estimating the proportion of development located in each of the watersheds across which they were split.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Table 5-9 shows the amount of impervious areas expected to result from development at 2010 and 2040 under the *Land Use Diagram*. From a basin-wide perspective, based on the percentage of impervious surface for the major sheds, increase in runoff will be insignificant for all of the sheds in Placer County with the exceptions of the Dry Creek and Cross Canal watersheds. Increase in runoff immediately downstream from any particular development project may be significant and will need to be evaluated on a case-by-case basis and assessed in the environmental review of that project.

Increase in impervious surfaces resulting from development under the *Draft Land Use Diagram* could result in the degradation of surface water quality in county streams, lakes, and reservoirs as a result of pollutants carried by stormwater runoff. Water quality degradation could also result from direct spills and illegal dumping into new drainage systems.

In 1972, the Federal Water Pollution Control Act (also referred to as the Clean Water Act [CWA]) was amended to provide that the discharge of pollutants to waters of the United States from stormwater is effectively prohibited, unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The 1987 amendments to the CWA added Section 402(p), which established a framework for regulating municipal, industrial, and construction stormwater discharges under the NPDES program. In California, these permits are issued through the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCB). In general, municipalities with a population of over 100,000, industries which have been identified by the Environmental Protection Agency to be a probable source of storm water pollutants, and construction projects that disturb more than five acres must obtain NPDES permits. The unincorporated Placer County population is expected to reach 100,000 population prior to 2010. When it does, the County will be required to obtain a municipal NPDES permit from the State Water Resources Control Board. The Lahontan Regional Water Quality Control Board has adopted a municipal NPDES permit for the portion of the county within the Lake Tahoe Basin.

The following paragraphs summarize the effects of development under the *Land Use Diagram* on watersheds in the eastern part of the county (Lake Tahoe, Truckee River/Martis Valley, American River North Fork, American River Middle Fork, and Bear River), the Cross Canal watersheds (Coon Creek, Markham Ravine, Auburn Ravine, Pleasant Grove Creek, and Curry Creek), and the Dry Creek watershed.

Eastern County

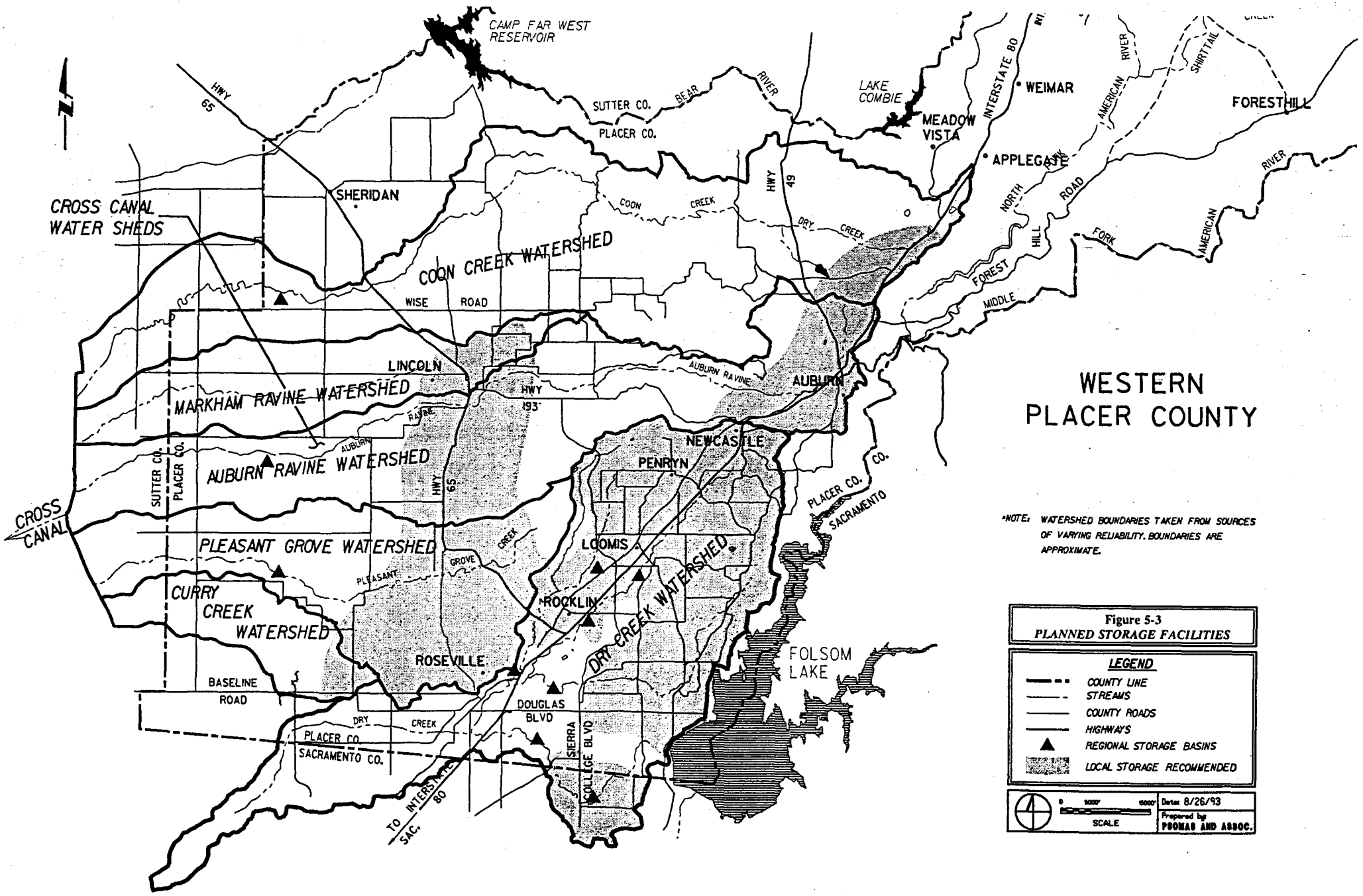
No significant impacts were noted in the eastern watersheds and the Bear River watershed of Placer County due to minimal change in the percent of impervious area to the year 2010. Local increases in flow rates and volumes will be mitigated through local improvements based on General Plan policy to establish no net increase in runoff.

Cross Canal Watersheds

The Cross Canal watersheds consist of Coon Creek, Markham Ravine, Auburn Ravine, Pleasant Grove Creek, and Curry Creek. All of these sheds will experience significant increases in runoff with the estimated 2010 development under the *General Plan*, with Pleasant Grove and Curry Creeks seeing the greatest increase. The total increase in impervious area for the Cross Canal sheds is 4.3 percent from 1990 to 6.9 percent in 2010. While the precise location and extent of local storage will depend on the location and extent of development, Figure 5-3 shows the general areas where local storage will be necessary.

The total increase in impervious area for the Cross Canal watersheds is approximately 154.7 percent from 1990 to 2040, almost all of which will occur in less than 30 percent of the total shed area. While all of the Cross Canal sheds will experience significant increases in runoff as a result of development estimated for 2040, Pleasant Grove and Curry Creeks will experience the greatest. The cities of Rocklin, Lincoln, and Roseville are within these sheds, and all call for significant development.

Auburn Ravine will also be impacted, albeit to a lesser degree, from new development, particularly in Auburn, the Newcastle/Ophir analysis area, and the Bickford Ranch area. Likewise development in


WESTERN
PLACER COUNTY
CAMP FAR WEST RESERVOIR
LAKE COMBIE
MEADOW VISTA
WEIMAR
APPLEGATE
FOREST HILL
SHERIDAN
LINCOLN
AUBURN
NEWCASTLE
PENRYN
LOOMIS
ROCKLIN
ROSEVILLE
FOLSOM LAKE
CROSS CANAL WATER SHEDS
CROSS CANAL
COON CREEK WATERSHED
MARKHAM RAVINE WATERSHED
AUBURN RAVINE WATERSHED
PLEASANT GROVE WATERSHED
CURRY CREEK WATERSHED
DRY CREEK WATERSHED
SUTTER CO.
PLACER CO.
SACRAMENTO CO.
HWY 65
HWY 49
HWY 193
INTERSTATE 80
TO INTERSTATE 80 SAC.
WISE ROAD
BASELINE ROAD
DOUGLAS BLVD
SIERRA COLLEGE BLVD
BEAR RIVER
AMERICAN RIVER
NORTH FORK
MIDDLE FORK
SHIRTTAIL CREEK
COON CREEK
DRY CREEK
AUBURN RAVINE
PLEASANT GROVE CREEK
*NOTE: WATERSHED BOUNDARIES TAKEN FROM SOURCES OF VARYING RELIABILITY. BOUNDARIES ARE APPROXIMATE.
Figure 5-3
PLANNED STORAGE FACILITIES
LEGEND
COUNTY LINE
STREAMS
COUNTY ROADS
HIGHWAYS
REGIONAL STORAGE BASINS
LOCAL STORAGE RECOMMENDED
SCALE
Date: 8/26/93
Prepared by
PSOMAS AND ASSOC.

Lincoln will require improvements on Markham Ravine. Coon Creek, the northernmost of the Cross Canal watersheds, will be impacted mainly by new development within the Auburn-Bowman area.

TABLE 5-9

IMPERVIOUS SURFACE ACREAGE
By Watershed within Unincorporated Placer County
1990, 2010, and 2040

Watershed	Approximate Watershed Area[1]	Impervious Acreage				Impervious Percentage of Total
		Residential[2]	Industrial/ Commercial/ Office[3]	Other[4]	Total Impervious Acreage	
1990						
Lake Tahoe	37,000	890	21	722	1,633	4.4%
Truckee River/Martis Valley	69,000	188	4	1,376	1,568	2.3%
American River--North Fork	245,000	570	12	4,888	5,471	2.2%
American River--Middle Fork	253,000	145	3	5,057	5,205	2.1%
Bear River	74,000	421	2	1,472	1,895	2.6%
Cross Canal Watersheds	187,000	1,190	96	3,714	5,000	2.7%
Dry Creek	47,000	1,146	23	917	2,086	4.4%
Total	**912,000**	**4,551**	**162**	**18,146**	**22,858**	**2.5%**
2010						
Lake Tahoe	37,000	1,139	33	717	1,889	5.1%
Truckee River/Martis Valley	69,000	230	5	1,375	1,610	2.3%
American River--North Fork	245,000	714	16	4,885	5,616	2.3%
American River--Middle Fork	253,000	182	3	5,056	5,242	2.1%
Bear River	74,000	538	3	1,469	2,010	2.7%
Cross Canal Watersheds	187,000	1,994	256	3,695	5,946	3.2%
Dry Creek	47,000	2,496	64	889	3,448	7.3%
Total	**912,000**	**7,292**	**381**	**18,087**	**25,760**	**2.8%**
2040						
Lake Tahoe	37,000	1,139	43	716	1,898	5.1%
Truckee River/Martis Valley	69,000	277	6	1,374	1,658	2.4%
American River--North Fork	245,000	880	21	4,882	5,782	2.4%
American River--Middle Fork	253,000	223	4	5,055	5,283	2.1%
Bear River	74,000	725	4	1,465	2,194	3.0%
Cross Canal Watersheds	187,000	2,491	343	3,683	6,518	3.5%
Dry Creek	47,000	4,835	106	841	5,783	12.3%
Total	**912,000**	**10,571**	**527**	**18,018**	**29,116**	**3.2%**

[1]Total watershed area within Placer County, including incorporated areas.
[2]Residential impervious area is based on 20% rural to 50% urban for single family and 70% impervious for multi-family.
[3]Acres of industrial/commercial/office are based on a 25% coverage for given commercial & office building space, and 20% for industrial; Impervious area for industrial/commercial/office is based on an impervious coverage from 80% to 90%.
[4] Includes 2% to 4% impervious in undeveloped & park areas.

Source: Psomas & Associates, September 1993; J. Laurence Mintier & Associates, July 1994.

Dry Creek

The Dry Creek watershed is anticipated to produce the largest increase in the percentage of impervious surface between 1990 and 2010 of the watersheds analyzed. The percentage is expected to increase from 11.8 in 1990 to approximately 17.0 in 2010. The largest increases will occur in the area south of Baseline Road east of Watt Avenue and in the cities of Rocklin, Loomis and Roseville. Facilities will be necessary to store the excess runoff due to the significant increase in impervious area anticipated for the Dry Creek watershed by the year 2010. The areas where local storage will be necessary are shown in Figure 5-3.

As with development through 2010, the Dry Creek watershed will experience that largest increase in impervious surfaces by 2040 of the watersheds analyzed. The percentage of impervious surface is expected to rise from 11.8 in 1990 to approximately 22.1 in 2040. The largest increases will occur as the result of residential development in the Dry Creek-West Placer area, non-residential development in the cities of Rocklin, Loomis, and Roseville. Significant facilities will be necessary to store the excess runoff due to the increase in impervious area anticipated for the Dry Creek watershed. The Dry Creek Watershed Flood Control Plan identifies approximately 1,750 ac-ft of regional storage required for the ultimate holding capacity of the Dry Creek watershed.

GENERAL PLAN POLICY RESPONSE

In keeping with County drainage policies and the Dry Creek, Auburn Ravine, Coon Creek, and Pleasant Grove Creek flood mitigation plans, major regional storage facilities as well as local detention will be necessary to mitigate increased runoff. Improvements to roadway and railroad crossings will also be necessary to mitigate existing deficiencies. The *Countywide General Plan* also addresses drainage concerns. The following policies and programs from the *Policy Document* address the implications of increased runoff from new development:

Policies

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.*

4.E.5. *The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.*

4.E.6. *The County shall continue to support the programs and policies of the watershed flood control plans developed by the Flood Control and Water Conservation District.*

4.E.7. *The County shall prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards.*

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.*

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).

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.

4.E.12. The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.

4.E.13. The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.

4.E.14. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.

4.E.15. The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).

Programs

4.12. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District.

4.13. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.

These policies and programs provide that new storm drainage systems Placer County will be developed according to all applicable local, state, and federal standards, and seek to minimize urban runoff through project design, good soil conservation practices, and other measures and best management practices (BMPs). Policies require that new development with significant impacts on the quantity and quality of stormwater runoff either provide land for the storm drainage detention or implement other mitigation measures.

Policies 4.E.9 and 4.E.10 require development projects to incorporate appropriate and feasible mitigation for water quality impacts. The adoption of a municipal NPDES permit for the county will include other non-development-related BMPs such as education and street and storm drain maintenance practices that will reduce surface water degradation from stormwater runoff.

Adoption of the flood mitigation plans recommending storage facilities for reduction of increased runoff will also provide appropriate facilities for treatment of stormwater and provide locations for wetland creation. The detention pond is an ideal location to settle and filter out unwanted pollutants from the stormwater, especially during low-flow and "first flush" conditions. Under the flood mitigation plan recommendations and the requirements of the County Flood Control District Stormwater Management Manual, programs to maintain current levels of vegetation, water quality, channel capacity, and channel storage will help meet goals for water quality and environmental enhancement.

IMPACTS

The policies contained in the *Countywide General Plan Policy Document*, in combination with implementation of other flood improvement plans, will mitigate the impacts of the *Land Use Diagram* to less-than-significant levels.

MITIGATION MEASURES

No mitigation measures are necessary.

5.5 SOLID WASTE

SETTING

Existing solid waste management facilities in Placer County consist of two Class III sanitary landfills and four transfer stations.

The Western Regional Sanitary Landfill (WRSL) is located in an unincorporated area of Placer County between the cities of Roseville and Lincoln and west of Highway 65. It is owned by the Western Placer Waste Management Authority (formerly the Western Regional Sanitary Landfill Authority), which is comprised of Placer County and the cities of Lincoln, Rocklin, and Roseville, and is operated by the Western Placer Recovery Company, Inc. The WRSL serves the Auburn-Foothills, South Placer, and Lower Sierra analysis areas, with the exception of the City of Colfax. The landfill, which originally consisted of 320 acres, has recently been expanded to 800 acres. The total capacity of the WRSL is 18,970,000 tons, or 37,940,000 cubic yards. The WRSL is currently operating under a notice of order not to exceed 900 tons per day.

The Eastern Regional Landfill (ERL) is located three miles south of Truckee, west of Highway 89 in the Tahoe National Forest. Placer County recently purchased 292 acres around and including the ERL. The ERL serves the Tahoe Basin, Sierra Resorts and Sierra analysis areas, as well as the City of Colfax. The ERL also currently accepts solid waste from parts of El Dorado and Nevada Counties, currently accounting for approximately 42 percent of the landfill waste stream. The landfill area consists of 102 acres of land. The total capacity of the ERL is 1,420,000 tons, or 2,840,000 cubic yards. The ERL is currently operating under a notice of order allowing a maximum of 250 tons per day. A materials recovery facility (MRF) and a transfer station at the ERL are expected to be completed by the end of 1994; when these facilities are completed, the ERL will cease to serve as a landfill.

METHODOLOGY

The implications of the *General Plan Land Use Diagram* on the County's solid waste facilities were analyzed by applying per capita solid waste disposal rates to the projected populations for 2010 and 2040.

The following criteria were used in this analysis to project Placer County's future solid waste disposal needs:

- The 1990 per capita generation rate was 6.40 pounds solid waste per person per day.
- There will be a 1.2 percent increase per year in the per capita waste generation rate due to more urbanization.
- Placer County will achieve a 50 percent reduction in rate of solid waste disposal by the year 2000.
- The maximum disposal rate, starting in the year 2000, will be 5 pounds per person per day.
- The same percentages of out-of-county wastes will be accepted at the two landfills as in 1990 (4 percent for WRSL and 42 percent for ERL).
- A landfill has 1,000 pounds per cubic yard of compacted refuse.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

In 1990 a total of 222,240 tons of solid waste were delivered to the two Placer County landfills. This equates to approximately 6.40 pounds per person per day, with commercial and industrial uses included in the per capita figures. Projected solid waste disposal for Placer County for the years 2010, 2040, and the base year of 1990, are shown in Table 5-10.

The Integrated Waste Management Act, AB 939, requires that all local jurisdictions with solid waste programs reduce waste disposal rates by 25 percent by 1995 and by 50 percent by the year 2000. Placer County has submitted a *Draft Source Reduction and Recycling Element* (SRRE) to the Local Task Force and the California Integrated Waste Management Board for review. This SRRE identifies cost effective diversion programs for Placer County to maximize the life of the existing landfills by means of source reduction, recycling, composting and environmentally safe transformation and landfill disposal.

If the County is able to meet the goal of 50 percent reduction in disposal rates by the year 2000, then the County's solid waste disposal alone would be 1,587 tons per day. The total waste disposed of in the County would be approximately 1,757 tons per day.

The current projected closure date for the WRSL is 2047; with the above criteria, the revised projected closure date is 2050. The current projected closure date for the ERL is 2007, although, as noted above, the site will be converted to a transfer station by 1995.

By the year 2010, the WRSL permit, or notice of order, must be revised, as the average projected disposal rate, approximately 1,052 tons per day including out-of-County wastes, will exceed the existing limit of 900 tons per day. The ERL permit, or notice of order, should not need revision.

TABLE 5-10

SOLID WASTE GENERATION
1990, 2010, and 2040

	1990		2010			2040		
	Disposal (tons)	Disposal (tons/day)	Disposal (tons)	Disposal (tons/day)	% Change from 1990	Disposal (tons)	Disposal (tons/day)	% Change from 1990
Tahoe Basin Total	**10,812**	**29.6**	**8,388**	**23.0**	**-22.4%**	**11,957**	**32.8**	**10.6%**
Alpine Meadows	1,037	2.8	664	1.8	-36.0%	830	2.3	-19.9%
Martis Valley	1,966	5.4	1,747	4.8	-11.1%	2,740	7.5	39.4%
Squaw Valley	2,185	6.0	1,398	3.8	-36.0%	1,744	4.8	-20.2%
Sierra Resorts Total	**5,188**	**14.2**	**3,809**	**10.4**	**-26.6%**	**5,314**	**14.6**	**2.4%**
Gold Run/Dutch Flat/Alta	1,257	3.4	821	2.3	-34.7%	996	2.7	-20.7%
Placer East	1,858	5.1	1,223	3.4	-34.2%	1,578	4.3	-15.1%
Summit	1,420	3.9	926	2.5	-34.8%	1,163	3.2	-18.1%
Sierra Total	**4,535**	**12.4**	**2,971**	**8.1**	**-34.5%**	**3,737**	**10.2**	**-17.6%**
ERL - TOTAL (above + City of Colfax)	**22,061**	**60.4**	**16,531**	**45.3**	**-25.1%**	**22,337**	**61.2**	**1.3%**
Colfax CPA	3,018	8.3	2,432	6.7	-19.4%	4,318	11.8	43.1%
Colfax City	1,525	4.2	1,363	3.7	-10.6%	1,329	3.6	-12.9%
Foresthill	5,726	15.7	4,613	12.6	-19.4%	6,726	18.4	17.5%
Meadow Vista	4,360	11.9	3,516	9.6	-19.4%	4,567	12.5	4.7%
Weimar/Applegate/Clipper Gap	5,027	13.8	4,054	11.1	-19.4%	6,477	17.7	28.8%
Lower Sierra Total	**19,656**	**53.9**	**15,979**	**43.8**	**-18.7%**	**23,417**	**64.2**	**19.1%**
Auburn-Bowman	21,158	58.0	20,026	54.9	-5.4%	29,146	79.9	37.8%
Auburn City	12,132	33.2	11,404	31.2	-6.0%	18,517	50.7	52.6%
Horseshoe Bar/Penryn	7,620	20.9	5,592	15.3	-26.6%	7,473	20.5	-1.9%
Loomis Town	6,599	18.1	5,242	14.4	-20.6%	6,809	18.7	3.2%
Newcastle/Ophir	4,527	12.4	3,425	9.4	-24.3%	4,982	13.7	10.1%
Auburn -Foothills Total	**52,037**	**142.6**	**45,689**	**125.2**	**-12.2%**	**66,928**	**183.4**	**28.6%**
Dry Creek/West Placer	1,358	3.7	8,737	23.9	543.2%	7,889	21.6	480.7%
Granite Bay	15,244	41.8	13,770	37.7	-9.7%	17,438	47.8	14.4%
Lincoln City	8,356	22.9	14,469	39.6	73.2%	37,533	102.8	349.2%
Placer Central	5,884	16.1	6,780	25.7	59.2%	10,577	42.5	163.5%
Placer West	1,660	4.5	1,188	3.3	-28.4%	1,578	4.3	-4.9%
Rocklin City	22,231	60.9	24,464	67.0	10.0%	50,238	137.6	126.0%
Roseville City	51,372	140.7	69,898	191.5	36.1%	95,659	262.1	86.2%
Sheridan	679	1.9	489	1.3	-27.9%	664	1.8	-2.1%
Sunset	76	0.2	52	0.1	-30.9%	83	0.2	9.4%
South Placer Total	**106,859**	**292.8**	**139,847**	**390.2**	**33.3%**	**221,659**	**620.8**	**112.0%**
WRSL - TOTAL	**177,027**	**485.0**	**200,151**	**555.4**	**14.5%**	**310,675**	**864.7**	**78.3%**
Sub-Total Cities	102,215	280.0	126,839	347.5	24.1%	210,085	575.6	105.5%
Sub-Total Unincorporated	96,873	265.4	89,843	253.2	-4.6%	122,927	350.3	32.0%
TOTAL COUNTY	**199,088**	**545.4**	**216,682**	**600.7**	**10.1%**	**333,012**	**925.9**	**69.7**

NOTES:

1. Based on development estimates for 2010 and 2040 (see Chapter 2).
2. Per capita waste disposal rates in pounds per person per day: 6.40 in 1990; 3.83 in 2010; 4.55 in 2040.

GENERAL PLAN POLICY RESPONSE

The following policies and programs address the solid waste implications of the *Land Use Diagram.*

Policies

4.G.1. The County shall require waste collection in all new urban and suburban development.

4.G.2. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.

4.G.3. The County shall require discretionary permit approval for all new waste disposal facilities.

4.G.4. The County shall ensure that solid waste disposal facilities do not contaminate surface or groundwater in violation of state standards.

4.G.5. The County shall promote the siting of new solid waste collection and transfer facilities in locations as close as practical to the areas they serve.

4.G.6. The County shall ensure that landfills and transfer stations are buffered from incompatible development.

4.G.7. The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.

4.G.8. The County shall encourage the development of regional and community-based recycling facilities in heavy commercial and industrial areas.

4.G.9. The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

4.G.10. The County shall encourage the establishment and implementation of a recycling market development zone in Placer County.

Programs

4.15. The County shall develop and adopt an ordinance requiring solid waste collection in all new urban and suburban development.

4.16. The County shall monitor landfills during operation and after closure to detect groundwater contamination and gas mitigation.

4.17. The County shall cooperate with the cities of the county to study the feasibility of a methane gas recovery operation.

4.18. The County shall prepare, adopt, and regularly review and revise as necessary an Integrated Waste Management Plan.

4.19. The County shall provide incentives to businesses that use locally-recycled materials as part of their manufacturing processes. These incentives may include relaxation of development standards and/or fast-track permitting.

4.20. The County shall assist the Western Placer Waste Management Authority in the establishment of a material recovery facility at or near the Western Regional Sanitary Landfill.

These policies and programs promote safe waste collection, reduction, and recycling and ensure the development of solid waste facilities to serve the needs of Placer County in appropriate locations and sited and designed to minimize the effects of such facilities on adjoining land uses.

In addition, the County should carry out the policies and programs in the *Draft SRRE* including source reduction, recycling, and composting, with the goal of reducing solid waste generation by 25 percent by 1995 and 50 percent by the year 2000.

IMPACTS

While solid waste generation will increase due to development under the *General Plan*, there should be a decrease in the per capita generation rate due to compliance with AB 939. This affects only the existing landfills in that the revised projected lives are longer than previously projected. With successful implementation of General Plan policies, the solid waste impacts of the General Plan are less-than-significant.

MITIGATION MEASURES

No mitigation measures are necessary.

5.6 SCHOOLS

ENVIRONMENTAL SETTING

Development in Placer County is served by 22 school districts, 19 of which serve county residents exclusively. For each of the 19 districts entirely within the county, Table 5-11 shows the current enrollment along with 5- and 10-year enrollment projections.

TABLE 5-11

INDIVIDUAL ENROLLMENT PROJECTIONS
Placer County School Districts

School District	Existing Enrollment 1993/94 *	Enrollment Projection 5 Year	Enrollment Projection 10 Year	10 Year Increase**
Ackerman	363	409	455	+ 92
Alta-Dutch Flat	202	222	242	40
Auburn Union	2,866	3,752	4,638	1,772
Colfax	481	698	915	434
Dry Creek	2,723	5,442	6,815	4,092
Emigrant Gap	18	23	28	10
Eureka Union	2,455	3,353	4,900	2,445
Foresthill Union	808	1,172	1,568	760
Loomis Union	1,799	2,195	2,591	792
Newcastle	309	373	437	128
Ophir	254	306	358	104
Penryn	316	433	550	234
Placer Hills Union	1,597	1,933	2,269	672
Roseville City	5,098	5,616	6,699	1,641
Rocklin Unified	3,970	5,615	11,670	7,700
Tahoe-Truckee	4,419	5,677	6,625	2,206
Western Placer	2,858	3,150	4,047	1,189
Placer High	4,428	5,617	6,806	2,378
Roseville High	4,318	5,556	6,813	2,495
Total	**39,282**	**51,542**	**68,426**	**29,184**

* Based on October, 1993 CBEDs

** The 10 year increase represents the number of new students projected to be added to the 1993/94 enrollment year over the next 10 year period.

Source: Placer County Office of Education, July 1994.

In addition to the districts listed in Table 5-11, three other districts (Elverta, Grant, and Center) serve development in both Placer and Sacramento Counties.

Table 5-12 shows that 12 of the county's 19 districts currently have "unhoused" students (i.e., current enrollment exceeds permanent capacity). These unhoused students are currently accommodated either in overcrowded permanent classrooms, non-classroom space, or in rented/leased portables.

TABLE 5-12

UNHOUSED STUDENT COUNT

School District	District Capacity	District Enrollment	Unhoused[1]
Ackerman	280	363	83
Alta-Dutch Flat	228	202	-26
Auburn Union	1,841	2,866	1,025
Colfax	600	481	-119
Dry Creek	1,682	2,723	1,041
Emigrant Gap[2]	0	18	18
Eureka Union	2,015	2,455	440
Foresthill Union	552	808	256
Loomis Union	1,726	1,799	73
Newcastle	323	309	-14
Ophir	210	254	44
Penryn	360	316	-44
Placer Hills Union	1,173	1,597	424
Roseville City	6,073	5,098	-975
Rocklin Unified[3]	2,589	3,970	1,381
Tahoe-Truckee[4]	4,557	4,419	-138
Western Placer	2,963	2,858	-105
Placer High	3,205	4,428	1,223
Roseville High	4,191	4,318	127
Center Unified	4,995	4,930	-65
Total	**39,563**	**44,212**	**-467**

[1]Unhoused students represent a district's permanent capacity minus their existing enrollment. Those districts with surplus classroom space are shown as negative and those districts with overcrowded classroom space are shown as a positive. Unhoused students are housed in overcrowded classrooms, non-classroom space or in rented/leased portables.
[2]Emigrant Gap operates in a portable classroom
[3]There are currently over 400, 9-12 students from the Rocklin Unified School District being housed at Roseville and Del Oro High Schools due to the Rocklin Unification. Rocklin High School will accommodate just 9th and 10th graders in 1994/95.
[4]The surplus student classroom space occurs at the high school level only.

Placer County residents are also served by the Sierra Community College District. There are approximately 15,000 students at the District's main campus, Sierra College in Rocklin, which has an ultimate enrollment capacity of 23,000. In addition, the District also operates off-campus sites in Truckee, North Tahoe, Grass Valley/Nevada City, and at various high schools around the county.

METHODOLOGY

To assess the potential implications of development under the *General Plan Land Use Diagram*, the County, working with the Placer County Office of Education, calculated the student enrollment associated with residential development estimated through the year 2010 (see Table 2-8 in Chapter 2 of this *EIR*). These total enrollment numbers were used to determine school site needs for elementary (K-5), middle (6-8), and high schools (9-12).

Assumptions

Table 5-13 shows the yield rates used to prepare student enrollment estimates based on assumed residential development.

TABLE 5-13

ASSUMED STUDENT YIELD RATES
Per Dwelling Unit

Type of Residential Unit	K-5	6-8	9-12	Community College
Single Family (SF)	.3776	.1410	.2362	.16
Multi Family (MF)	.127	.047	.0445	

Source: Placer County Office of Education, July 1994.

Table 5-14 shows assumptions regarding the number of students per school, amount of acreage needed for each campus, and per-student and per-school costs for K-5, 6-8, and 9-12 schools.

TABLE 5-14

FACILITY NEEDS COSTS

Type	Students Per School	Typical Size	Cost Per Student	Cost Per School
Elementary (K-5)	600	10 acres	$10,606	$6,363,600
Middle (6-8)	750	18 acres	$14,108	$10,581,000
High (9-12)	1,600	40 acres	$21,071	$33,713,600

Source: Placer County Office of Education, July 1994.

Threshold of Significance

This *EIR* assumes that impacts to school districts are significant if development under the *General Plan* would result in an unmet demand for school facilities.

IMPLICATIONS OF THE DRAFT LAND USE DIAGRAM

Table 5-15 shows the student enrollment demand that would result from development under the *General Plan* by regional analysis area.

TABLE 5-15

STUDENT GENERATION THROUGH 2010
by Regional Analysis Area

Regional Analysis Area	Students by Unit Type	K-5	6-8	9-12	Total
Tahoe Basin	SF	393	146	245	784
	MF	33	12	12	57
	Total	426	158	257	841
Sierra Resort	SF	130	48	81	259
	MF	23	9	8	40
	Total	153	57	89	299
Sierra	SF	12	5	8	25
	MF	0	0	0	0
	Total	12	5	8	25
Lower Sierra	SF	632	236	395	1,263
	MF	27	10	10	47
	Total	659	246	405	1,310
Auburn-Foothills	SF	1,619	604	1,013	3,236
	MF	167	61	58	286
	Total	1,786	665	1,071	3,522
South Placer	SF	3,959	1,478	2,476	7,915
	MF	199	74	69	342
	Total	4,158	1,552	2,545	8,257
TOTALS		**7,194**	**2,683**	**4,375**	**14,254**

Source: Placer County Office of Education, July 1994.

In addition to the increased K-12 student enrollment, development under the *General Plan* will result in increased demand for the community college services provided by the Sierra Community College District. Assuming a per-unit student yield rate of 0.16 students per dwelling unit, residential development under the *Land Use Diagram* will result in an additional 3,000 students.

4.J.13. Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

Higher Education

4.J.17. The County shall work with Sierra College to ensure that higher education programs and facilities are available to Placer County.

These policies call for the County to coordinate its planning efforts with local school districts to ensure that development under the *General Plan* does not result in an unmet demand for school facilities.

IMPACTS

Implementation of the policies listed above will ensure that future development in unincorporated Placer County does not result in unmet school facilities needs. The impacts of the *General Plan* will, therefore, result in less-than-significant impacts on schools.

MITIGATION MEASURES

No mitigation measures are necessary.

Chapter 6
County Facilities and Services

CHAPTER 6

COUNTY FACILITIES AND SERVICES

6.1 INTRODUCTION

This chapter examines the public facilities needed to provide County services to the population and employment expected in Placer County in the future, according to the growth scenario developed for the *Countywide General Plan* (see Chapter 2). Unlike other analyses presented in this EIR, this analysis does not include sections describing "impacts" or "mitigation measures." Instead, it contains a section at the end describing "facility funding options" that addresses the facility needs and cost estimates for all County facilities and services discussed in this chapter. This discussion of funding options provides information for the County to consider in implementing the *General Plan* to ensure that facility and service objectives are met.

Recht Hausrath & Associates (RHA) has prepared for Placer County a comprehensive analysis of the relationship between growth and the capital facilities needed to serve it. This EIR analysis relies on the RHA report prepared for Placer County, *County Facilities Needed to Serve Growth* (referred to here as the *Facilities Study*), which is expected to be released by late summer 1994. The *Facilities Study* serves as the documentation for a countywide development fee or other mitigation measures to provide funding for required facilities. The *Facilities Study*, along with other facility policy issues, will be considered by the Placer County Board of Supervisors in Summer 1994.

The *Facilities Study* draws from the analysis of current and future County facility needs included in the *Comprehensive Facility Master Plan* (FMP) and the *Criminal Justice Master Plan* (CJMP). These master plans were developed to direct the County's facility planning efforts while the *Facilities Study* seeks to serve as documentation for a facility funding program. Thus, the *Facilities Study* addresses a range of funding issues and policy concerns not discussed in the master plans; these differences in focus are addressed in detail in the *Facilities Study*. Additionally, the FMP and the CJMP use different forecasts of population and employment than those used in the *Facilities Study* and in this *EIR*. The result of the differences in approach and assumptions is that the facility requirements presented below cannot be directly compared to those in the FMP and CJMP.

The *Facilities Study* documents the county facilities needed to serve growth in Placer County from 1994 through 2010. To maintain consistency with the *Facilities Study*, the time-period for analysis in this chapter of the EIR differs from the time period presented in other chapters. This chapter, therefore, assumes a base year of 1994 (rather than a base year of 1990 used in the *Draft General Plan EIR* and used in other chapters of the *Final EIR*). In addition, to further the linkage with the parallel effort of the *Facilities Study* and related efforts to develop funding sources for those facilities, this EIR chapter presents facility needs associated with growth through the year 2010. For each functional area of County government, the *Facilities Study* documents in considerable detail the following results (which have been adapted for the EIR analysis):

- Relevant service populations with respect to both jurisdiction (i.e. countywide versus unincorporated area) and user population (i.e. residents and/or businesses which are measured by employees)
- Service standards describing the relationship between service population and facility requirements expressed, for example, as square feet of library space per thousand population; and
- Facility cost estimates (in 1994 dollars).

For the EIR analysis, two adjustments have been made to the facility standards documented in the *Facilities Study*. That report recommends that, in order to remedy current facility deficiencies, the Placer County Board of Supervisors adopt service standards for some functional areas that exceed existing standards, based on the FMP or CJMP analysis. Increasing these standards will, however, require a policy and financial commitment by the County. Pending the conclusion of that policy discussion, the facility requirements presented in this EIR analysis do not assume increased standards. The facilities identified in this analysis as necessary to serve new development are based on the *existing standards*, which means that the level of service provided for existing residents would be unchanged. If the County adopts increased standards, facility requirements to serve growth will be higher for some functional areas. The second adjustment to the *Facilities Study* standards is to express standards on a per resident and per employee basis to simplify presentation.

The County's services can be described in two general categories, municipal-like and countywide. Municipal-like services in the unincorporated area include administrative, public protection services, community and neighborhood parks, and building inspection services. The only parks facility included in this analysis is the office space used by the parks departments; the County has other fee and dedication programs intended to provide sufficient neighborhood and community parks for new development. Countywide facilities serve all residents and employees in both the incorporated and unincorporated areas. Such facilities provide county services that have no municipal counterpart in city governments (e.g., property tax collection or welfare services). Finally, some departments provide countywide and municipal-like functions; the appropriate share of facilities of those departments are addressed in both sections.

6.2 MUNICIPAL-LIKE FACILITIES

SETTING

There are three categories of facilities that the county provides to the unincorporated area exclusively: sheriff's patrol and investigation, public works, and general administration.

The Sheriff's Department provides patrol and investigation services and dispatch services in the unincorporated areas of the county and by contract to the City of Loomis. In general, the Sheriff services covered in this section correspond to the activities of a city's police department within city boundaries. The Sheriff's Department also provides countywide public protection services such as fingerprinting and identification services and administers the jail and other detention facilities. Those facilities and services are covered in countywide facilities.

The Department of Public Works (DPW) performs a wide variety of functions including the administration, maintenance, and operation of County roads, transit systems, utilities, solid waste facilities, and the County's automotive fleet. The Public Works Department also provides engineering, surveying, and mapping services for County land acquisition and facilities planning and development. Additionally, the DPW is responsible for engineering and construction inspection for assessment districts within the County. These DPW functions primarily benefit the County's unincorporated areas.

A portion of County general administration functions provide municipal-like services to the unincorporated area. The *Facilities Study* explains the relevant share of these departments that serve the unincorporated area. These include:

- Administrative Services Support
- Clerk of the Board of Supervisors
- Central Services
- Personnel

- County Executive Office
- County Counsel
- Management Information Systems (MIS)
- Communications Office
- Auditor/Controller
- Parks Department (office space only)
- Facility Services
- Tax Collector
- Procurement
- Revenue Services
- Planning

METHODOLOGY/ASSUMPTIONS

Table 6-1 presents the facility standards for each of these departments by specific type of facility. The facility standards are either expressed as physical quantities, square feet of building space per thousand residents or employees, or as investment standards, dollars per thousand residents or employees. The investment standards are based on the current value of the facility. The standards reflect county facility conditions as of 1994, except for vehicles, which are 1992 inventories (vehicle standards based on 1994 inventories are included in the final *Facilities Study*). The *Facilities Study* discusses the relative weighting of employees and residents by functional area.

TABLE 6-1

MUNICIPAL-LIKE FACILITY STANDARDS

Function/Facility Type	Units	Per 1,000 Residents	Per 1,000 Employees
Sheriff's Patrol and Investigation			
Administration/Main Station/Substations	sq ft	264	82
Sheriff Patrol and Investigation Vehicles	$	$11,317	$3,508
Dispatch Equipment	$	$11,259	$3,490
General Administration			
Administrative Office	sq ft	431	103
Parks Administration	sq ft	81	0
Warehouse/Communications Shop	sq ft	27	6
Archive	sq ft	11	3
Telephone	$	$9,444	$2,267
Automation Systems	$	$36,045	$8,651
Vehicles	$	$10,302	$2,472
Public Works			
Office Space	sq ft	209	50
Vehicles	$	$2,316	$556

Note: Costs expressed in 1994 dollars.

Source: Recht Hausrath & Associates, July 1994

IMPLICATIONS OF THE LAND USE DIAGRAM

Required Municipal-Like Facilities

By applying the facility standards in the Table 6-1 to estimated unincorporated population and employment growth, the consultants determined the municipal-like facilities required to serve growth in the unincorporated area from 1994 to 2010. Table 6-2 presents those facility requirements, in terms of square feet of building space or cost of vehicles and equipment.

TABLE 6-2

MUNICIPAL-LIKE REQUIRED FACILITIES

Function/Facility Type	Units	1994 -2010
Sheriff's Patrol and Investigation		
Administration/Main Station/Substations	sq ft	11,800
Sheriff Patrol and Investigation Vehicles	$	$504,800
Dispatch Equipment	$	$502,300
General Administration		
Administrative Office	sq ft	18,600
Parks Administration	sq ft	3,100
Warehouse/Communications Shop	sq ft	1,100
Archive	sq ft	500
Telephone	$	$391,500
Automation Systems	$	$1,494,400
Vehicles	$	$427,100
Public Works		
Office Space	sq ft	9,000
Vehicles	$	$100,100

Note: Costs expressed in 1994 dollars.

Source: Recht Hausrath Associates, July 1994.

Municipal-Like Facility Costs

The *Facilities Study* includes estimates of per unit costs to construct additional facilities. These estimates are based on cost estimates from the *Comprehensive Facility Masterplan* (FMP), the *Criminal Justice Master Plan* (CJMP), and data from relevant departments. All cost figures are in 1994 dollars. Costs per square foot include land costs, site preparation, direct and indirect construction costs, parking area, and furniture and fixtures. In total, the municipal-like facilities to serve growth in unincorporated Placer County from 1994 through 2010 are estimated to cost $17.4 million. Table 6-3 presents the cost of municipal-like facilities associated with growth in the unincorporated area from 1994-2010.

TABLE 6-3

MUNICIPAL-LIKE FACILITIES COSTS

Function/Facility Type	1994-2010
Sheriff's Patrol and Investigation	
Administration/Main Station/Substations[1]	$2,804,000
Sheriff Patrol and Investigation Vehicles	$505,000
Dispatch Equipment	$502,000
Subtotal	**$3,811,000**
General Administration	
Administrative Office[1]	$4,436,000
Parks Administration[1]	$739,000
Warehouse/Communications Shop[2]	$172,300
Archive[3]	$74,000
Telephone	$392,000
Automation Systems	$1,494,000
Vehicles	$427,000
Subtotal	**$7,735,000**
Public Works	
Office Space[1]	$2,156,000
Vehicles	$100,000
Subtotal	**$2,256,000**
TOTAL	**$13,802,000**

[1] Construction cost is $238 per building square foot in 1994 dollars.
[2] Construction cost is $156 per building square foot in 1994 dollars.
[3] Construction cost is $162 per building square foot in 1994 dollars.

Source: Recht Hausrath & Associates, July 1994.

Areas with Current Deficiencies

The *Criminal Justice Master Plan* (CJMP) identifies the need for substantially more sheriff patrol and investigation space than the County currently has. This is one of the areas where the *Facility Study* recommends adopting a standard that addresses the current deficiency. If the County makes the policy decision to increase the standard, then the impact of growth would be higher than calculated here.

Service Level Assessment

As stated above, the facility standards used in this analysis are based on existing standards, across all unincorporated areas of the County. Necessarily, these standards reflect an average of more densely populated areas and rural areas. In the future, the County intends to reflect in facility requirements the nature of development: urban density development will be required to provide a higher level of facilities

than the countywide average. In some cases, suburban density development may also be required to provide more facilities. The specific facility needs of developing areas can be addressed through the community plan and specific plan process.

Sheriff facilities are a likely area where higher, urban-like facility standards may be appropriate in some higher density areas. For example, to provide adequate sheriff's protection in an urban density area distant from existing substations may require a sheriff substation to be located in the community. This substation may well be larger than the square feet projected using the average facility standards based on the entire unincorporated area.

6.3 COUNTYWIDE FACILITIES

Countywide facilities include the following functions:

- General Administration includes Emergency Services, Assessor, Air Pollution, Environmental Health, Elections, and Recorder.

- Jails and countywide public protection services such as coroner, public administrator, and emergency services. The Sheriff's Department also provides services with a countywide orientation, including fingerprinting and identification services which are included in countywide public protection services.

- All justice system departments consisting of Superior and Municipal Courts, Probation, District Attorney, Public Defender, and Marshal.

- The Agriculture Department and Weights and Measures Division.

- The Public Works Department supports three countywide functions: 1) County landfill management for the Eastern Regional Landfill; 2) County landfill management for the Western Regional Sanitary Landfill Authority; and 3) flood control design and maintenance for the Placer County Flood Control and Water Conservation District. It is estimated that less than two percent of the DPW's office space and vehicles are devoted to these countywide functions.

- Welfare, Health Services, Animal Control and Libraries. These departments serve residents only, rather than a mix of employees and residents. (As the County does not provide library service in Roseville and Lincoln, the library service population is the remainder of the county population.)

Countywide facilities, in addition, include the balance of general administration facilities detailed under municipal-like services.

METHODOLOGY/ASSUMPTIONS

Tables 6-4 and 6-5 present the facility standards for services. Table 6-4 includes those functions that serve both resident and employee populations. The *Facilities Study* details the rationale for relative employee and resident weighting in the standards. Table 6-5 includes functions that strictly serve county residents. As with the municipal-like functions, the standards are expressed either in physical units or investment amounts per thousand residents or employees and reflect 1994 conditions with the exception of vehicle standards, which are based on 1992 inventories.

TABLE 6-4

COUNTYWIDE FACILITY STANDARDS
Functions Serving Residents and Employees

Function/Facility Type	Units	Per 1,000 Residents	Per 1,000 Employees
General Administration			
Administrative Office	sq ft	485	116
Parks Administration	sq ft	0	0
Warehouse/Communications Shop	sq ft	27	6
Archive	sq ft	11	3
Telephone	$	$9,444	$2,267
Automation Systems	$	$36,045	$8,651
Vehicles	$	$10,302	$2,472
Justice System			
Administration/Office Space	sq ft	161	50
Superior Courtrooms and Ancillary Space	sq ft	51	16
Municipal Courtrooms and Ancillary Space	sq ft	87	27
Law Library	sq ft	4	1
Storage Space	sq ft	17	5
Juvenile Beds	beds	0.33	0.10
Vehicles	$	$982	$304
Jails and Countywide Protection			
Adult Jail Beds	beds	2.2	0.7
Jail Administration Office Space	sq ft	24.9	7.7
Sheriff Department Office Space	sq ft	15.8	4.9
Coroners Facilities	sq ft	4.7	1.4
Vehicles	$	$564	$175
Public Works			
Office Space	sq ft	10	2
Vehicles	$	$115	$28
Agriculture			
Office	sq ft	20	5
Lab/Storage	sq ft	14	3
Vehicles	$	$330	$79
Equipment	$	$93	$22

Note: Costs expressed in 1994 dollars.

Source: Recht Hausrath & Associates, July 1994

TABLE 6-5

COUNTYWIDE FACILITY STANDARDS
Functions Serving Residents

Function/Facility Type	Units	Per 1,000 Residents
Libraries		
Library space	sq ft	325
Volumes	volumes	1,683
Automation	$	$1,565
Health		
Office	sq ft	211
Clinic Lab	sq ft	159
Vehicles	$	$866
Equipment	$	$2,852
Welfare		
Office	sq ft	138
Vehicles	$	$1,881
Animal Control		
Office	sq ft	2.2
Shelter	sq ft	52.3
Outdoor Pen/Storage	sq ft	2.4
Vehicles	$	$663

Note: Costs expressed in 1994 dollars.

Source: Recht Hausrath & Associates, July 1994

IMPLICATIONS OF THE LAND USE DIAGRAM

Required Countywide Facilities

Tables 6-6 and 6-7 present the estimated countywide facility requirements for the 1994 to 2010 time period. The figures cited in these tables represent an application of the facility standards shown in Tables 6-4 and 6-5 to estimated population and employment growth throughout Placer County from 1994 to 2010.

TABLE 6-6

COUNTYWIDE REQUIRED FACILITIES
Functions Serving Residents and Employees

Function/Facility Type	Units	1994-2010
General Administration		
Administrative Office	sq ft	64,700
Parks Administration	sq ft	0
Warehouse/Communications Shop	sq ft	3,600
Archive	sq ft	1,500
Telephone	$	$1,261,200
Automation Systems	$	$4,813,400
Vehicles	$	$1,375,700
Justice System		
Administration/Office Space	sq ft	22,500
Superior Courtrooms and Ancillary Space	sq ft	7,200
Municipal Courtrooms and Ancillary Space	sq ft	12,100
Law Library	sq ft	600
Storage Space	sq ft	2,400
Juvenile Beds	beds	46
Vehicles	$	$137,200
Jails and Countywide Protection		
Adult Jail Beds	beds	310
Jail Administration Office Space	sq ft	3,500
Sheriff Department Office Space	sq ft	2,200
Coroners Facilities	sq ft	700
Vehicles	$	$78,800
Public Works		
Office Space	sq ft	1,400
Vehicles	$	$15,400
Agriculture		
Office	sq ft	2,600
Lab/Storage	sq ft	1,800
Vehicles	$	$44,100
Equipment	$	$12,400

Note: Costs expressed in 1994 dollars.

Source: Recht Hausrath & Associates, July 1994.

TABLE 6-7

COUNTYWIDE REQUIRED FACILITIES
Functions Serving Residents

Function/Facility Type	Units	1994 -2010
Libraries		
Library Space	sq ft	18,100
Volumes	volumes	93,600
Automation	$	$87,000
Health		
Office	sq ft	23,700
Clinic Lab	sq ft	17,900
Vehicles	$	$97,300
Equipment	$	$320,300
Welfare		
Office	sq ft	15,500
Vehicles	$	$211,200
Animal Control		
Office	sq ft	200
Shelter	sq ft	5,900
Outdoor pen/storage	sq ft	300
Vehicles	$	$74,500

Note: Costs expressed in 1994 dollars.

Source: Recht Hausrath Associates, July 1994.

TABLE 6-8

COUNTYWIDE FACILITIES COSTS
Functions Serving Residents and Employees

Function/Facility Type	Cost Per Unit*	1990 -2010
General Administration		
Administrative Office	$238	$15,424,000
Parks Administration	$238	$0
Warehouse/Communications Shop	$156	$553,000
Archive	$162	$238,000
Telephone	$1	$1,261,000
Automation Systems	$1	$4,813,000
Vehicles	$1	$1,376,000
Subtotal		$23,666,000
Justice System		
Administration/Office Space	$238	$5,360,000
Superior Courtrooms and Ancillary Space	$213	$1,530,000
Municipal Courtrooms and Ancillary Space	$268	$3,260,000
Law Library	$217	$133,000
Storage Space	$156	$371,000
Juvenile Beds	$96,000	$4,416,000
Vehicles	$1	$137,000
Subtotal		$15,207,000
Jails and Countywide Protection		
Adult Jail Beds	$51,000	$15,810,000
Jail Administration Office Space	$238	$828,000
Sheriff Department Office Space	$238	$525,000
Coroners Facilities	$184	$120,000
Vehicles	$1	$79,000
Subtotal		$17,362,000
Public Works		
Office Space	$238	$331,000
Vehicles	$1	$15,000
Subtotal		$346,000
Agriculture		
Office	$238	$630,000
Lab/Storage	$167	$308,000
Vehicles	$1	$44,000
Equipment	$1	$12,000
Subtotal		$995,000
TOTAL		$57,576,000

*Cost per unit are dollars per square foot or per bed, expressed in 1994 dollars.
Source: Recht Hausrath Associates, July 1994.

TABLE 6-9

COUNTYWIDE FACILITIES COSTS
Functions Serving Residents

Function/Facility Type	Cost Per Unit*	1990 -2010
Libraries		
Library space	$217	$3,921,000
Volumes	$30	$2,807,000
Automation	$1	$87,000
Subtotal		$6,815,000
Health		
Office	$238	$5,647,000
Clinic lab	$213	$3,809,000
Vehicles	$1	$97,000
Equipment	$1	$320,000
Subtotal		$9,873,000
Welfare		
Office	$238	$3,693,000
Vehicles	$1	$211,000
Subtotal		$3,904,000
Animal Control		
Office	$238	$59,000
Shelter	$167	$983,000
Outdoor Pen/Storage	$1	$22,000
Vehicles	$1	$74,000
Subtotal		$1,138,000
TOTAL		**$21,730,000**

*Cost per unit is dollars per square foot or library volume, expressed in 1994 dollars.

Source: Recht Hausrath Associates, July 1994.

Areas with Current Deficiencies

The *Criminal Justice Master Plan* (CJMP) identifies significant current deficiencies in justice facilities, jails and countywide protection facilities. The *Facilities Study* recommends increased standards for these facilities and identifies the current deficiency to be addressed. If the County decides to adopt these higher standards, the facilities required to serve growth would be higher than calculated above.

Similarly, the *Facilities Study* recommends that the County adopt a higher standard for library space than currently exists. The recommended standard is based on the California State Library guidelines which have not yet been adopted as policy by the County. For new development to meet this higher standard, the required facilities would be greater than indicated in Tables 6-7 and 6-9.

Alternative Funding Sources/Net Costs

Although most facility requirements must be funded with local revenue sources, for several functional areas, the County has specialized revenue sources that would meet some of the facility costs associated with growth. These revenue sources are discussed in the presentation of capital funding options. The revenues from those sources that are directly related to specific facilities are estimated below.

Justice and jails and countywide protection facilities can be financed with revenues from penalty assessments. The County deposits these locally derived revenues into two funds: 1) the County Courtroom Facilities Fund (Government Code Section 76005) and 2) the Criminal Justice Facility Temporary Construction Fund (Government Code Section 76004). It is anticipated that new development will contribute to these funds at approximately the same rate per year as the existing population. For the 1994 to 2010 period, new development's contribution to these funds will be approximately $4.0 million. It is important to note that these revenue estimates assume that the penalty levels, rates and fund use restrictions remain constant over time.

The County anticipates that some of the costs of new welfare facilities will be covered by State and Federal assistance. These non-local revenues are determined by complicated cost sharing mechanisms, that are subject to change in the future. Assuming current practices, the County can expect to recover $900,000 of welfare facility costs in the 1994 to 2010 period from State and Federal programs.

SUMMARY OF MUNICIPAL-LIKE AND COUNTYWIDE FACILITY COSTS

Table 6-10 summarizes the total costs of facilities to serve new development. Table 6-10 also shows the net facility costs after considering the specialized revenues dedicated to certain facilities.

TABLE 6-10

FACILITY COST SUMMARY

Municipal-Like Facilities	
Sheriff's Patrol and Investigation	$3,811,000
General Administration	$7,735,000
Public Works	$2,256,000
Subtotal	$13,802,000
Countywide Facilities	
General Administration	$23,666,000
Justice System	$15,207,000
Jails and Countywide Protection	$17,362,000
Public Works	$346,000
Agriculture	$995,000
Libraries	$6,815,000
Health	$9,873,000
Welfare	$3,904,000
Animal Control	$1,138,000
Subtotal	$79,306,000
Cost Total	$93,108,000
Specialized Revenues	
County Courtroom Facility Fund	$1,783,000
Criminal Justice Facility Temp Construction Fund	$2,401,000
State and Welfare Funding	$948,000
Revenue Total	$5,132,000
NET FACILITY COST	**$87,976,000**

Source: Recht Hausrath Associates, July 1994.

6.4 FACILITY FUNDING OPTIONS

This section outlines the funding options for facilities needed to serve new development as described in Sections 6.2 and 6.3. The options described below review existing sources of funding for County-owned buildings, vehicles and equipment. This review is conducted for 11 categories of County facilities: general

government, public health and mental health, welfare, jails, justice system, libraries, public works, roads, and sheriff.

In summary, Federal and State funding for County facilities has been declining and the County has been able to obtain only modest amounts of funding from local funding sources. The County has cut back construction and acquisition of capital facilities despite significant increases in population. The Placer County Board of Supervisors is considering a policy that requires new development to pay for the full cost of facilities needed to serve the future growth accommodated by the *Countywide General Plan.*

This section, therefore, identifies new sources of local funding that will be needed to maintain current facility standards. The most significant of these local sources is a development impact fee levied on all new development within the county. The proposed fee program is described in detail in the *Facilities Study* (summer 1994). The report documents the amount of funding necessary to maintain current facility standards over the next 16 years of countywide growth.

GENERAL GOVERNMENT AND ADMINISTRATION

The facilities housing general government and administrative departments are funded through local revenue sources. The County does not anticipate that there will be any State, Federal, or other outside source of facility funding for these departments. Local sources include general obligation bonds, general fund revenues, and countywide impact fees. Special district funding (e.g., landscape and lighting assessments, Mello-Roos assessments) are generally reserved for project-specific facilities (e.g., schools, sewer treatment, roads, etc.).

PUBLIC & MENTAL HEALTH

Historically, the State has paid for a portion of the Health Department's leased space and funded expansion and remodelling of owned facilities. For example, the County has expanded its main medical clinic using a grant from tobacco tax funds. As of the 1992/93 fiscal year, however, the State implemented realignment policies that gave counties direct control over the revenues the State had previously used to fund health programs (i.e., one percent of the sales tax and a portion of motor vehicle in-lieu revenues). The County, therefore, now has discretion over how these revenues are allocated between annual operating expenditures and capital outlays. As a result of this discretion and dramatic declines in sales tax revenues, the County allocates all of the State's funding to annual operating expenditures. The County must therefore rely on local sources, including general obligation bonds, general fund revenues, and countywide impact fees to fund capital facility expansion and improvement. As noted above, special district funding is generally reserved for project-specific facilities and would not be applicable to County Health Department facilities.

WELFARE

The Welfare Department anticipates that some of the costs of new facilities will be covered by State and Federal assistance. Recent trends in State assistance, however, indicate that the County's local match will increase in the future. The most appropriate local sources include general obligation bonds, general fund revenues, and countywide impact fees.

JAILS

During the 1980's, the State provided limited capital funding for jail construction through allotments of Proposition 52 and 86 funds. At this time, the County has no unused Proposition 52 or 86 funds. Senate Bill 2557 jail booking fees only partially offset State funding cuts for jails operations and these fees do not provide any funding for capital facilities.

The County deposits revenues from fines and forfeitures into two funds: 1) the County Courtroom Facilities Fund and 2) the Criminal Justice Facility Temporary Construction Fund. The majority of these funds are restricted to capital investment, although the County may use some of these revenues for operating expenditures. Placer County uses the Criminal Justice Facility Temporary Construction Fund almost exclusively for jail construction. It is anticipated that the County will continue to use these funds to help construct new jails.

The remaining funding must come from other local sources. The most appropriate local sources include general obligation (G.O.) bonds, general fund revenues, and countywide impact fees. Historically, the Placer County electorate has not passed G.O. bonds for jail construction; thus, local funding sources will most likely be limited to impact fees.

JUSTICE SYSTEM

The majority of local revenues that may be applied to justice facilities come from fines, forfeitures, and other penalty assessments deposited into the County Courtroom Facilities Fund and the Criminal Justice Facility Temporary Construction Fund. Placer County uses the Courtroom Facilities Fund almost exclusively for courtroom construction. The County is using these funds to pay the debt service on the recent renovation of the Historic Courthouse (Superior Court) in Auburn. (This debt will be retired in 1996.) After 1996 these funds will be available for other courthouse construction or renovation projects.

State grants have partially funded County justice facilities in the past. Recently, however, voters have not approved State bond measures for jail construction and justice facilities. The availability of Federal grants for any County capital facilities is also considered to be extremely unlikely in the current Federal budget climate.

The remaining funding, therefore, must come from other local sources. The most appropriate local sources include general obligation bonds, general fund revenues, and countywide impact fees.

LIBRARIES

Until the recent Federal and State budget cutbacks, funding sources for new library construction included State or Federal grants. The State's current fiscal austerity will create strong competition for the few remaining funding sources for new library construction. Since Placer County recently received a grant for Granite Bay, it is unlikely that the Library will succeed in securing additional grants in the near future.

The Library has limited sources of capital funding. Construction of the Auburn-Main library was funded by a bond which will be retired in FY 1993/94. Future general obligation bonds will require a two-thirds vote of the electorate which typically has been difficult to obtain. The County, however, does not rule out this option for the future, and if a bond measure is passed, new development will receive credit for its share of the bond revenues.

Another source of local revenues for library facilities are community donations. They are collected through various "Friends of the Library" groups. These donations have funded several renovations and improvements to the Auburn-Placer Library System branches to better serve existing residents. These donations, however, are episodic and intended to improve existing facilities rather than fund capital expansion to serve growth.

The County used general fund revenues to fund the local match requirements for the Granite Bay Branch grant. Given the recent fiscal squeeze on the County caused by the State's budget problems, however, the Library is unlikely to secure significant funding from the general fund to finance additional capital facilities.

In the past, the Library has accumulated reserve funds from its share of property tax revenue and used these funds toward capital facilities (e.g. a portion of the Granite Bay local match and system-wide automation). The first claim on the Library's property tax revenue is operating costs associated with existing facilities. Looking forward, therefore, the Library System will not be able to use its operating revenues to fund capital acquisitions.

An analysis by the 1991/92 Placer County Grand Jury concluded that the County should impose a library impact fee on new development as well as seeking additional Federal, State, local, and private funds. The County, therefore, expects new development will fund the facility costs associated with meeting its library needs. Specifically, appropriate local funding sources would be impact fees, special district assessments, and developer exactions.

PUBLIC WORKS

The Department of Public Works (DPW) funds expansion of its buildings, vehicles and equipment from a variety of sources in addition to the General Fund. They include Federal funds such as Federal Aid for Roadway Construction and the Forest Reserve Fund. The State also provides funds through the highway user's tax and the vehicle-in lieu tax, special aviation grants, and aid for highway construction. Of these Federal and State sources, DPW reports that almost all are related to road construction, maintenance and equipment. (The aviation grant is allocated to the Blue Canyon airport exclusively).

The DPW also charges a variety of charges for facilities, vehicles and equipment related to services, such as mapping and surveying service, design construction and engineering, and land use applications of various types. The funds from these charges are deposited into the General Fund. The General Fund is not currently considered a likely source for additional facilities funding; thus, some additional local funding such as countywide or unincorporated area impact fees will be necessary to fund at least a portion of these DPW facilities.

ROADS

During the early 1980s, the County Public Works Department created Traffic Limitation (TL) Zones within some of the community plan areas to assess new development for the cost of transportation improvements. The Department imposed impact fees that it initially kept at modest levels. By 1986, the Department had raised TL Zone fees to levels of full cost recovery. These fees fund the majority of road improvements that serve unincorporated growth.

TL Zone fees, however, do not fund improvements due to the cumulative impacts of countywide growth. These impacts cause traffic congestion on major regional arterials. Funding for the majority of

improvements has come from State and Federal sources such as State gas taxes, Federal Highway Trust Funds and ISTEA. The County is currently studying the need for additional funding from local sources that may be needed to fully mitigate the impact of countywide growth on regional arterials. Possible local sources include a half cent sales tax and countywide development impact fee.

SHERIFF

Historically, the County has funded acquisition of Sheriff patrol and investigation facilities entirely with local revenue sources. Currently no state or federal programs provide funding for Sheriff facilities, therefore it is assumed that the Department will not have access to non-local funding sources (i.e., State and Federal assistance).

The County, therefore, must use local sources to fund construction of additional space at its headquarters or new substations. The most appropriate local sources include general obligation bonds, general fund revenues, and countywide impact fees. The County could fund new substations through formation of special districts (e.g., Mello-Roos) or developer exactions.

6.5 GENERAL PLAN POLICY RESPONSE

While the effects of the *General Plan* on County facilities and services are not being considered here as impacts according to CEQA, the *Policy Document* does include several policies and programs that will help address the County's needs in this area. The following are references to those policies:

Policies

4.A.1. Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

4.A.3. The County shall require that new urban development is planned and developed according to urban facility standards.

Programs

4.1. The County, in consultation with school districts and other service providers, shall establish thresholds beyond which new residential development will be restricted until adequate public services and facilities are provided. The extent of development limitations should reflect the severity of the service and facility needs.

4.2. The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels.

4.3. The County should ensure that capital improvement programs (CIPs) or area facilities plans are prepared in conjunction with new community plans and specific plans and annually-updated. These CIPs should identify improvement needs for the succeeding five-year period.

4.4. The County shall continue to require developers to obtain will-serve letters from all providers of public facilities and services to new development.

These policies and programs are intended to ensure that, as new development occurs, the County will be able to ensure the timely development of public facilities and maintenance of adequate service levels.

Policies

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.

4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development 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.

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.

4.B.4. The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the county.

4.B.5. When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals, and for residential development, housing affordability. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements, including the redesignation of agricultural land for development.

Programs

4.6. The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, and county service areas.

4.7. The County shall adopt fee schedules for new development to fund needed public facilities and services.

These policies and programs provide for policies and funding programs that will help the County ensure that facility and service standards are maintained.

Chapter 7
Recreational and Cultural Resources

CHAPTER 7

RECREATIONAL AND CULTURAL RESOURCES

7.1 RECREATIONAL RESOURCES

This section describes the likely effects of development under the *General Plan* on Placer County's recreational resources. Specifically, this section focuses on how development, and associated population growth, will affect the demand for recreational facilities and services.

ENVIRONMENTAL SETTING

Numerous federal, state, and local jurisdictions and private entities provide recreation opportunities in Placer County. Major recreation areas and park facilities are listed in Table 8-1 and shown in Figure 8-1 in the *Background Report*. Placer County park and recreation amenities are categorized by subregions (western, central, and eastern county areas) to express the regional availability of park and recreation facilities and features throughout Placer County. The western county subregion generally consists of the portion of the county west of Colfax. The central county subregion consists of the portion of Placer County east of Colfax and west of the Donner Lake Area (at the Placer/Nevada County boundary). The eastern county subregion consists of the remainder of Placer County, including a portion of the Tahoe Basin east to the California/Nevada state line. Generalized jurisdictional boundaries of public agencies that provide recreation services and independently formulate recreation policy are shown in Figure 8-2 of the *Background Report*.

Federal Lands

The U.S. Forest Service (USFS) manages lands and operates recreational facilities in Placer County on over 300,000 acres in portions of the Tahoe National Forest (TNF) and Eldorado National Forest (ENF), and portions of the Tahoe Basin, encompassing much of central and eastern Placer County. TNF has 197 developed campgrounds, picnic areas, and organization sites on 1,843 acres within Placer, Nevada, and Sierra Counties. ENF has developed recreation facilities that are capable of accommodating nearly five million recreation visitor days per year in Placer, El Dorado, Alpine, and Amador Counties.

A comprehensive list of all USFS recreational facilities, access roads and trails, and open space features is provided in the Tahoe and Eldorado National Forests Land and Resource Management Plans (U.S. Department of Agriculture Forest Service 1988 and 1990). Most of these facilities are located along the Interstate 80 (I-80) and State Highway 89 corridors, and near rivers, streams, reservoirs, and lakes. The Tahoe and Eldorado National Forests provide a wide variety of dispersed outdoor recreation experiences, including primitive- and developed-area camping, recreation residence use, hunting, fishing, hiking, alpine and nordic skiing, snow play, off-road vehicle use, boating, snowmobile use, and a wide variety of historic and prehistoric and nature appreciation and interpretation opportunities.

The Granite Chief Wilderness is a federally designated wilderness area. This designation provides protection for the outstanding natural features contained in the wilderness area. For example, no vehicular access is allowed in the Granite Chief Wilderness. The Pacific Crest Trail bisects Placer County near the eastern boundary of the Granite Chief Wilderness.

The U.S. Bureau of Land Management (BLM) manages nearly 12,000 acres of land in Placer County, most of which is generally located west of national forest lands. BLM contributes a minor amount of developed land for recreation purposes in Placer County.

State Parks and Recreation Areas

The California Department of Parks and Recreation (DPR) operates eight state parks and recreation areas throughout Placer County (see Table 8-1 and Figure 8-1 in the *Background Report*). These regional recreation and public access facilities provide outdoor recreation opportunities such as camping, hiking, boating, and swimming. State parks consist of large regional recreation areas, such as the Folsom Lake and Auburn State Recreation Areas, and small, specialized park lands, such as the Kings Beach and Tahoe State Recreation areas, Gatekeeper's Museum State Park, Burton Creek State Park, and Ward Creek State Park.

Tahoe Basin Recreation

The Tahoe Basin is a major destination for a regional and statewide population that is drawn to the area to experience the natural beauty of Lake Tahoe and its surrounding watershed. Recreation pursuits include water-oriented activities such as water skiing, sailing, boating, jet skiing, fishing, and beach activities; and land-based recreation activities such as hiking, bicycling, equestrian pursuits, camping, alpine and nordic skiing, driving for pleasure, and golf.

Recreation providers in the Placer County portion of the Tahoe Basin include the State of California, North Tahoe Public Utilities District (NTPUD), Tahoe City Public Utility District (TCPUD), USFS, U.S. Bureau of Reclamation, and private recreation entities (see Figure 8-2 in the *Background Report* for the general service areas of these providers).

Local Parkland

Local parkland is defined as park and recreation facilities that are oriented primarily towards serving neighborhood, community, or district recreation needs. The traditional classification of parks includes mini parks, neighborhood parks, and community parks. Table 8-2 in the *Background Report* summarizes the local parkland acreage in Placer County by type, operator, and county subregion and the following paragraphs briefly summarize local recreation opportunities by subregion.

<u>Western County</u>

Local parks in the western portion of the county are provided primarily by Placer County, the Auburn Recreation District (ARD), and incorporated cities, such as Roseville, Rocklin, and Lincoln. The combined County and ARD local parkland acreage in the western county is approximately 439 acres. These parks are concentrated mainly along the I-80 corridor between Roseville and Auburn.

County-operated recreation facilities in the western county primarily serve communities for which community plans have been developed or for which a County Service Area (CSA) has been created (e.g., Sabre City CSA). A number of the small, unincorporated communities along I-80, such as Granite Bay, Penryn, Newcastle, Applegate, and Weimar, depend on nearby community facilities or incorporated city park facilities for local park and recreation facilities and programs. Placer County also relies on conjunctive use of school facilities as a supplemental source of turf play fields, hard court play areas, and indoor meeting places.

The ARD provides park facilities in a 100-square-mile service area encompassing Auburn and unincorporated communities to the north and northeast, including Bowman, Christian Valley, and Meadow Vista.

Central County

Placer County is the main public provider of local park facilities in the central county, with the Alta-Dutch Flat pool and community center and the Foresthill Community park. This subregion, which is the county's least populated, has a relatively small amount of local park acreage.

Eastern County

The eastern county subregion contains the most abundant and heavily used recreation facilities in the county. Local park and recreation facilities serving the non-tourist, resident population are provided primarily by the North Tahoe Public Utilities District, the Tahoe City Public Utility District, Placer County, and numerous private entities.

The regional tourism draw, the non-resident influx of recreationists during peak periods, and a second-home population in the Lake Tahoe Basin place a great demand on local-serving park facilities that is not reflected in comparisons of resident population levels and local park acreages.

Other Recreational Resources

Joint Use of School Facilities

In addition to County park facilities, Placer County has developed agreements with local school districts for public "after-hours" use of school facilities. The program involves the use of park dedication fees collected from development within 16 fee districts. Rural areas with low population and average parcel sizes of 100-200 acres are generally not included within these park dedication fee districts. Some of the park dedication fees generated within the fee districts are used to fund facility rehabilitation or enhancement projects on school grounds in return for the agreement to make these facilities available for informal public and organized team recreational use when the schools are not in session. Under these agreements, Placer County has developed or rehabilitated playing fields, playgrounds, and irrigation systems. To date, most of these projects have been outdoor recreation facilities, but gymnasium improvements have been made at a school in Newcastle and a swimming pool may be developed at a proposed high school site in Granite Bay. This joint-use program is currently implemented on a project-by-project basis with projects initiated either by Placer County, the schools, or special districts such as the Auburn Recreation District.

City Facilities

The Cities of Roseville, Rocklin, Loomis, and Lincoln and other communities provide local neighborhood and community park sites. Park facilities are supplemented by conjunctive use of school facilities in most cities.

Private Recreation Facilities

The extent of private recreation areas in Placer County has not been inventoried recently. Private sector recreation opportunities, however, account for a substantial portion of the annual recreation visitor days

in Placer County. The private sector primarily provides camping facilities, hunting areas, golf courses, court sport areas, fishing access, ski resorts, and horseback-riding areas. Recreational residences also occur throughout Placer County with considerable concentrations in the Tahoe Basin and along I-80.

Parkland Availability

The *Background Report* assesses local parkland availability and needs by applying Placer County's current ratio of 5 acres per 1,000 population to the population that is currently served by Placer County, ARD, TCPUD, and NTPUD, the primary public operators that provide local park facilities and recreation services in the county's unincorporated area. Except for the City of Auburn, city park and recreation facilities were excluded from the *Background Report* evaluation to simplify the analysis and to focus the analysis on the availability of parkland in unincorporated rural communities that are under County jurisdiction. The City of Auburn was included because the greater Auburn area is served by the ARD.

Using the currently adopted parkland standard of 5 acres of active parkland per 1,000 population and based on Placer County's 1991 unincorporated population of 96,085 (excluding all incorporated cities except Auburn), the *Background Report* analysis determined that total active parkland in the county should be approximately 480 acres. Table 8-2 in the *Background Report* indicates that the total local park acreage provided by Placer County, the ARD, NTPUD, and TCPUD is approximately 648 acres or approximately 6.7 acres per 1,000 population. Since this ratio exceeds Placer County's current, parkland standard, as well as standards suggested by the National Recreation and Park Association, it appears that local parkland is reasonably available to Placer County's unincorporated population.

METHODOLOGY

For purposes of determining the impacts of development under the *General Plan*, the park acreage standard proposed in the *Policy Document* (i.e., 5 acres of active parkland and 5 acres of passive open space per 1,000 population) has been applied to assumed population growth estimates for each of the county's six regional analysis areas.

IMPLICATIONS OF THE LAND USE DIAGRAM

Table 7-1 shows the amount of parkland, both active and passive, that the increase in population that the *General Plan* could accommodate would require according to the standard stated in the *Policy Document* (i.e., 5 acres of active parkland and 5 acres of passive open space per 1,000 population).

TABLE 7-1

POPULATION CHANGES AND NEW PARK/OPEN SPACE ACREAGE REQUIREMENTS 1990, 2010, and 2040

Regional Analysis Area[1]	1990 Pop	2010 Pop	1990-2010 Pop Change	New Park Acreage[2] 2010	2040 Pop	2010-2040 Pop Change	New Park Acreage[2] 2010-2040	1990-2040 Pop Change	New Park Acreage[2] 1990-2040
Tahoe Basin	9,257	12,000	2,743	27.4	14,400	2,400	24.0	5,143	51.4
Sierra Resorts	4,442	5,450	1,008	10.1	6,400	950	9.5	1,958	19.6
Sierra	3,883	4,250	367	3.7	4,500	250	2.5	617	6.2
Lower Sierra	15,523	20,910	5,387	53.9	26,600	5,690	56.9	11,077	110.8
Auburn-Foothills	28,515	41,550	13,035	130.4	50,100	8,550	85.5	21,585	215.9
South Placer	21,319	44,375	23,056	230.6	70,800	26,425	264.3	49,481	494.8
Unincorporated Total	**82,939**	**128,535**	**45,596**	**456.1**	**172,800**	**44,265**	**442.7**	**89,861**	**1,351.6**

[1]Excluding incorporated cities
[2]Assumes 5 acres of active parkland and 5 acres of passive open space per 1,000 population

Source: *Placer County Countywide General Plan Policy Document*; J. Laurence Mintier & Associates, July 1994.

As Table 7-1 indicates, at 2010 the estimated increase in population resulting from unincorporated development would require that a total of approximately 456 acres of parkland and open space would have to be provided to satisfy the *Policy Document*'s standard. Approximately half of this acreage would be in the South Placer regional analysis area. At 2040, new development will require approximately 442 additional acres of combined parkland and open space to satisfy the policy standard. As with the 2010 totals, the majority of this acreage is in the South Placer regional analysis area (264 acres/60 percent).

GENERAL PLAN POLICY RESPONSE

Section 5 of the *Policy Document* specifies policies and programs to guide the provision of both active and passive recreation opportunities for existing and future residents and visitors. The following policies and programs address the implications of the *Land Use Diagram* on recreational resources.

Policies

5.A.1. The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.

5.A.2. The County shall strive to achieve the following park facility standards:

a. 1 tot lot per 1,000 residents
b. 1 playground per 3,000 residents
c. 1 tennis court per 6,000 residents
d. 1 basketball court per 6,000 residents
e. 1 hardball diamond per 3,000 residents
f. 1 softball/little league diamond per 3,000 residents

g. 1 mile of recreation trail per 1,000 residents
h. 1 youth soccer field per 2,000 residents
i. 1 adult field per 2,000 residents
j. 1 golf course per 50,000 residents

5.A.3. The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. The park classification system shown in Table 5-1 should be used as a guide to the type of the facilities to be developed in achieving these standards.

5.A.4. The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.

a. Floodways
b. Protected riparian corridors and stream environment zones
c. Protected wildlife corridors
d. Greenways with the potential for trail development
e. Open water (e.g., ponds, lakes, and reservoirs)
f. Protected woodland areas.
g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.)

Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for passive recreational use.

5.A.5. The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.

5.A.13. The County shall ensure that recreational activity is distributed and managed according to an area's carrying capacity, with special emphasis on controlling adverse environmental impacts, conflict between uses, and trespass. At the same time, the regional importance of each area's recreation resources shall be recognized.

5.A.14. The County shall encourage federal, state, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service.

5.A.17. The County should be directly involved in the development and operation of community and neighborhood park facilities. These include outdoor recreation facilities to support traditional pursuits such as baseball, soccer, basketball, hiking, walking, riding and picnicking. Where appropriate, the County should consider cooperative agreements with a local park or recreation district to operate County facilities where this would enhance the efficient delivery of parks and recreation services to county residents.

5.A.18. The County shall encourage local special purpose agencies in areas not served by a recreation district which are not currently supplying recreation services to examine the feasibility of supplying such services.

5.A.20. The County shall promote cooperation between agencies to ensure flexibility in the development of park areas and recreational services to respond to changing trends in recreation activities.

5.A.22. The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights.

5.C.1. The County shall support development of a countywide trail system designed to achieve the following objectives:

a. Provide safe, pleasant, and convenient travel by foot, horse, or bicycle;
b. Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible, trails should connect to the countywide trail system, regional trails, and the trail or bikeways plans of cities;
c. Provide access to recreation areas, major waterways, and vista points;
d. Provide for multiple uses (i.e., pedestrian, equestrian, bicycle);
e. Use public utility corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roadways;
f. Whenever feasible, be designed to separate equestrian trails from cycling paths, and to separate trails from the roadway by the use of curbs, fences, landscape buffering, and/or spatial distance;
g. Connect commercial areas, major employment centers, institutional uses, public facilities, and recreational areas with residential areas; and
h. Protect sensitive open space and natural resources.

5.C.4. The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the countywide trail system pursuant to trails plans contained in the County's various community plans.

5.C.5. The County shall encourage the preservation of linear open space along rail corridors and other public easements for future use as trails.

Programs

5.1. The County shall work with local, state, and federal agencies to complete a comprehensive inventory of all parks and recreation areas and services in the county and to identify other areas suitable for park acquisition and development. The County shall consider preparation of a County park and recreation master plan to provide a policy framework for independent implementation by the cooperating agencies.

5.2. As new development occurs, the County shall consider forming county service areas (CSAs) that have the authority to receive dedications or grants of land or funds, plus the ability to charge fees for acquisition, development, maintenance and operation of parks, open space, and riding, hiking, and bicycle trails.

5.3. The County should prepare and periodically update a trails plan in conjunction with each community plan and/or specific plan. Trail plans should designate trail components for

equestrians, hikers, and cyclists on mountain and non-mountain bikes; contain trail design, access, and construction standards; establish specific plan lines for trails; and identify financing options.

These policies establish park and park facility standards and require new development to dedicate land or funding to meet these standards. These policies also provide for the location of these facilities where they are needed while minimizing environmental impacts and conflicts with other uses. The policies and programs call for the creation of new recreation districts and county service areas where needed to provide and maintain recreational facilities. Policies and programs promote a countywide trail system and require new development to contribute to a trail system.

IMPACTS

With full application of the policies and implementation of the programs outlined above, the County should be able to ensure that all residents or Placer County have access not only to active recreational opportunities, but also open space areas for their passive enjoyment. The impact of development under the *General Plan* in terms of the quality and quantity of recreational opportunities for existing and future residents is, therefore, less than significant.

MITIGATION MEASURES

No mitigation measures are necessary.

7.2 CULTURAL RESOURCES

This section summarizes the potential effects of development permitted under the General Plan on Placer County's cultural resources, including archaeological, paleontological, and historic resources.

ENVIRONMENTAL SETTING

Placer County contains a rich cultural resource heritage that includes archeological, historical, and paleontological sites and resources. Many archeological and historical sites and resources have been identified and evaluated, and are available for study and enjoyment by county resident and visitors. Given the rich heritage of the area, however, many archeological, historical, and paleontological sites and resources may remain undiscovered. The *Background Report* describes information regarding these resources as described in the County Cultural Resources Inventory, which was derived largely from research conducted by the the California Archaeological Inventory, North Central Information Center, at California State University, Sacramento.

Archaeological Sites

In November 1991, North Central Information Center initiated a survey of archaeological sites in Placer County. They survey collected information on areas that archaeologically field-surveyed from the North Central Information Center, Tahoe and El Dorado National Forest Supervisors and District offices, the Lake Tahoe Basin Management Unit Supervisors Office, and the Folsom District Office of the Bureau of Land Management. This survey was completed in June 1992.

The North Central Information Center's research identified 634 recorded prehistoric and historical archaeological sites in Placer County. The Center had records for another 601 archaeological sites in Placer County, the great majority of which had not been formally recorded. Taking into account the these sites, there was a total of 1,235 recorded archaeological sites in Placer County as of November 1991.

Of the 634 records reviewed, 456 represented prehistoric archaeological sites; 143 represented historical archaeological sites; and 35 represented archaeological sites with prehistoric and historical components.

A wide range of archaeological sites are represented in the North Central Information Center's work. Prehistoric sites include midden deposits, lithic scatters, petroglyphs, housepits, rock shelters, and bedrock mortars representing large and small villages, cemeteries, resource procurement and processing, quarries, and ceremonial sites, workshops, temporary campsites sites.

Historical archaeological sites include grave sites, rock alignments, foundations, wells, hydraulic pits, corrals, homestead complexes, prospect pits, railroad remains, bridges, outhouses, quarries, a variety of residential and commercial building remains, trash pits, log cabins, mine shafts, ditches, ranch complexes, check dams, tailings, canals, mining complexes, cellars, and scatters of glass, metal, wood, and ceramics.

As of June 1992, a minimum of 276 square miles (176,699 acres) had been archaeologically field-surveyed in Placer County. This represents 18 percent of the county's total area of 1,506 square miles (964,140 acres). A map depicting surveyed areas is on file with the Placer County Department of Museums and the Placer County Planning Department.

Historic Buildings and Sites

Few early gold rush era buildings are left in Placer County because early miners and immigrants generally lived outside or in cloth tents. A number of the buildings, structures, and features are left from the later mining era; some of these include Griffith's granite quarry and office in Penryn (now a state landmark), the clay pits northwest of Lincoln, an abandoned kiln in the middle of the Black Oak Golf Course, the Sisley mine industrial mill outside of Penryn, and the Big Ben Mine buildings north of Lincoln. Some other mining era buildings include an adobe or rammed earth building on Virginiatown Road, a few abandoned mines like the Hathaway Mine in the Ophir District, and the Whiskey Diggings Ditch that still carries water through the foothills of western Placer County.

Many other buildings, artifacts, and properties are associated with later phases of mining activity, including mine workers' and owners' residences, warehouses, old mining buildings, gold camp sites, stamp mills, mining structures, mining ditches, and miles of streambank dredge tailings. Two earth berms associated with an early railroad are evident in the Fruitvale District.

Structures associated with early lumber mills include old railroad tressels, tunnels, water flumes, and wooden bridges. Several buildings from this period on the Cal Ida Lumber Company property are considered locally significant.

An important early rancher, J. Parker Whitney, established the 18,100-acre Spring Valley Ranch, now known as Stanford Ranch, north of Roseville. Original rock walls, a hand-hewn granite bridge, and a mausoleum in which Whitney is buried are located at Stanford Ranch. Buildings and other features are associated with the fruit-growing industry of the county. Some of these properties include early fruit stands; the Citrus Colony House on Del Mar Avenue west of Penryn; fruit sheds in Loomis, Newcastle, Auburn, and Colfax; orchard remnants; and the palm trees that line area roads.

Numerous small Depression-era concrete bridges built by laborers from the Work Projects Administration are located throughout the county. Other historical resources include early school houses, nineteenth- and early twentieth-century residences, commercial buildings and districts, community halls, churches and cemeteries.

The DeWitt Center, north of Auburn, was a U.S. Army hospital built in 1944 that was later bought by the State of California and converted to a mental hospital. In the 1970s, the facility was sold to Placer County to house county offices.

Figure 8-4 in the *Background Report* shows the location of major concentrations of historically important structures in the county.

Paleontological Resources

Fossil remains of prehistoric plant and animal life could be found in the sedimentary rocks and volcanic rock sedimentary materials that are present throughout western Placer County. Sediments associated with the Mehrten Formation in the Roseville area have been found to contain fossils of terrestrial vertebrates. Fossilized animal remains also may be present in caves associated with the limestone geology that can be found in the central part of the Sierra Nevada foothills. No inventory or other information source exists that characterizes the extent, sensitivity, or significance of paleontological resources in Placer County. Such an inventory should be conducted to provide information necessary to guide the land development process and facilitate preservation and mitigation of these resources as appropriate.

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to assess impacts resulting from development that would be expected to occur under the 2010 general plan growth scenario. The analysis was conducted qualitatively, by considering known and anticipated cultural resources and locations described in the *Background Report* and identified in the survey prepared by the North Central Information Center in relationship to the areas designated for development on the *Land Use Diagram.*

Assumptions

1. More archeological resources remain undiscovered in Placer County than have been previously identified. Only about 18 percent of the county has been field-surveyed, with surveys resulting in a total of 1,235 recorded archeological sites of all types. Assuming the remaining unsurveyed portions of the county have a similar density of sites, a minimum of 5,535 unrecorded sites can be anticipated. This indicates that future development under the General Plan could be expected to result in the discovery of a substantial number of new archaeological resource sites.

2. Except for areas of extremely rugged terrain and no water, prehistoric archaeological sites can be expected throughout the county. Most archaeological sites have, however, been found on gentle to moderately-sloping sites below 1,500 feet within 500 feet of surface water sources. New development in these areas may be expected to have a greater impact on undiscovered cultural resources.

3. Paleontological resources are associated with sedimentary, metasedimentary, and alluvial geology, which is found mostly in the western half of the county, where most future development would also occur. New development in these areas may be expected to have a greater impact on undiscovered paleontological resources.

4. The number of cultural resources considered historic (greater than 45 years old under guidelines published by the State Office of Historic Preservation and policies stated in the *Policy Document*) will be constantly increasing throughout the county as existing structures age.

5. Placer County probably contains many unidentified properties that may be eligible for inclusion in the California Register of Historic places.

6. Certain development projects to be approved under the General Plan are expected to include federal funding or other federal involvement which would require project-level compliance with Section 106 of the National Historic Preservation Act.

Thresholds of Significance

Impacts are considered significant and adverse if the General Plan would do any of the following:

- Disrupt or adversely affect a prehistoric or historic archeological site determined to be an "important archeological resource" as defined by Appendix K of the CEQA Guidelines;
- Disrupt or adversely affect a property of historic or cultural significance to a community or ethnic or social group;
- Disrupt or adversely affect a paleontological site; or
- Disrupt or adversely affect a property that may eligible for inclusion in the California Register of Historic places.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

As indicated above, most identified archeological sites in Placer County have been found on gentle to moderately sloping sites below 1,500 feet within 500 feet of surface water sources. Since the *General Plan* calls for substantial new development in these areas with these characteristics, specifically in the Auburn Foothills and the South Placer area, including in the new growth areas. Loss or damage to prehistoric or historic archeological sites or paleontological resource sites could, therefore, result from development facilitated by the General Plan. Such loss or damage would be considered a significant impact.

GENERAL PLAN POLICY RESPONSE

The *Policy Document* incorporates several policies and programs that are intended to protect Placer County's cultural resources by mitigating the potential impacts of new development in areas containing important archaeological, historic, or paleontological resources. The following policies and programs address the potential implications of the *Land Use Diagram* on cultural resources.

Policies

5.D.5. The County shall use, where feasible, incentive programs to assist private property owners in preserving and enhancing cultural resources.

5.D.6. The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource data base, to be maintained by the Department of Museums.

5.D.7. The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local

Native American groups), historical, or paleontological consultants, depending on the type of resource in question.

5.D.8. The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.

5.D.9. The County shall use the State Historic Building Code to encourage the preservation of historic structures.

5.D.10. The County will use existing legislation and propose local legislation for the identification and protection of cultural resources and their contributing environment.

5.D.12. The County shall consider acquisition programs as a means of preserving significant cultural resources that are not suitable for private development. Organizations that could provide assistance in this area include, but are not limited to, the Archaeological Conservancy, The Nature Conservancy, and the Placer Land Trust.

Program

5.5. The County shall develop preservation incentive programs for owners of important cultural and paleontological resources, using such mechanisms as the Mills Act, the Historic Preservation Easement program, the Certified Local Government program, and the Heritage Tourism program.

These policies promote the identification and preservation of cultural resources, including requiring new development projects to identify and to be designed to protect important cultural resources. Policies also promote the use of acquisition programs to preserve significant cultural resources.

IMPACTS

The cumulative effect of increased development, and thus human population and associated activity, could result in occasional accidental disruption and adverse effect to unidentified important sites, in spite of County's best efforts, as expressed in the above-listed policies and programs. The cumulative impact of development permitted under the General Plan is, therefore, unavoidable. This impact is considered potentially significant.

MITIGATION MEASURES

No mitigation measures are available that would reduce the possibility of occasional accidental disruption of important archaeological, historic, or paleontological sites to a less-than-significant level.

Chapter 8
Natural Resources

CHAPTER 8

NATURAL RESOURCES

8.1 WATER RESOURCES

This section describes the impacts on Placer County's water resources associated with the development that would be expected to occur under the 2010 growth scenario and more generally under the 2040 growth scenario. Specifically, this section focuses on how development at the intensities indicated by the *General Plan Land Use Diagram* could affect quality of both surface and groundwater resources. Other water-related issues, such as water supply and demand, flooding, and wetlands are addressed in other sections of this report.

ENVIRONMENTAL SETTING

The estimated consumption of water by domestic uses in Placer County was approximately 8,710 acre-feet in 1990. Most of this water was supplied from surface sources, with Folsom Reservoir supplying the largest share at approximately 4,640 acre-feet. Groundwater supplied about 470 acre-feet of domestic water in 1990.

Surface water in Placer County is typically of excellent quality for all uses. Most sources of surface water in the county are generally described as good, although water quality could be affected by recreation overuse, timber harvesting, or other land uses. Groundwater is generally considered to be of lower quality than surface waters. Aquifers can be contaminated by nitrates and other materials at the ground surface as a result of human activities. The *Background Report* describes the characteristics of water quality in Placer County.

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to determine impacts to water quality that would be expected to occur under the 2010 development scenario. The water quality analysis was conducted qualitatively by assessing anticipated effects of development or other land uses on existing surface water and groundwater quality.

Assumptions

1. Adverse impacts to surface water quality are assumed to be directly related to increased surface water runoff from impervious surfaces which flush urban pollutants into surface waters. This is a long-term impact of urban development. Runoff from construction activities is an additional short-term impact. Impacts to surface water quality are expected to occur in areas that would support new urban and suburban development through 2010.

2. Adverse impacts to groundwater could occur as a result of an increase in the number of individual onsite wastewater treatment and disposal systems in the county. Adverse groundwater quality impacts would generally be associated with areas of the county where suburban and rural residential land uses are not served by a community wastewater treatment facility.

3. Adverse impacts to surface water quality associated with timber harvesting, agriculture, recreation uses, and other similar natural resource-oriented land use activities, although encouraged under the

General Plan, are assumed not to substantially change from their present location or intensity through 2010. Timber harvesting, for example, may actually decline by the year 2010 in response to more strict forest practice rules and requirements on both federal and private lands. The water quality impacts of these natural resource-oriented land uses are, therefore, assumed to remain at present levels.

4. The State Water Resources Control Board and the Lahontan and Central Valley Regional Water Quality Control Boards are expected to continue monitoring and regulatory efforts that will lead to increasingly stringent water quality standards. These standards will continue to be implemented and monitored at the municipal and project-specific permit levels.

5. Surface and groundwater quality are assumed to be interrelated, but are treated independently for the purposes of analysis.

Thresholds of Significance

Impacts are considered significant and adverse if the project would substantially reduce the quality of surface water or groundwater resources.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Surface Water Quality

The quality of surface waters would be adversely affected in areas in which development densities are great enough to substantially increase the amount pollutants carried by stormwater runoff. Stormwater runoff from residential and commercial areas contains a variety of pollutants, including heavy metals, fecal coliform bacteria, pesticides, suspended solids, nutrients, and floatables which are flushed into surface waters, to be concentrated in sediments and tissues of aquatic organisms. Surface water quality is also affected by sediments in runoff from construction sites and other land disturbing activities including agriculture, timber harvesting, and recreation activities such as skiing and off-road vehicle use.

A comparison of existing urban, suburban, and rural areas, as shown in Figure 1-35 of the *Background Report*, to urban and suburban development locations as proposed under the General Plan indicates that substantial additional urban and suburban population and housing units and potential reductions in surface water quality are expected to occur in the Sheridan, Granite Bay, Dry Creek/West Placer, Horseshoe Bar/Penryn, Newcastle/Ophir, Auburn/Bowman, Colfax, and Foresthill community plan areas and in parts of unincorporated Placer County surrounding the cities of Roseville, Rocklin, and Lincoln. Additional suburban development is also expected to occur in the Truckee River watershed in the Placer East planning area, the Martis Valley, Squaw Valley, and Alpine Meadows community plan areas, and the Lake Tahoe Basin in the Ward Valley, Lake Tahoe, Tahoe City, and North Tahoe community plan areas.

Table 8-1 indicates in which watersheds substantial urban and suburban growth is projected to occur. The most substantial development would occur in the Dry Creek and Cross Canal watersheds. The Drainage section in Chapter 5, Infrastructure, of this *EIR* describes the increase in impervious surfaces associated with urban development under the *General Plan Land Use Diagram.*

Other activities that could affect surface water quality occur mostly in the eastern part of the county. These include recreation, timber harvesting, and mineral extraction. Although the *General Plan* encourages these activities, it does not propose policies or programs that would encourage these uses at

levels substantially higher than current levels. Surface water quality associated with these activities in the eastern portion of the county is, therefore, not expected to be substantially reduced.

Reduction of Surface Water Quality through 2040. Development in unincorporated Placer County through 2040, most which would continue to occur in the western portion of the county within community plan areas, would continue to contribute to reduced surface water quality in Placer County. This reduction in quality would be attributable to new development and its associated grading and construction activities.

Groundwater Quality

Groundwater quality could be affected by expanding suburban and rural development into areas that are not served by community wastewater treatment systems. Agricultural and rural residential development can support concentrations of livestock that are a source of nitrates in groundwater. In addition, agricultural and industrial development can discharge chemicals, nitrates, and pesticides that contaminate groundwater aquifers.

Areas in the county which are identified by the *General Plan Land Use Diagram* that are not served by community wastewater treatment systems include portions of all community plan areas and portions of other planning areas. Large development projects are expected to be served by centralized wastewater treatment facilities and regulated industrial land uses are not expected to substantially degrade water quality in groundwater aquifers. Suburban and rural development in the foothills that is dependent on septic systems could, however, degrade local groundwater quality in shallow aquifers.

Reduction of Groundwater Quality through 2040. Development within the county through 2040 would continue to contribute to reduced groundwater quality in Placer County. Most of this development would continue to occur in the western part of the county.

The *General Plan Land Use Diagram* would allow suburban and rural development in foothill areas that are not expected to be served by centralized wastewater treatment systems, would support concentrations of livestock, and are located over shallow groundwater aquifers. This could lead to substantial reduction in the quality of the affected groundwater resources.

TABLE 8-1

WATERSHEDS AND GROWTH AREAS IN PLACER COUNTY 2010

AREA	WATERSHED						
	Sacramento	Dry Creek	Bear	North Fork American	Middle Fork American	Truckee	Lake Tahoe
Community Plan Areas							
Sheridan	X		X				
Sunset	X						
Dry Creek/West Placer	X	X					
Granite Bay		X					
Horseshoe Bar/Penryn		X		X			
Newcastle/Ophir	X	X		X			
Auburn/Bowman	X		X				
Meadow Vista			X				
Weimar			X	X			
Foresthill				X	X		
Colfax			X	X			
Dutch Flat			X	X			
Summit			X				
Tahoe City						X	X
Lake Tahoe							
Other Planning Areas							
Placer East			X	X		X	
Placer Central							
Placer West	X						

Note: Under the *General Plan Land Use Diagram*, there is no substantial urban growth projected for the Rubicon River drainage.

GENERAL PLAN POLICY RESPONSE

The *Policy Document* includes policies and implementation measures to address impacts to surface water and groundwater resources associated with development under the *General Plan Land Use Diagram.*

Surface Water Quality

New urban development could result in substantially reduced water quality in surface waters that act as receiving waters for runoff from these developments. The impacts to surface waters could be reduced by the following *General Plan* policies and programs.

Policies

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.

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).

4.E.13. The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.

4.E.14. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.

4.E.15. The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).

6.A.1. The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this Policy Document). Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases:

a. Reasonable use of the property would otherwise be denied;
b. The location is necessary to avoid or mitigate hazards to the public;
c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or
d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.

6.A.3. The County shall require development projects proposing to encroach into a creek corridor or creek setback to do one or more of the following, in descending order of desirability:

a. Avoid the disturbance of riparian vegetation;
b. Replace riparian vegetation (on-site, in-kind);
c. Restore another section of creek (in-kind); and/or
d. Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).

6.A.4. Where creek protection is required or proposed, the County should require public and private development to:

a. Preserve creek corridors and creek setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;

b. Designate such easement or dedication areas (as described in a. above) as open space;

c. Protect creek corridors and their habitat value by actions such as: 1) providing an adequate creek setback, 2) maintaining creek corridors in an essentially natural state, 3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor, 4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within creek corridors or creek setbacks, and 6) avoiding tree removal within creek corridors;

d. Provide recreation and public access near creeks consistent with other General Plan policies;

e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.

f. Provide for long-term creek corridor maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.

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.

Programs

6.1. In consultation with the Placer County Flood Control District, cities in the county, and downstream counties, the County shall develop guidelines for creek maintenance practices that ensure native vegetation is not removed unnecessarily. These guidelines should also ensure that maintenance is scheduled to minimize disruption of wildlife breeding practices.

6.4. The County shall prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources.

These policies provide that new storm drainage systems are designed in accordance with applicable standards, shall promote the improvement of the quality of urban and suburban runoff, and that new development projects that have significant effects of the quantity and quality of surface water runoff address those impacts. Water resources policies provide for the protection of streams and creeks from incompatible development and protect streams from the adverse effects of construction activities and urban

runoff. Implementation Program 6.4 calls for the County to prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources.

In addition, stormwater discharges from new urban developments are also expected to be subject to an National Pollutant Discharge Elimination System (NPDES) municipal stormwater permit and standardized best management practices (BMPs) prior to 2010.

Groundwater Quality

New development could result in reduction in water quality of local groundwater resources by increasing the number of individual onsite septic systems and by creating potential sources of groundwater contamination. The impacts to groundwater resources could be reduced by implementation of the following *General Plan* policies and programs.

Policies

4.D.1. The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided.

4.D.2. The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

4.D.7. The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.

4.D.8. The County shall require that the on-site treatment, development, operation, and maintenance of disposal systems complies with the requirements and standards of the County Division of Environmental Health.

4.D.9. The County shall require septic tank maintenance by a public entity as a condition of tentative map approval for major subdivisions in which septic tanks are to be used.

4.D.10. The County shall continue use of current technically-based criteria in review and approval of septic tank/leachfield systems for rural development.

4.D.11. The County shall facilitate extension of septic tank effluent pump (STEP) service or conventional wastewater collection service to areas with failing on-site systems.

6.A.10. The County shall protect groundwater resources from contamination and further overdraft by pursuing the following efforts:

a. Identifying and controlling sources of potential contamination;
b. Protecting important groundwater recharge areas;
c. Encouraging the use of surface water to supply major municipal and industrial consumptive demands;
d. Encouraging the use of treated wastewater for groundwater recharge; and

e. Supporting major consumptive use of groundwater aquifer(s) in the western part of the county only where it can be demonstrated that this use does not exceed safe yield and is appropriately balanced with surface water supply to the same area.

Programs

6.4 The County shall prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources.

These policies limit the use of onsite septic systems by requiring community wastewater treatment systems to serve expanded urban communities, allowing on-site sewage treatment and disposal only where all current regulations can be met and where parcels have characteristics that would permit such disposal facilities without threatening groundwater quality, and requiring on-site systems to meet and maintain all current requirements and standards. Policies also encourage extension of alternate wastewater treatment services to areas with failing on-site systems. Water resources policies provide for groundwater protection by identifying and controlling sources of potential contamination, protecting important recharge areas, and encouraging the use of surface water to meet major demands. Implementation Program 6.4 calls for the County to prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources.

IMPACTS

This section describes the impacts of the General Plan which are not mitigated through the *General Plan Policy Document.*

Surface Water Quality

Development in the unincorporated area under the *Land Use Diagram* would result in no significant impacts of the General Plan that are not mitigated through the *Policy Document.* With implementation of General Plan policies and programs, reductions of surface water quality are not expected to be substantial. Impacts to surface water quality would, therefore, be less-than-significant.

Groundwater Quality

Development in the unincorporated area under the *Land Use Diagram* would result in no significant impacts of the General Plan that are not mitigated through the *Policy Document.* With implementation of General Plan policies and programs, reductions of groundwater quality are not expected to be substantial, so impacts to groundwater quality would be less-than-significant.

MITIGATION MEASURES

No mitigation measures are necessary.

CUMULATIVE REDUCTION OF SURFACE WATER QUALITY

Development in the American River and Bear River watersheds in El Dorado and Nevada counties would add to impacts associated with development in Placer County to cumulatively reduce downstream surface water quality in the Middle Fork of the American River and the Bear River. Urban development within the incorporated cities of Placer County and adjacent counties is expected to contribute substantially to

this cumulative effect. In addition, urban development in Lincoln and Roseville is expected to further cumulatively reduce surface water quality in Orchard Creek, Pleasant Grove Creek, and Dry Creek.

Development in Nevada County and Truckee would also be added to the impacts of development in Placer County to contribute to a cumulative reduction in surface water quality in the Truckee River watershed.

This cumulative water quality impact from development in the three counties and incorporated cities would be experienced in all downstream surface waters in these watersheds, including waters flowing into Sutter and Sacramento Counties, and Washoe County, Nevada. Except for impacts to Folsom Lake via the North Fork of the American River, which will result exclusively from development in Placer County, the relative contribution of unincorporated development in Placer County to this cumulative effect is expected to be minor. Because of this relatively small contribution and the mitigating effect of the *Policy Document*'s policies and programs, the impact of development under the *Countywide General Plan* on regional surface water quality reduction is considered less-than-significant.

8.2 AGRICULTURAL RESOURCES

This section describes the impacts on county agricultural resources associated with community development designated by the *General Plan Land Use Diagram* that would be expected to occur under the 2010 growth scenario. Specifically, this section describes how physical development under the *Land Use Diagram* would result in the conversion of farmland and associated reduction in overall agricultural production.

ENVIRONMENTAL SETTING

Almost all of Placer County's agricultural production occurs in the western third of the county, and most of the county's prime farmland is located in the areas west and east of Lincoln. Grazing land is located in the foothill region between 300 feet and 2,000 feet elevation. Land planted to field crops is generally located between 100 feet and 300 feet elevation. Livestock and poultry are the most valuable agricultural product, followed by field crops and livestock and poultry products. The *Background Report* comprehensively describes Placer County's agricultural resources.

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to evaluate impacts to agricultural resources that would be expected to occur under the 2010 growth scenario. Impacts were assessed quantitatively based on information contained in the *Background Report* and the *Land Use Diagram*. Impacts were assessed for the direct conversion of farmland associated with development expected to occur by 2010. Indirect or potential impacts were also assessed for areas in the county where development could occur, but where it will not have occurred by 2010 according to the development scenarios prepared for this *EIR* (see Chapter 2).

Assumptions

1. All farmland within some areas is assumed to be converted to urban uses by 2010. This assumption is based on direct conversion associated with expected development in 2010 and indirect conversion associated with fragmentation and general abandonment of commercial-scale agricultural land uses in areas designated for non-agricultural development, but not expected to physically develop until after 2010. Direct conversion of farmland would occur as a result of construction activities while indirect conversion would occur as a result of the creation of conditions that are not conducive to continued farming.

2. The amount of farmland that would be converted within the community plan areas is estimated using information contained in the community plans (e.g. land use designations) and the development estimates described in Chapter 2. Conversion of farmland was estimated based on the General Plan designation and type of cropland located within that designation.

3. Estimation of the loss of viable farm units was based on acreage thresholds for field crops, orchards, and grazing lands. This analysis assumes that:

   - The smallest viable acreage for row field crops would be 20 acres;
   - The smallest viable acreage for orchard crops would be 10 acres; and
   - Land designated as 10 acre minimum parcel size would not support grazing operations.

Thresholds of Significance

Impacts to agricultural resources were considered significant and adverse if they would:

- Convert prime farmland (as designated by the California Department of Conservation), to non-agricultural land uses;
- Substantially reduce the total amount of agricultural land in the county; or
- Substantially reduce the acreage planted to any one crop type (as identified in the *Background Report* and as measured by annual gross production value of that crop type).

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Loss of Farmland

Development under the *General Plan Land Use Diagram* would result in the direct conversion of an estimated 6,340 acres of farmland in Placer County by 2010 (Table 8-2). The direct conversion would include 840 acres of prime farmland and farmland of statewide importance, 4,510 acres of unique and locally important farmland, and 990 acres of grazing land. This conversion would be concentrated in the Sheridan, Sunset, and Dry Creek/West Placer Community Plan areas, as well as in scattered rural residential areas in the central foothill area of the county. Over half of the conversion of unique and locally important farmland would occur in the Dry Creek/West Placer area, with the rest being dispersed throughout the Sheridan and Sunset areas and in the foothills. The direct conversion of grazing land would be concentrated in the Sunset area, with smaller areas converting in the Sheridan Community Plan area and the foothills.

TABLE 8-2

ESTIMATED ACRES OF FARMLAND DIRECTLY AND POTENTIALLY CONVERTED
2010 Growth Scenario

Area	Directly Converted			Potentially Converted		
	Prime & Statewide	Urban & Local	Grazing	Prime & Statewide	Urban & Local	Grazing
Sheridan		30	160	50	760	620
Sunset		570	710			660
Dry Creek/West Placer	840	2,710			3,780	
Granite Bay						1,500
Horseshoe Bar/Penryn				650		
Newcastle/Ophir					7,360	
Auburn/Bowman					2,210	4,460
Balance of County		1,200	120		3,570	690
Total	**840**	**4,510**	**990**	**700**	**17,680**	**7,930**

Source: Jones & Stokes Associates, September 1993; J. Laurence Mintier & Associates, July 1994.

Development under the *General Plan Land Use Diagram* could also result in the potential, or indirect, conversion of an additional 26,310 acres of farmland in the county by 2010 (Table 8-2). The potential conversion would involve 700 acres of prime and farmland of statewide importance, 17,680 acres of unique and locally important farmland, and 7,930 acres of grazing land. Prime farmland would be converted primarily as a result of development in the Horseshoe Bar/Penryn Community Plan Area. Conversion of unique and locally important farmland would occur in the Sheridan, Dry Creek/West Placer, Newcastle/Ophir, and Auburn/Bowman community plan areas, as well as in scattered foothill areas in the central county. Grazing land would be converted in the Sheridan, Sunset, Granite Bay, and Auburn/Bowman community plan areas.

TABLE 8-3

FARMLAND TYPES DIRECTLY AND POTENTIALLY CONVERTED
2010 Growth Scenario

Farmland Type	County Area (Acres)	Direct Conversion		Potential Conversion	
		Acres	Percentage of County Farmland	Acres	Percentage of County Farmland
Prime and Statewide	15,860	840	5.3%	700	4.4%
Urban and Local	134,400	4,510	3.4%	17,680	13.2%
Grazing	54,940	990	1.8%	7,930	14.4%
Total	**205,200**	**6,340**	**3.1%**	**26,310**	**12.8%**

The direct conversion of 6,340 acres of farmland under the 2010 growth scenario represents an estimated 3 percent of the total farmland of all types in the county (Table 8-3). This direct conversion represents approximately 5 percent of the prime farmland and farmland of statewide importance in the county, and 3 percent of the unique and locally important farmland in the county.

The conversion of any prime farmland to non-agricultural land uses is a significant adverse effect of the 2010 growth scenario. In addition, the conversion of 3 percent of farmland of all types (prime and statewide importance, unique and locally important, and grazing land) is a substantial reduction in the total amount of agricultural land in the county, and is also considered a significant adverse effect.

The potential conversion of an additional 26,310 acres of farmland under the 2010 development scenario represents 13 percent of the total farmland in the county (Table 8-3). This potential conversion would represent approximately 4 percent of the prime farmland and farmland of statewide importance, 13 percent of the unique and locally important farmland in the county, and 14 percent of the grazing land.

The potential conversion of an additional 4 percent of the prime farmland and farmland of statewide importance is considered a significant adverse effect of the 2010 growth scenario. When combined with the direct farmland conversion, this represents a total of approximately 10 percent of the prime farmland and farmland of statewide importance in the county.

The potential conversion of up to 13 percent of farmland of all types (prime and statewide importance, unique and locally important, and grazing land) is a substantial reduction in the total amount of agricultural land in the county, and is also considered a significant adverse effect. When combined with the direct farmland conversion, this represents a total of 16 percent of farmland of all types in the county (prime and statewide importance, unique and locally important, and grazing land).

Loss of Farmland through 2040. Development under the *General Plan Land Use Diagram* through 2040 would result in continuing direct conversion of farmlands. Farmlands would continue to be converted as additional infill development occurs between developed areas.

Loss of Agricultural Production

Development under the *General Plan Land Use Diagram* would result in the conversion of farmland and an associated reduction in agricultural production in Placer County through 2010. Loss of agricultural production could substantially reduce the acreage planted to any one crop type (as measured by annual gross production value). Development under the *Land Use Diagram* through 2010 is expected to result in an estimated annual loss of $548,530 in gross production value (Table 8-4) resulting from direct conversion of farmland. This loss represents an estimated 5 percent of the total annual production value of fruit and nut crops and 3 percent of the value of field crops (Table 8-5). The total loss represents approximately 1 percent of the total annual gross agricultural production for the county.

TABLE 8-4

ESTIMATED LOSS OF ANNUAL PRODUCTION VALUE FOR CONVERTED FARMLAND
2010 Development Scenario

Zone	Crop Type	Direct Conversion			Potential Conversion		
		Acres Converted	Gross Production Value/Acre	Annual Value of Production	Acres Converted	Gross Production Value/Acre	Annual Value of Production
A	Field Crops	4,150	$49	$203,350	5,501	$49	$269,549
	Orchards	0	$2,353	$0	0	$2,353	$0
	Grazing	870	$10	$8,700	1,510	$10	$15,100
B	Field Crops	1,080	$49	$52,920	6,290	$49	$308,210
	Orchards	120	$2,353	$282,360	699	$2,353	$1,644,747
	Grazing	120	$10	$1,200	1,962	$10	$19,620
C	Field Crops	0	$49	$0	5,300	$49	$259,700
	Orchards	0	$2,353	$0	590	$2,353	$1,388,270
	Grazing	0	$10	$0	4,460	$10	$44,600
Total		**6,340**		**$548,530**	**26,312**		**$3,949,796**

Note: Location of zones and predominate agricultural uses are shown in Figure 9-3 of the Background Report. Gross per acre production values for crops types were calculated from data presented in Tables 9-6 and 9-7 of the *Background Report* and are average values.
Field crops include hay, irrigated pasture, pasture, and rice.
Fruit and nut crops include apples, grapes, kiwi, oranges, peaches, pears, persimmons, plums, and walnuts.

TABLE 8-5

ESTIMATED ANNUAL GROSS PRODUCTION LOSS FOR CONVERTED FARMLAND
2010 Development Scenario

Crop Type	Gross Value of Production (dollars)	Direct Conversion		Indirect Conversion	
		Estimated Annual Loss (dollars)	Percentage of Gross Value of Production	Estimated Annual Loss (dollars)	Percentage of Gross Value of Production
Field Crops	$12,164,000	$256,270	2.1%	$837,512	6.9%
Orchard (Fruit and Nut) Crops	$5,178,000	$282,360	5.5%	$3,030,476	58.5%
Grazing Land	$549,400	$9,900	1.8%	$79,300	14.4%
Other	$38,099,500	$0	0.0%	$0	%0.0
Total	**$55,990,900**	**$548,530**	**1.0%**	**$3,947,288**	**7.1%**

Note: Value of timber harvest not included in total.
Value of annual production based on 1990 gross production values shown on Table 9-7 of *Background Report.*
Field crops include hay, irrigated pasture, pasture, and rice.
Fruit and nut crops include apples, grapes, kiwi, oranges, peaches, pears, persimmons, plums, and walnuts.

Development under the *General Plan Land Use Diagram* to 2010 is expected to result in an estimated annual loss of an additional $3,947,288 in gross production value as a result of the indirect conversion of farmland (Table 8-4). This loss represents an estimated 59 percent of the total annual production value of fruit and nut crops and 7 percent of the value of field crops (Table 8-5). The total loss represents approximately 7 percent of the total annual gross agricultural production for the county.

The annual direct loss in production value as a result of direct conversion of farmland under the *General Plan Land Use Diagram* does not represent a substantial portion of the total annual value of production for agricultural in Placer County. The 1 percent loss in annual production value does not indicate that the overall agricultural economy in the county would be adversely affected by the direct conversion of land and associated production loss. The annual direct loss in production value associated with the indirect conversion of farmland could, however, adversely affect certain sectors of the agricultural economy in the county. Specifically, the potential loss of fruit and nut crops represents as substantial portion of the annual average gross production for these crops.

Development under the *General Plan Land Use Diagram* to 2010 could result in significant adverse impact to production of fruit and nut crops in Placer County. This is a substantial reduction in the acreage planted to any one crop type, and is considered a significant impact.

Loss of Agricultural Production through 2040. Development under the *General Plan Land Use Diagram* through 2040 is expected to result in additional conversion of farmlands and associated loss of annual production value. While most of this conversion will result from expansion of the cities, particularly in the southwestern part of the county, some will result from development in unincorporated Placer County. The loss of this farmland could have secondary effects on the overall agricultural economy and would result in significant adverse impacts to agricultural production in the county as the agricultural land base, and in turn, annual agricultural production diminishes.

GENERAL PLAN POLICY RESPONSE

The following policies and programs address impacts on agricultural lands associated with development under the *Land Use Diagram.*

Loss of Farmland

Development under the *General Plan Land Use Diagram* would result in the direct conversion of an estimated 3 percent of Placer County's total farmland by 2010, with the potential conversion of an additional 13 percent by 2010. The impact to farmland could be reduced by the following General Plan policies and programs.

Policies

1.H.1. *The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.*

1.H.3. *The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:*

- *a. The subdivision is part of a cluster project and such a project is permitted by the applicable zoning;*
- *b. The project will not conflict with adjacent agricultural operations; and*
- *c. The project will not hamper or discourage long-term agricultural operations either on site or on adjacent agricultural lands.*

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.*

1.H.5. *The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.*

1.H.6. *The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.*

7.A.1. *The County shall protect agriculturally-designated areas from conversion to non-agricultural uses.*

7.A.I. The County shall ensure that unincorporated areas within city spheres of influence that are designated for agricultural uses are maintained in large parcel sizes of 10-acre minimums or larger.

7.A.7. The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.

7.A.9. The County shall support merging or reversion to acreage of substandard lots in "paper subdivisions" in agriculturally-designated areas under the same ownership, and not being used as separate parcels.

7.A.12. The County shall actively encourage enrollments of agricultural lands in its Williamson Act program.

7.A.13. The County shall encourage multi-seasonal use such as private recreational development, agricultural lands, and timberlands to enhance the economic viability.

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.

Programs

7.1. The County should add a clause to all future Williamson Act contracts that prohibits subdivision of the land under contract for the duration of the contract, unless the Board of Supervisors can make the findings that a proposed subdivision enhances the long-term agricultural use of the land.

7.2 The County shall encourage adoption of sound soil conservation practices for farming operations on highly erodible soils by directing landowners in these areas to the agricultural advisory services of the University of California Cooperative Extension, Farm and Home Advisor; the U.S. Soil Conservation Service, the Placer County Resource Conservation District, and the County Agricultural Commissioner.

7.3. The County shall develop a program for the purchase and transfer of development rights as a means to preserve and protect agricultural land. Such a program should identify the most critical farmland for preservation based on physical and economic considerations. The program should identify the most suitable "receiving areas." The County should work with public and private agencies, including the U.S. Soil Conservation Service, the California Department of Conservation, the California Farm Bureau, and the American Farmland Trust., in developing the program.

These policies provide for protection of areas designated for agriculture from conversion to non-agricultural uses and promote large parcel sizes to maintain agricultural viability, agricultural support uses, and other agricultural protection methods. These policies, in addition to buffer zone requirements contained Part I of the Policy Document, also provide for the use of buffer zones between agricultural and urban uses to reduce conflicts.

Loss of Agricultural Production

Direct conversion of farmland in Placer County as a result of development under the *General Plan Land Use Diagram* could result in the loss of 1 percent the annual gross agricultural production value in the county by 2010. Indirect conversion of farmland in the county could result in the loss of 7 percent of the annual gross production value in the county. This would include a loss of approximately 59 percent of the annual gross production value of fruit and nut crops in the county. The impact to the production of fruit and nut crops associated with the indirect conversion of farmland could be reduced by the following General Plan policies.

Policies

7.A.1. *The County shall protect agriculturally-designated areas from conversion to non-agricultural uses.*

7.A.3. *The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.*

7.A.7. *The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.*

7.A.11. *The County shall support appropriate efforts by private conservation organizations to use conservation easements as a tool for agricultural preservation.*

7.B.2. *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, timber, row crops);*
b. *The size of the lots to be created;*
c. *The presence or lack of fences in the area;*
d. *Existing natural barriers that prevent trespass; and*
e. *Passage of wildlife.*

7.C.1. *The County shall attempt to improve the financial viability of the agricultural sector of Placer County's economy through actions that have the potential to reduce costs and increase profits.*

7.C.3. *The County shall support opportunities to promote and market agricultural products grown or processed within Placer County (such as Farmers' Markets) as a part of the economic development activities of local agencies.*

7.C.4. *The County shall permit a wide variety of promotional and marketing activities for county-grown products in all agricultural zone districts.*

These policies provide for protection of areas designated for agriculture, encourage continued and increased agricultural activities on appropriate areas, promotes the use of conservation easements for agricultural protection, and include measures to reduce conflicts between agricultural uses and adjacent development. Policies also include promotion of agricultural products sold in Placer County.

IMPACTS

This section describes the impacts of the General Plan which are not mitigated through the *Policy Document.*

Loss of Farmland

The direct and potential conversion of prime farmland, albeit limited, would result in a significant adverse impact. There are no General Plan policies that would mitigate for the loss of prime farmland to a less-than-significant level. This impact is, therefore, considered significant and unmitigable.

Loss of Agricultural Production

The indirect conversion of farmland could have a substantial adverse impact on the production of fruit and nut crops. This impact would occur primarily as a result of conversion of land suitable for the production of these crops in the foothill region. The impact would be reduced, but not to a less-than-significant level, through implementation of the General Plan policies. This impact is, therefore, considered significant and unmitigable.

MITIGATION MEASURES

Loss of Farmland

There are no mitigation measures available to reduce the loss of farmland to a less-than-significant level.

Loss of Agricultural Production

There are no mitigation measures available to reduce the loss of agricultural production to a less-than-significant level.

CUMULATIVE LOSS OF FARMLAND AND AGRICULTURAL PRODUCTION

Conversion of farmland in Placer County will contribute to the overall conversion of farmland occurring in the Central Valley. Urban and suburban development in the Central Valley will continue to result in the conversion of the state's most valuable farmland and loss of production from these farmlands. Loss of production from these lands will have an adverse effect on the overall agricultural economy. This includes direct loss of income from the sale of agricultural products as well as secondary impacts associated with loss in revenue generated from transporting and processing agricultural products and providing agricultural related services. The relative contribution of unincorporated development in Placer County to this cumulative effect is expected to be minor. Because of this relatively small contribution and the mitigating effect of the *Policy Document*'s policies and programs, the impact of development under the *Countywide General Plan* on regional loss of farmland and agricultural production is considered less-than-significant.

8.3 FOREST RESOURCES

This section describes the impacts on commercial forest resources associated with development designated by the *General Plan Land Use Diagram* and that would be expected to occur under the 2010 growth scenario and through 2040. Specifically, this section describes how physical development at the intensities

indicated by the *Land Use Diagram* would result in loss of timber production from private commercial forest land in the county.

ENVIRONMENTAL SETTING

Most of the commercial forest land in the county is located in the Sierra Nevada range east of Foresthill. In 1986, Placer County contained approximately 423,000 acres of commercial forest land, with approximately 126,000 acres included in the County's Timber Preserve Zones (TPZs). Much of this commercial timberland is interspersed with national forest lands. The *Background Report* describes the forest resources in Placer County.

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to determine impacts to forest resources that would be expected to occur under the 2010 growth scenario. Impacts were assessed on a qualitative basis by comparing areas of development as indicated by the *Land Use Diagram* with the location of TPZs and conifer forests in the county.

Assumptions

The following assumptions were used in determining impacts to forest resources in Placer County as a result of development under the General Plan. These assumptions outline how development within community plan areas and other unincorporated areas are expected to affect commercial timberland.

1. Private commercial timber land is defined as those areas within the county that fall within a TPZ or have been mapped as conifer forest. The location of these lands is shown in Figures 9-4 and 9-5 of the *Background Report.*

2. Urban, suburban and rural residential development immediately adjacent to commercial forest land could affect production of forest products as a result of incompatible land use between the urban and forest interface. Development adjacent to a TPZ or conifer forest could result in an indirect affect on timber production from those lands

3. Estimation of the amount of commercial timberland within the community plan areas is based on information contained in the community plans (e.g. land use designations) and development estimates prepared for this *EIR* (see Chapter 2).

4. For purposes of this analysis it is assumed that:

   - All lands within TPZs are considered commercial forest land;

   - Urban, suburban or extensive rural residential development within an area currently used for the production of commercial forest products would result in that area no longer being considered commercial forest land; and

   - Production of commercial forest products from national forest land would not be directly affected by development under the General Plan.

Thresholds of Significance

Impacts to forest resources were considered significant and adverse if they would substantially reduce the amount of private commercial timberland in the county or substantially impair the productivity of private commercial timberland.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Direct Loss of Commercial Forest Land

Development under the *General Plan Land Use Diagram* would result in the conversion of an estimated 13,600 acres of commercial forest land in the county by 2010. This estimate is based on planned suburban and rural residential development in the Foresthill Community Plan Area (8,000 acres), the Dutch Flat/Gold Run area (5,000 acres), and at Emigrant Gap (600 acres). This would include approximately 640 acres contained in TPZs in the Foresthill and Dutch Flat areas. The conversion of 13,600 acres represents approximately 3 percent of the total commercial forest land in the county. Because this loss is concentrated in the community plan areas and does not represent a substantial portion of the total commercial forest land acreage in the county, this impact is not considered a significant effect.

Loss of Commercial Forest Land through 2040. Development under the *General Plan Land Use Diagram* through 2040 is expected to result in additional conversion of commercial forest land. This conversion would probably occur along the I-80 corridor and in the Foresthill Community Plan Area.

Conflict Between Development and Continued Production from Commercial Forest Land

Development under the *General Plan Land Use Diagram* could result in conflict between uses of timberland for production of commercial forest products and suburban or rural residential uses. Development in the Foresthill and Gold Run/Dutch Flat areas and other unincorporated areas near Emigrant Gap and Cisco Grove that would abut commercial forest land could result in conflicts between urban, suburban, and rural residential land uses and ongoing or future use of adjacent lands for production of commercial forest products. Because this potential land use conflict is expected to be concentrated in the Foresthill and Gold Run/Dutch Flat areas and near Emigrant Gap and Cisco Grove, it is not expected to substantially diminish production of commercial forest products from adjacent land.

Conflict Between Development and Continued Production from Commercial Forest Land through 2040. Development under the *General Plan Land Use Diagram* through 2040 is expected to result in additional conflict between developed land and lands used for the production of commercial forest products. This conflict would have the greatest potential to occur in areas along the I-80 corridor and in the Foresthill Community Plan area as these areas continue to grow.

GENERAL PLAN POLICY RESPONSE

This following General Plan policies and programs address implications of development under the *General Plan Land Use Diagram.*

Direct Loss of Commercial Forest Land

Development under the *General Plan Land Use Diagram* would result in the direct conversion of approximately 3 percent of the commercial forest land in the county by 2010. The following General Plan policies and programs would help reduce trends to convert the county's most productive forest land.

Policies

7.E.1. The County shall encourage the sustained productive use of forest land as a means of providing open space and conserving other natural resources.

7.E.2. The County shall discourage development that conflicts with timberland management.

7.E.4. The County shall encourage qualified landowners to enroll in the Timberland Production Zone (TPZ) program.

Programs

7.6. The County, in consultation with the California Department of Forestry and Fire Protection, shall conduct a careful evaluation of the Forest Practice Rules with regard to clearcutting and other forest management practices with potential visual impacts; use of prescribed burning; protection of biological, soil, and water resources; and protection of old growth forest in Placer County. If the Forest Practice Rules are found to be inadequate, a Special Forest Practice Rules package for Placer County shall be proposed to the Board of Forestry to address these inadequacies.

7.7. The County shall encourage the California Department of Forestry and Fire Protection to complete an inventory of yew trees and existing and residual stands of ancient and old growth forest on private timberlands in Placer County. The results of this inventory shall be incorporated into the County's biological resources database for use in future land use planning decisions.

7.8. The County shall encourage the U.S. Forest Service and the California Department of Forestry and Fire Protection to identify the potential impacts on, and the need for preservation of, old growth forest in Placer County.

These policies encourage the sustained productive use of forest land and discourage development that conflicts with timberland management, and seek to minimize the environmental effects of timber production. The programs also call for the identification and protection of old growth forests and yew trees.

Conflict Between Development and Continued Production from Commercial Forest Land

Development under the *General Plan Land Use Diagram* could result in increased conflict between urban development and uses of forest land for commercial purposes. The following policies and programs would reduce potential conflicts between urban and commercial uses of forest land. In addition, Part I of the Policy Document requires the use of buffer zones between land designated Timberland and incompatible urban uses.

Policies

7.E.2. The County shall discourage development that conflicts with timberland management.

7.E.3. The County shall work closely and coordinate with agencies involved in the regulation of timber harvest operations to ensure that County conservation goals are achieved.

7.E.5. The County shall review all proposed timber harvest plans (THPs) and shall request that the California Department of Forestry and Fire Protection (CDF) amend THPs to address public safety concerns, such as requiring alternate haul routes if use of proposed haul routes would jeopardize public health and safety or result in damage to public or private roads.

Programs

7.6. The County, in consultation with the California Department of Forestry and Fire Protection, shall conduct a careful evaluation of the Forest Practice Rules with regard to clearcutting and other forest management practices with potential visual impacts; use of prescribed burning; protection of biological, soil, and water resources; and protection of old growth forest in Placer County. If the Forest Practice Rules are found to be inadequate, a Special Forest Practice Rules package for Placer County shall be proposed to the Board of Forestry to address these inadequacies.

7.9. The County shall formally request that the California Department of Forestry and Fire Protection include educational materials for residents in its Notice of Intent to Harvest Timber. Such materials should include information concerning the Forest Practice Act, Forest Practice Rules, and Department of Forestry Timber Harvest Plan review process.

IMPACTS

Direct Loss of Commercial Forest Land

The potential loss of production from commercial timberland would result in a less-than-significant impact.

Conflict Between Development and Continued Production from Commercial Forest Land

The potential conflict between production of commercial forest products and development near commercial forest land is considered a less-than-significant impact.

MITIGATION MEASURES

No mitigation measures are necessary.

8.4 MINERAL RESOURCES

This section describes the impacts on county mineral resources associated with the urban development and impacts associated with extraction of those mineral resources that would be expected to occur under the 2010 development scenario and through 2040. Specifically, this section focuses on how development at the intensities indicated by the *Land Use Diagram* would affect the availability of mineral resources.

ENVIRONMENTAL SETTING

An extensive range of mineral resources are found throughout Placer County. Current mineral extraction operations in the county include sand and gravel, clay, stone, and gold. Sand and gravel is used to make various aggregate products necessary for development. Revenue generated from sand and gravel is estimated to be several times higher than other minerals mined in the county. The high demand for this commodity is linked to construction activity within the county.

The *Background Report* describes the location and extent of known and potential mineral extraction sites in Placer County. In addition, a Mineral Resource Zone (MRZ) has been established by the California Department of Conservation, Division of Mines and Geology, in the southwestern part of the county. Within the MRZ, significant deposits of aggregate have been identified south of Rocklin and significant deposits of gold have been identified near Auburn, Ophir, and Gold Hill.

METHODOLOGY

This section describes the assumptions and threshold of significance developed to determine impacts to mineral resources in the county. The mineral resources impact analysis is a qualitative assessment of the effects of the *Land Use Diagram* on existing and potential mineral extraction sites near existing and potential areas of new urban development. The location of future development in the county was based on the *Land Use Diagram*, whereas the location of existing and potential resource extraction sites reflects information developed for the *Background Report*.

Assumptions

1. Significant deposits of minerals, as identified in the MRZ, have the same resource value as existing or potential mineral extraction sites.

2. The types of impacts associated with different types of mineral extraction activities were assumed to be generally the same, although the specific activities may differ and would need to be addressed as part of project-specific environmental review.

3. Mineral extraction is assumed to not normally result in a significant conflict with rural land uses in areas where the *General Plan Land Use Diagram* designates minimum parcel sizes of 10 acres or larger.

Thresholds of Significance

Impacts associated with mineral resource extraction are considered significant if development under the General Plan would result in substantial conflict between existing or new mineral extraction operations and new urban or suburban development or substantially reduce the availability of significant mineral deposits in the county.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Conflict Between Existing Mineral Extraction and New Urban and Suburban Land Uses

Development under the *General Plan Land Use Diagram* to 2010 would result in the potential for urban and suburban growth adjacent to existing and potential mineral resource extraction sites. The approximate location of these sites is are shown in Figure 9-9 and 9-10 of the *Background Report.*

Conflicts between existing mineral extraction sites and potential urban and suburban development could occur within the Granite Bay, Horseshoe Bar-Penryn, Newcastle-Ophir, Weimar, and Dutch Flat community plan areas because of the proximity of potential urban or suburban development near these sites (Table 8-6). These conflicts could be significant. The other existing mineral extraction sites are located within other unincorporated areas or on the Tahoe National Forest.

Conflict Between Existing Urban or Suburban Land Uses and New Mineral Extraction

Conflicts between potential mineral extraction sites and existing or planned urban development could occur within the Newcastle/Ophir and Foresthill Community Plan areas because of the proximity of potential or existing urban development (Table 8-6). These conflicts could be significant. While other potential mineral extraction sites are located within other unincorporated planning areas, these sites would be located within areas with minimum parcel sizes of 10 acres or larger. The remaining potential mineral extraction sites are located on the Tahoe National Forest.

Potential Loss of Significant Mineral Resources

Development under the *General Plan Land Use Diagram* could result in the potential for urban development over known deposits of valuable minerals. Potentially important mineral resources have been identified within the Granite Bay, Auburn/Bowman, and Horseshoe Bar/Penryn Community Plan Areas. Urban development over these deposits would effectively preclude their use. This preclusion could be significant because the *General Plan Land Use Diagram* would allow development that would reduce the availability of significant mineral resources.

Conflict With Urban Uses through 2040. Conflicts between mineral extraction operation and urban development would continue as urban growth continues to increase through 2040. These could occur within community plan areas with the greatest number of potential or existing mineral extraction sites. Areas with the highest density of known or potential mineral extraction sites include the Colfax and Foresthill Community Plan areas.

As cities within Placer County reach their ultimate buildout, conflicts could result from continued operation of mineral extraction sites in unincorporated areas near city boundaries. Mineral extraction activities near city boundaries include clay mining north and south of Lincoln and sand and gravel mining east of Roseville.

TABLE 8-6

EXISTING AND POTENTIAL MINERAL EXTRACTION SITES
Within Growth Areas
2010

Areas	Number of Existing	Number of Potential	Deposits Within MRZ
Community Plan Areas			
Sheridan	---	---	---
Sunset	---	---	---
Dry Creek/West Placer	---	---	---
Granite Bay	2	---	---
Horseshoe Bar/Penryn	1	---	---
Newcastle/Ophir	1	1	X
Auburn/Bowman	---	---	X
Meadow Vista	---	---	---
Weimar	1	---	---
Foresthill	---	1	---
Colfax	---	---	---
Dutch Flat	1	---	---
Summit	---	---	---
Tahoe City	---	---	---
Lake Tahoe	---	---	---
Other Planning Areas	---	---	---
Placer East	---	---	---
Placer Central	---	---	---
Placer West	---	---	---

Notes: Existing or potential mineral extraction sites in areas planned for minimum parcel sizes of at least 10 acres are not shown.
Existing or potential mineral extraction sites in the Tahoe National Forest are not shown.

GENERAL PLAN POLICY RESPONSE

This section describes how General Plan policies would address the implications of development under the *Land Use Diagram* related to existing and potential mineral extraction sites.

Conflict Between Existing Mineral Extraction and New Urban and Suburban Land Uses

New urban development could result in substantial conflict between existing mineral extraction operations. The following policies and programs address the potential conflicts between existing mineral extraction operations and new development.

Policy

1.I.2. *The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.*

Program

1.3. *The County should, in consultation with the California Division of Mines and Geology, evaluate the relative value of potentially-significant mineral deposits identified in the General Plan Background Report and designated as Mineral Resource Zone (MRZ) in relationship to other mineral resources of the same type in the county or region. If these mineral deposits are determined to be easily replaced by other substitute deposits, the County should continue to apply existing policies and plans to allow extraction of these resources. If these deposits are found not to be easily substituted, the County should amend the Countywide General Plan or applicable community plan as necessary to direct incompatible growth away from these sites.*

These policies discourage the development of incompatible land uses in areas with significant mineral resources and require new non-mining development adjacent to existing mining operations to provide a buffer between the new development and the mining operations.

Conflict Between Existing Urban or Suburban Land Uses and New Mineral Extraction

Potential new mineral extraction sites, as indicated in the *Background Report*, could result in substantial conflict between new or existing urban development. The following policies and programs address the potential conflicts between existing urban and suburban development and new mineral extraction operations.

Policies

1.J.1. *The County shall require new mining operations to be designed to provide a buffer between existing or likely adjacent uses, minimize incompatibility with nearby uses, and adequately mitigate their environmental and aesthetic impacts.*

1.J.5. The County shall require that all mining operations prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation.

1.J.6. The County shall require that plans for mining operations incorporate adequate measures to minimize impacts to local residents and county roadways.

These policies require new mining operations to provide a buffer between existing or likely adjoining residential uses, require reclamation plans to address environmental effects, and minimize impacts to local residents and county roadways.

Loss of Significant Mineral Resources

Development under the *Land Use Diagram* could result in the loss of potentially significant deposits of sand, gravel, and gold as a result of urban development at densities that would make removal of mineral impractical. The impacts associated with the loss of these potential resources would be reduced by the following General Plan policy and program.

Policy

1.J.II. The County shall discourage the development of incompatible land uses in areas that have been identified as having potentially significant mineral resources.

Program

1.3. The County should, in consultation with the California Division of Mines and Geology, evaluate the relative value of potentially-significant mineral deposits identified in the General Plan Background Report and designated as Mineral Resource Zone (MRZ) in relationship to other mineral resources of the same type in the county or region. If these mineral deposits are determined to be easily replaced by other substitute deposits, the County should continue to apply existing policies and plans to allow extraction of these resources. If these deposits are found not to be easily substituted, the County should amend the Countywide General Plan or applicable community plan as necessary to direct incompatible growth away from these sites.

This policy and programs call for the identification and protection of incompatible land use in areas with potentially significant mineral resources.

IMPACTS

This section describes the impacts of the General Plan which are not mitigated by the *Policy Document.*

Conflict Between Existing Mineral Extraction and New Urban and Suburban Land Uses

There are no conflicts between existing extraction sites and potential new development that would not be mitigated by the *Policy Document.* With implementation of General Plan policies and programs, urban and suburban development that could substantially conflict with existing mineral extraction would be avoided. Potential impacts to existing mineral extraction operations would, therefore, be less-than-significant.

Conflict Between Existing Urban or Suburban Land Uses and New Mineral Extraction

There are no conflicts between existing development and potential new mineral extraction operations that would not be mitigated by the *Policy Document.* There are no impacts of the General Plan which are not mitigated by the *Policy Document.* With implementation of General Plan policies and programs, new mineral extraction operations that could substantially conflict with existing urban development would be avoided. Potential impacts to existing urban or suburban development would, therefore, be less-than-significant.

Loss of Significant Mineral Resources

With implementation of the policies and programs of the *Policy Document*, development under the *Land Use Diagram* would not preclude the extraction of significant mineral resources. The impact of potential loss of significant mineral resources would, therefore, be less-than-significant.

MITIGATION

No mitigation measures are necessary.

8.5 VEGETATION AND WILDLIFE RESOURCES

This section describes the impacts on biological resources in Placer County associated with the urban development that would be expected to occur under the 2010 growth scenario and through 2040. Specifically, this section focuses on how development in the locations and at the intensities indicated by the *General Plan Land Use Diagram* could affect natural vegetation communities, wetlands and other aquatic communities, wildlife habitat, and special-status species, including those plants and animals listed as threatened or endangered by state or federal endangered species acts. Other biological resource-related issues, such as land use and water quality are addressed in other sections of this report.

ENVIRONMENTAL SETTING

Vegetation Resources

Placer County has a wide variety of important vegetation and wildlife resources. Natural vegetation communities are described and mapped in the *Background Report* (Chapter 9, Figure 9-5). The major vegetation communities are briefly identified as follows:

Grassland Communities. Grasslands are dominated by introduced annual species, but include native perennial bunch grasses. Grasslands are found intermixed with widely-spaced oaks forming oak savannahs. This vegetation community has been largely converted to agriculture or urban uses, except for areas near Sheridan, Lincoln, and Rocklin.

Chaparral and Shrub Communities. Four chaparral and shrub communities extend from the lower elevation foothills to the crest of the Sierra Nevada. These communities are each adapted to different soil types, precipitation patterns, elevation, and fire history.

Oak Woodland Communities. Woodlands in Placer County include valley oak woodland, blue oak woodland, and blue oak-digger pine woodlands that occur on well-drained soils in the western half of the county along the Bear and American Rivers and their tributaries.

Hardwood Forest Communities. Hardwood forests extend along drainages of the major rivers and streams at middle elevations on the western slope of the Sierra Nevada and occur as aspen forests at high elevations.

Conifer Forest Communities. Eight conifer forest communities form the characteristic vegetation type above the 2,500-foot elevation. These forest communities are identified by their characteristic trees, including ponderosa pine, Sierran mixed conifers, white fir, lodgepole pine, red fir, subalpine conifers, jeffrey pine, and eastside pine forests.

Riparian Communities. Most watercourses in the county support streamside vegetation communities, including the valley foothill riparian forests located along slow-moving streams that flow through valleys and rolling hills. In addition, the montane riparian forests present in the Sierra Nevada below the 8,000-foot elevation that may be associated with shallow lakes and ponds, seeps and meadows, and rivers and streams support riparian communities.

Urban, Agriculture and Rangeland. Urban, agricultural and rangeland (UAR) extends from the Roseville, Lincoln, Loomis, and Rocklin areas to Penryn and Auburn on flat to gently rolling or hilly terrain. Much of this area has been extensively altered by urban and suburban development and agriculture and generally provides lower habitat diversity and limited habitat value for wildlife. The UAR includes some annual grassland, valley foothill riparian, and oak woodland communities, as well as pasture, cropland, and orchards.

Wildlife Species and Important Habitat

Placer County also has a number of individual plant and wildlife species, rare habitat types or significant natural areas, and important fish and game resources that are located throughout the vegetation communities described above. These are identified as follows:

Special-status Species. These are plants and animals that are legally protected under state and federal Endangered Species Acts or other regulations, and species that are considered sufficiently rare to qualify for such consideration (CEQA Guidelines 15380). The name, legal status, distribution, and habitat requirements of special-status plant and wildlife species that are known or have the potential to occur in Placer County are described in the Chapter 9 of the *Background Report.*

Rare Natural Communities and Significant Natural Areas (SNAs). Communities that may be considered rare by regulatory agencies or scientists include wetlands (vernal pools, alkali meadows and seeps, wet meadows, fresh emergent wetland, and portions of montane riparian and mixed riparian forests). Additionally, ten SNAs are identified in Chapter 9 of the *Background Report.*

Migratory Deer Herds. The Blue Canyon deer herd ranges west of the Sierran crest in the southern portion of the county, and the Loyalton-Truckee deer herd ranges in the northeastern corner of the county. Critical winter range, migration routes, holding areas, critical summer range, and critical fawning areas are necessary to restore and maintain these herds.

Fisheries. Water bodies within and bordering Placer County support numerous species of native and introduced game and nongame fish that are valuable natural and recreational resources. Several streams are identified as important fishery streams because they support salmon (Dry Creek and its tributaries) or Lahontan Cutthroat Trout (Truckee River tributaries). A list of the fish species that occur in Placer County is found in Chapter 9 of the *Background Report.*

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to evaluate impacts on vegetation and wildlife resources that would be expected to occur under the 2010 General Plan development scenario. This analysis was conducted by calculating the approximate extent of major vegetation communities (in acres) that would be affected by various intensities of development anticipated by 2010 in the locations indicated by the *General Plan Land Use Diagram* and community plan land use maps. The amount and location of development anticipated by 2010 is based on land use designations shown on the *Land Use Diagram*, as well as on community plan land use diagrams. Impacts were then determined qualitatively by assessing the affects on associated fish and wildlife resources as described in the *Background Report.*

Assumptions

1. Impacts on wildlife species are assumed to be directly correlated to impacts on the vegetation communities that are their primary habitat. Conversion of natural vegetation communities to urban and suburban land uses, therefore, results in a total loss of the associated wildlife species.

2. New urban development is assumed to result in the elimination of most vegetation and wildlife, and the remaining fragments of habitat would be isolated with substantially lower biological value. New development requires total or near total vegetation removal associated with site grading, road building, infrastructure installation, filling or other damage to wetlands, and direct wildlife loss or disturbance by construction activities and human habitation. Urban development is, therefore, assumed to result in habitat conversion, although some lower quality vegetation or wildlife habitat may continue to exist on undeveloped properties or in parks, greenbelts, and other open space areas.

3. Development in suburban and rural residential areas is assumed to result in partial vegetation removal (permanent or temporary) associated with development activity, recreational use, rural residential activities, and wildlife disturbance by construction activities and human habitation. This may result in loss of habitat or lowered value directly related to development intensity. Development patterns resulting in parcels of less than 10 acres in size is assumed to generally result in lower habitat values for species requiring large home ranges (such as deer). Habitat values may, however, be unchanged for other species such as scrub jays or many raptors. Again, some vegetation or wildlife habitat may be avoided during development or continue to exist on undeveloped properties, or in parks, greenbelts, and other open space areas, but this habitat is assumed to be of generally lower quality (less diverse), tending to support fewer species and fewer individuals of each species.

Thresholds of Significance

Impacts are considered significant and adverse if the General Plan would:

- Result in the "take" (i.e., harm, harassment, or loss) of any state or federal threatened or endangered species or its habitat;
- Substantially affect any other special-status species, or its habitat;
- Substantially affect any rare natural plant community or significant natural area;
- Substantially reduce the diversity or numbers of any fish, wildlife or plant species;
- Substantially interfere with the movement of any resident or migratory fish or wildlife species; or
- Substantially degrade or diminish habitat for fish, wildlife or plants, or contribute to a cumulative regional loss of habitat.

For the purposes of this impact analysis, habitat conversion or quality reduction of 5 percent or greater in the extent of any vegetation community is considered a substantial loss, and therefore a significant impact.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Table 8-8 lists summarizes the approximate extent of habitat conversion that could result from development under the *General Plan Land Use Diagram* according to the 2010 development scenario. The estimates are listed according the six major vegetation communities that could be affected: Urban, Agricultural, and Rangeland (UAR); Grassland (G); Oak Woodland (OW); Conifer Forest (CF); Hardwood Forest (HF); and Chaparral and Shrub (CS). Table 8-8 compares estimates of the existing (1991) and future (2010) extent of these, indicating the scale of anticipated habitat conversion attributable to new urban development in unincorporated areas.

TABLE 8-8

APPROXIMATE EXTENT OF HABITAT CONVERSION AND DEGRADATION BY VEGETATION COMMUNITIES
2010 Development Scenario
(in acres and percent)

Vegetation Communities		Approximate Extent of Intact Vegetation		Habitat Conversion		Habitat Conversion or Reduced Habitat Value		Limited Habitat Impacts	
		Vegetation Communities in Unincorporated Areas (1991)		Planned Urban Development in Unincorporated Areas		Planned Urban, Suburban, and Rural Residential Development in Unincorporated Areas		Existing and Planned Recreational, Agricultural, and Forestry Land Uses in Unincorporated Areas	
		Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban, Agricultural, and Rangeland *	UAR	152,960	100%	7,200	4.7%	42,360	27.7%	103,400	67.6%
Grassland (with oak woodland)	G	29,000	100%	3,000	10.3%	2,000	6.9%	24,000	82.8%
Oak Woodland	OW	29,000	100%	0	0.0%	4,000	13.8%	25,000	86.2%
Conifer Forest	CF	462,000	100%	0	0.0%	47,000	10.2%	415,000	89.8%
Hardwood Forest	HF	103,000	100%	0	0.0%	7,000	6.8%	96,000	93.2%
Chaparral and Shrub	CS	56,000	100%	0	0.0%	3,000	5.4%	53,000	94.6%

*Includes some annual grassland, valley foothill riparian, and oak woodland communities

Habitat Conversion Resulting from Urban Development

Development by 2010 will cause substantial habitat conversion in existing community plan areas in the southwest part of the county, including parts of the Dry Creek/West Placer, Sunset, and Sheridan community plan areas.

Major Vegetation Communities Affected. Habitat conversion would eliminate approximately 7,200 acres (5 percent) of the Urban, Agricultural and Rangeland (UAR) vegetation community and its associated natural habitat, and 3,000 acres (10 percent) of the Grassland vegetation community. This impact would include total or substantial conversion of remaining natural habitat areas to urban land uses, involving vegetation removal, loss of grasslands and oak savannah, loss of common wildlife species, loss of common vegetation species due to physical modifications and encroachments to Dry Creek, Curry Creek, Pleasant Grove Creek, Auburn Ravine and their tributaries, reduction in quality of fisheries and water quality from sedimentation and urban runoff, introduction of major barriers to wildlife movement, increased wildlife predation by dogs and cats, and a general reduction in the diversity or numbers of fish, wildlife or plant species in these areas.

Special Status Species Affected. Habitat conversion could eliminate potential habitat for several of the special-status species associated with the UAR and Grasslands (see *Background Report*, Chapter 9).

The reported locations of some of these special status species are indicated in general terms on Figure 9-6 in the *Background Report*. Many species that would be affected by development are associated with wetland (vernal pools and alkali meadows and seeps within grasslands) and riparian vegetation communities. Some species, however, forage in agricultural and grassland areas (*Background Report*, Figure 9-7). The extent and severity of this impact cannot be established without a project-level biological resource analysis, although development at the scale and intensity designated in some areas by the *Land Use Diagram* would be likely to result in the conversion or reduction in quality of critical habitat for some special-status species and cause direct mortality of individual plants or animals.

Rare Natural Plant Communities and Significant Natural Areas Affected. Development in accordance with the *Land Use Diagram* has the potential for significant impacts to rare natural communities and significant natural areas (see *Background Report*, Chapter 9). The reported locations of some of these special status natural communities and important fishery streams are indicated in general terms on Figure 9-6.

Various types of wetlands, many of which would be the subject of regulation by the U.S. Army Corps of Engineers (jurisdictional wetlands) are located in the UAR and Grassland vegetation communities that would be the location of new development under the General Plan. Some of these wetland types have also been identified as rare natural plant communities of special concern, including northern hardpan and northern volcanic mud flow vernal pools, and alkali meadows and seeps located north of Roseville in the Sunset Community Plan area. Development in the Dry Creek/West Placer Community Plan area could impact Dry Creek, an important fishery stream, and remaining fragments of valley foothill riparian forest.

Several Significant Natural Areas that include concentrated rare and important biological resources have been identified by the Department of Fish and Game and could be substantially affected by development:

- Roseville vernal pools (Northern volcanic mudflow vernal pools, Northern hardpan vernal pool, northern volcanic mudflow vernal pools, Boggs Lake hedge-hyssop, Dwarf downingia)
- Upper Pleasant Grove Creek (Alkali meadow, alkali seep, hispid bird's-beak, legenere)

Continued Habitat Conversion through 2040. Development within the county through 2040 would continue to convert natural communities. Most of this conversion will take place in the western part of the county within areas already subject to habitat quality reduction before 2010 (see "Habitat Conversion or Quality Reduction in Urban, Suburban and Rural Residential Areas").

Habitat Conversion or Quality Reduction Resulting from Suburban/Rural Residential Development

Development by 2010 will cause substantial habitat conversion or quality reduction in suburban, and rural residential development areas of the county, mostly concentrated in portions of the Granite Bay, Horseshoe Bar/Penryn, Newcastle/Ophir, and Auburn/Bowman community plan areas. It also includes lower habitat quality associated with suburban and rural residential development on parcels smaller than 10 acres which is expected to occur as infill around existing communities and in adjacent areas designated for this purpose by community plan land use diagrams.

The pattern of this development is unknown, but it is expected to affect most of the remaining portions of the above community plan areas, as well as remaining portions of the Meadow Vista, Weimar/Applegate/Clipper Gap, Colfax, Dutch Flat/Gold Run, Foresthill, Martis Valley, and Ward Valley community plan areas. Secondary impacts of development in parts of the Dry Creek/West Placer, Sunset, and Sheridan community plan areas are also expected to result in habitat quality reduction in the parts of these areas that have not yet been developed by 2010.

Major Vegetation Communities Affected. Habitat conversion and reduced quality habitat associated with suburban and rural residential development would impact approximately 42,360 acres (28 percent) of the Urban, Agricultural and Rangeland (UAR) and its associated natural habitat, 2,000 acres (7 percent) of the Grassland vegetation community, 4,000 acres (14 percent) of the Oak Woodland vegetation community, and 47,000 acres (10 percent) of the Conifer Forest vegetation community. Table 8-8 compares estimates of the extent of existing (1991) and future General Plan (2010) vegetation communities, indicating the scale of anticipated habitat conversion and lower habitat quality attributable to suburban and rural residential development in unincorporated areas.

This impact would include total or partial vegetation removal on development sites, permanent or temporary conversion of natural habitat areas to urban uses, loss and fragmentation of grasslands and oak savannah, oak woodlands, hardwood forests and conifer forests, loss of common wildlife species, loss of common vegetation associated with physical modifications and encroachments to creeks and streams, quality reduction of fisheries and water quality from sedimentation and urban runoff, introduction of major barriers to wildlife movement, increased wildlife predation by dogs and cats, and reduction in the diversity or numbers of associated fish, wildlife or plant species.

Special Status Species Affected. Habitat conversion and reduced habitat quality from suburban and rural residential development would affect most of the major vegetation communities found in the county and could eliminate potential habitat for most of the 32 special-status plant species and 41 special-status wildlife species that are known or have the potential to occur in Placer County (*Background Report*, Table 9-8 and 9-9).

The reported locations of some of these special-status species are indicated in general terms on Figure 9-6 in the *Background Report*. About 80 percent of the species that would be affected by development in the suburban and rural residential development areas are associated with wetland (vernal pools and alkali meadows and seeps within grasslands), riparian vegetation communities, and conifer forests (*Background Report*, Figure 9-7).

The extent and severity of this impact is expected to be established at a more detailed level during subsequent environmental review of specific plans and affected community plans. Development in the community plan areas at the scale and intensity proposed by the various community plan land use maps and the *General Plan Land Use Diagram* is, however, likely to result in the conversion or reduction in quality of critical habitat for some special-status species and cause direct mortality of individual plants or animals.

Rare Natural Plant Communities and Significant Natural Areas Affected. This impact includes loss of rare natural plant communities and significant natural areas that are associated with, and located throughout, the UAR, grassland, oak woodland, hardwood forest and conifer forest vegetation communities shown on Figure 9-6 of the *Background Report*. These communities include wetlands (e.g. Corps jurisdictional wetlands), important fishery streams and other communities of special concern, including the following:

- Valley foothill riparian forests;
- Northern hardpan and northern volcanic mud flow vernal pools;
- Alkali meadows and seeps; and
- Montane riparian forests (including wet mountain meadows within conifer forests).

Several Significant Natural Areas that could be substantially affected by suburban or rural residential development include the following:

- Roseville vernal pools (Northern volcanic mudflow vernal pools, Northern hardpan vernal pool, northern volcanic mudflow vernal pools, Boggs Lake hedge-hyssop, Dwarf downingia)
- Upper Pleasant Grove Creek (Alkali meadow, alkali seep, hispid bird's-beak, legenere
- Lower Miner's Ravine (Fall-/winter-run chinook salmon stream)
- Upper Secret Ravine (Fall-/winter-run chinook salmon stream)
- Upper Pleasant Grove Creek (Alkali meadow, alkali seep, hispid bird's-beak, legenere
- Martis Creek (Lahontan cutthroat trout stream)
- Ward Creek (Tahoe yellow cress)

Migratory Deer Herd Affected. Suburban, and rural residential development in the Foresthill, Dutch Flat/Gold Run, and Colfax community plan areas could reduce the amount of non-critical winter range for the Blue Canyon Deer Herd. These impacts include habitat conversion and reduction in habitat quality associated with increase human activity in these areas. Impacts of development in the Foresthill, Dutch Flat/Gold Run, and Colfax community plan areas are currently not critical range for the Blue Canyon Deer Herd. This is not expected to substantially interfere with deer movement or substantially degrade or diminish deer habitat. Urban/suburban and rural residential developoment will also affect resident deer populations. The level of impact is, however, difficult to determine because the condition of the herd is not fully known.

Continued Habitat Conversion and Quality Reduction through 2040. Development within the county through 2040 would continue the process of habitat conversion and reduction in habitat quality. This impact is expected to take place mostly in the western and central portions of the county due to infill growth concentrated along the I-80 corridor within areas already subject to lowered habitat quality before 2010. Additional development could, however, occur in the eastern part of the county under the Martis Valley community plan and other community plans in the Lake Tahoe area.

Potential Habitat Quality Reduction Associated with Timber Harvesting, Agriculture, Mining, and Recreation Land Uses

Timber harvesting, agriculture, mining, recreation uses, and other similar natural resource-oriented land use activities are expected to, by 2010, result in additional reduction in quality of natural vegetation communities. The *General Plan Land Use Diagram* indicates extensive areas of the county where these activities would be conducted, generally on parcels of 10 acres or more in size. These activities are assumed not to substantially change from their present location or intensity through 2010. These activities are also assumed to be managed in ways that are generally more compatible with biological resource values. Agriculture would probably continue at a slightly reduced level. Timber harvesting may actually decline by the year 2010 in response to more strict forest practice rules and requirements on both federal and private lands. The biological resource impacts of the natural resource extraction-oriented land uses are, therefore, assumed to remain essentially at present levels.

Recreation land use of the national forests is expected to increase, associated with rising demand for outdoor recreation by an increasing population of Central Valley and Sierra foothill residents. The biological resource impacts of this demand are expected to be generally negative, but existing regulatory controls would probably be used by federal land managers to control impacts on public lands. Suburban and rural residential development in community plan areas near Foresthill, along I-80, and around Lake Tahoe is addressed as a separate impact (see "Habitat Conversion or Quality Reduction in Suburban and Rural Residential Areas", above).

Major Vegetation Communities Affected. Habitat impacts associated with natural resource-oriented land uses would involve up to as much as approximately 103,400 acres (68 percent) of the Urban, Agricultural and Rangeland (UAR) and its associated natural habitat, 24,000 acres (83 percent) of the Grassland vegetation community, 25,000 acres (86 percent) of the Oak Woodland vegetation community, 415,000 acres (90 percent) of the Conifer Forest vegetation community, 96,000 acres (93 percent) of the Hardwood Forest vegetation community, and 53,000 acres (95 percent) of the Chaparral and Shrub vegetation community (Table 8-8).

Special Status Species Affected. Habitat quality reduction from natural resource-oriented land uses could impact potential habitat for most of the special-status plant and wildlife species that are known or have the potential to occur in Placer County (*Background Report*, Tables 9-8 and 9-9). The reported locations of some of these special-status species are indicated in general terms on Figure 9-6 in the *Background Report*. Most of the affected species are associated with wetland (vernal pools and alkali meadows and seeps within grasslands), riparian vegetation communities, and conifer forests (*Background Report*, Figure 9-7).

Rare Natural Plant Communities and Significant Natural Areas Affected. Although new activities resulting in permanent habitat conversion are not expected to be substantial in areas designated for timber production, agriculture, and recreation, reduced habitat quality associated with these activities has the potential for substantial affects on rare natural plant communities and significant natural areas. These communities include wetlands (e.g. Corps jurisdictional wetlands), important fishery streams, and the following rare natural communities and significant natural areas:

- Montane riparian forest (including wet mountain meadows within conifer forests)
- Pole, Martis, Blackwood, and Ward creek fisheries

Some of these impacts could be avoided or reduced by management practices that incorporate avoidance of these areas.

Migratory Deer Herd Affected. Potential intensification of recreational and urban land uses in the Ward Valley, Alpine Meadows, Squaw Valley and Martis Valley community plan areas by 2010 could constrain migrations by the Loyalton Truckee Deer Herd (see *Background Report*, Figure 9-8). The relatively small scale and concentrated recreational and seasonal type of development that is anticipated in these areas by 2010 is, however, expected to retain enough open space to support continued deer use of these areas.

Continued Habitat Quality Reduction through 2040. Natural resource-extraction land uses are not expected to substantially change from their present location or intensity through 2040, and may decline as Placer County urbanizes. Recreational development is, however, expected to be even more extensive, given the increasing demand for outdoor recreation by residents the Central Valley and Sierra foothills.

GENERAL PLAN POLICY RESPONSE

This section describes how General Plan policies address vegetation and wildlife impacts associated with development under the General Plan.

Numerous policies and programs address potential implications on biological resources by requiring that new development generally avoid, minimize, reduce, or compensate for biological resource impacts. These policies and programs are listed by general category.

General Biological Resources

Policies

1.A.2. *The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.*

1.G.1. *The County will support the expansion of existing winter ski and snow play areas and development of new areas where circulation and transportation system capacity can accommodate such expansions or new uses and where environmental impacts can be adequately mitigated.*

1.G.2. *The County shall strive to have new recreation areas located and designed to encourage and accommodate non-auto mobile access.*

1.H.1. *The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.*

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.*

4.E.1. *The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.*

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.

5.A.12. The County shall encourage recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.

5.A.22. The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights.

8.B.1. The County shall promote flood control measures that maintain natural conditions within the 100-year floodplain of rivers and streams.

8.B.8. The County shall require that flood management programs avoid alteration of waterways and adjacent areas, whenever possible.

8.G.1. The County shall ensure that the use and disposal of hazardous materials in the county complies with local, state, and federal safety standards.

8.G.4. The County shall ensure that the mining and processing of toxic metals in the county is conducted in compliance with applicable environmental protection standards and minimizes impacts on adjacent lands and the surrounding natural environment.

8.G.5. The County shall strictly regulate the storage of hazardous materials and wastes.

8.G.6. The County shall require secondary containment and periodic examination for all storage of toxic materials.

8.G.7. The County shall ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.

8.G.8. The County shall require that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the County.

8.G.A. The County shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.

8.G.11. The County shall encourage the State Department of Health Services and the California Highway Patrol to review permits for radioactive materials on a regular basis and to

promulgate and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.

8.G.12. The County shall identify sites that are in appropriate for hazardous material storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment.

These policies generally direct new development to minimize its impacts on biological resources and provide for the protection of the environment from hazardous materials or other contaminants.

Streams and Creeks:

6.A.1. The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this Policy Document). Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases:

a. Reasonable use of the property would otherwise be denied;
b. The location is necessary to avoid or mitigate hazards to the public;
c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or
d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.

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.

6.A.3. The County shall require development projects proposing to encroach into a creek corridor or creek setback to do one or more of the following, in descending order of desirability:

a. Avoid the disturbance of riparian vegetation;
b. Replace riparian vegetation (on-site, in-kind);
c. Restore another section of creek (in-kind); and/or
d. Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).

6.A.4. Where creek protection is required or proposed, the County should require public and private development to:

a. Preserve creek corridors and creek setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and

maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;

b. Designate such easement or dedication areas (as described in a. above) as open space;

c. Protect creek corridors and their habitat value by actions such as: 1) providing an adequate creek setback, 2) maintaining creek corridors in an essentially natural state, 3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor, 4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within creek corridors or creek setbacks, and 6) avoiding tree removal within creek corridors;

d. Provide recreation and public access near creeks consistent with other General Plan policies;

e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.

f. Provide for long-term creek corridor maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.

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.

6.A.6. The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element.

6.A.7. The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.

6.A.8. Where the stream environment zone has previously been modified by channelization, fill, or other human activity, the County shall require project proponents to restore such areas by means of landscaping, revegetation, or similar stabilization techniques as a part of development activities.

6.A.9. The County shall require that newly-created parcels include adequate space outside of watercourses' setback areas to ensure that property owners will not place improvements (e.g., pools, patios, and appurtenant structures), within areas that require protection.

6.A.10. The County shall protect groundwater resources from contamination and further overdraft by pursuing the following efforts:

a. Identifying and controlling sources of potential contamination;

b. Protecting important groundwater recharge areas;

c. Encouraging the use of surface water to supply major municipal and industrial consumptive demands;

d. Encouraging the use of treated wastewater for groundwater recharge; and

e. Supporting major consumptive use of groundwater aquifer(s) in the western part of the county only where it can be demonstrated that this use does not exceed safe yield and is appropriately balanced with surface water supply to the same area.

6.A.11 Open space located in watersheds which serve reservoirs is important to the adequate performance of those reservoirs for their intended purposes and should be preserved and protected.

6.A.12 The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.

Programs

6.1. In consultation with the Placer County Flood Control District, cities in the county, and downstream counties, the County shall develop guidelines for creek maintenance practices that ensure native vegetation is not removed unnecessarily. These guidelines should also ensure that maintenance is scheduled to minimize disruption of wildlife breeding practices.

6.2. The County shall inform the public and prospective developers about those sections of the California Fish and Game Code that apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material. This shall be done through distribution of educational materials with building permits and as a part of project review.

6.3. The County shall cooperate with interested state agencies and private conservation organizations to provide public interpretative services at select locations on County-owned or - managed property that contains creek resources to increase public knowledge and appreciation of such resources.

6.4. The County shall prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources.

These policies and programs provide for the protection and enhancement of the quality of surface water for habitat.

Wetlands

Policies

6.B.1. The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.

6.B.2. The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance of riparian habitat; (2) where avoidance is not

possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.

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.

6.B.4. The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.

6.B.5. The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA.

Programs

6.5. The County shall work toward the public acquisition of creek corridors, wetlands, and significant ecological resource areas as public open space where such areas cannot be effectively preserved through the regulatory process. Public protection may take the form of fee acquisition or protective easements and may be carried out in cooperation with other local, state, and federal agencies and private entities. Acquisition should include provisions for maintenance and management in perpetuity.

6.6. The County shall consider establishing a resource conservation zone (RCZ) overlay district for application to creek corridors, wetlands, and areas rich in wildlife or of a fragile ecological nature. The program would assist in preserving the natural and social values of significant resources and preserve areas with special environmental significance and high sensitivity to development.

6.7. The County will establish a wetland mitigation banking program, including an initial pilot project site for evaluation of the program. The program will provide opportunities for off-site mitigation of wetland impacts through the purchase of mitigation "credits" at established mitigation bank sites.

These policies and programs protect wetland communities and related riparian areas, including requiring new development to fully mitigate wetland loss to "no net loss."

Fish and Wildlife Habitat

Policies

6.B.1. The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.

6.B.2. The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance of riparian habitat; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.

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.

6.B.4. The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.

6.C.1. The County shall identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following:

a. Wetland areas including vernal pools.
b. Stream environment zones.
c. Any habitat for rare, threatened or endangered animals or plants.
d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat.
f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.
g. Important spawning areas for anadramous fish.

6.C.2. The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.

6.C.3. The County shall encourage the control of residual pesticides to prevent potential damage to water quality, vegetation, and wildlife.

6.C.4. The County shall encourage private landowners to adopt sound wildlife habitat management practices, as recommended by California Department of Fish and Game officials, the U.S. Fish and Wildlife Service, and the Placer County Resource Conservation District.

6.C.5. The County shall require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.

6.C.6. The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.

6.C.7. The County shall support the maintenance of suitable habitats for all indigenous species of wildlife, without preference to game or non-game species, through maintenance of habitat diversity.

6.C.8. The County shall support the preservation or reestablishment of fisheries in the rivers and streams within the county, whenever possible.

6.C.9. The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.

6.C.10. The County will use the California Wildlife Habitat Relationships (WHR) system as a standard descriptive tool and guide for environmental assessment in the absence of a more detailed site-specific system.

6.C.11. Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any such discretionary development permit, the decisionmaking body shall determine the feasibility of the identified mitigation measures.

Significant ecological resource areas shall, at a minimum, include the following:

a. Wetland areas including vernal pools.
b. Stream environment zones.
c. Any habitat for rare, threatened or endangered animals or plants.
d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat.

f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.

g. Important spawning areas for anadramous fish.

6.C.12. The County shall cooperate with, encourage, and support the plans of other public agencies to acquire fee title or conservation easements to privately-owned lands in order to preserve important wildlife corridors and to provide habitat protection of California Species of Concern and state or federally listed rare, threatened, or endangered plant and animal species.

6.C.13. The County shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development. Significant biological resources include endangered, threatened, or rare species and their habitats, wetland habitats, wildlife migration corridors, and locally-important species/communities.

6.C.14. The County shall support the management efforts of the California Department of Fish and Game to maintain and enhance the productivity of important fish and game species (such as the Blue Canyon and Loyalton Truckee deer herds) by protecting identified critical habitat for these species from incompatible suburban, rural residential, or recreational development.

Programs

6.8. The County will establish a program to insure public awareness of the benefits of wetland resources. The program will also provide opportunities for the public to participate in the protection, enhancement, and restoration of existing resources.

6.9. The County shall initiate a detailed countywide inventory of ecologically significant resource areas, including unique natural areas, wetland areas, riparian areas, habitats of rare, threatened, endangered, and other uncommon and special-status species. The inventory should be conducted as community plans, specific plans, PUDs, or other planning projects are considered by the County. The inventory should be based on the California Wildlife Habitats Relationships (WHR) system at a scale of 1:24,000 and shall include appropriate buffer zones around the identified resource areas in order to account for periodic, seasonal, or ecological changes. The maps should be revised on a regular basis to reflect the availability of new information from other agencies, changes in definition, or any other changes.

6.10. The County shall maintain current maps that indicate the extent of critical habitat for important fish and game species, as these maps are made available by the California Department of Fish and Game (CDFG). The relative importance of these game species shall be determined by the County, in consultation with CDFG, based on relevant ecological, recreational, and economic considerations. These maps shall be used by the County to evaluate proposed community plans, specific plans, and any project development proposals to determine compatibility of development with maintenance and enhancement of important fish and game species.

6.11. The County shall encourage a cooperative effort to develop, adopt, and implement a comprehensive habitat management plan to address the long-term preservation and maintenance of sufficient natural habitat to support the diversity of plants and wildlife species currently represented in Placer County indefinitely.

These policies and programs provide for the protection of fish and wildlife species in order to maintain species' populations at viable levels.

Vegetation

Policies

6.D.1. *The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.*

6.D.2. *The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.*

6.D.3. *The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.*

6.D.4. *The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.*

6.D.5. *The County shall establish procedures for identifying and preserving rare, threatened, and endangered plant species that may be adversely affected by public or private development projects.*

6.D.6. *The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife.*

6.D.7. *The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored or expanded, where possible.*

6.D.8. *The County shall require that new development preserve natural woodlands to the maximum extent possible.*

6.D.9. *The County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grasslands, and to control erosion.*

6.D.10. *The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.*

6.D.11. *The County shall support the continued use of prescribed burning to mimic the effects of natural fires to reduce fuel volumes and associated fire hazard to human residents and to enhance the health of biotic communities.*

6.D.12. *The County shall support the retention of heavily vegetated corridors along circulation corridors to preserve their rural character.*

6.D.13. The County shall support the preservation of native trees and the use of native, drought-tolerant plant materials in all revegetation/landscaping projects.

6.D.14. The County shall require that new development avoid, as much as possible, ecologically-fragile areas (e.g., areas of rare or endangered species of plants, riparian areas). Where feasible, these areas should be protected through public acquisition of fee title or conservation easements to ensure protection.

Programs

6.13. The County shall prepare and maintain an updated list of state and federal rare, threatened, and endangered species known or suspected to occur in the county. The following other uncommon or special-status species which occur or may occur in the county should also be included on the list: 1) plant species included in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California; 2) species of special concern as designated by California Department of Fish and Game; and 3) California Fully Protected animals as defined by California Fish and Game Code. In addition to updating the list as new information becomes available, the list should be reviewed and amended at least once every two years.

6.14. The County shall develop and maintain a detailed inventory of significant ecological resource areas for use during environmental review to determine potential impacts and monitor cumulative impacts on these resources.

These policies and programs provide for the protection and preservation of valuable vegetation resources.

Open Space for the Preservation of Natural Resources

Policies

6.E.1. The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect, as open space, areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.

6.E.2. The County shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible:

a. High erosion hazard areas;
b. Scenic and trail corridors;
c. Streams, streamside vegetation;
d. Wetlands;
e. Other significant stands of vegetation;
f. Wildlife corridors; and
g. Any areas of special ecological significance.

6.E.3. The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.

6.E.4. The County shall encourage either private and public ownership and maintenance of open space.

6.E.5. The County shall coordinate with local, state, and federal agencies and private organizations to establish visual and physical links among open space areas to form a system that, where appropriate, includes trails. Dedication of easements shall be encouraged, and in many cases, required as lands are developed and built.

Program

6.14. The County should develop and adopt an ordinance requiring the dedication of open space lands or payment of open space mitigation fees to provide and maintain open space. The ordinance shall further define geographic areas of benefit. Mitigation fees collected within a particular area of benefit are to be spent within that area of benefit.

These policies and programs support the preservation and enhancement of open space lands to maintain natural resources, including high erosion hazard areas, streams and streamside vegetation, wetlands, wildlife corridors, and areas of special ecological significance.

In addition, Part I of the *Policy Document* requires the use of buffers zones to separate any type of urban development from such sensitive habitat areas as stream corridors, wetlands, sensitive species habitats, and old growth forests where development could degrade important habitat areas.

Habitat Conversion Resulting from Urban Development

Compared to existing conditions, development under the *General Plan Land Use Diagram* would, by 2010, result in urban development in the unincorporated county that could cause substantial habitat conversion, eliminating approximately 7,200 acres (5 percent) of the UAR vegetation community and its associated natural habitat, and 3,000 acres (10 percent) of the Grassland vegetation community. This is a significant impact.

Many of the adverse impacts to vegetation and wildlife can be avoided, minimized, reduced, or compensated for on a project-by-project basis, and by implementing the policies and programs of the *Policy Document* cited above. Full implementation of these policies and programs would partially mitigate the effects of widespread habitat loss, but would not reduce this impact to a less than significant level.

Potential Habitat Conversion or Quality Reduction in Suburban and Rural Residential Areas

Development by 2010 will cause substantial habitat conversion or quality reduction in suburban, and rural residential growth areas of the county, compared to existing conditions. Development under the General Plan would impact approximately 42,360 acres (28 percent) of the Urban, Agricultural and Rangeland (UAR) vegetation community and its associated natural habitat, 2,000 acres (7 percent) of the Grassland vegetation community, 4,000 acres (14 percent) of the Oak Woodland vegetation community, and 47,000 acres (10 percent) of the Conifer Forest vegetation community by 2010.

Many of the adverse impacts to vegetation and wildlife can be avoided, minimized, reduced, or compensated for on a project-by-project basis, and by implementing the General Plan policies and programs cited above. Full implementation of these policies and programs would partially mitigate the effects of widespread habitat loss, but would not reduce this impact to a less than significant level.

Potential Habitat Quality Reduction Associated with Timber Harvesting, Agriculture, Mining, and Recreation Land Uses

Timber harvesting, agriculture, mining, recreation uses, and other similar natural resource-oriented land use activities conducted under the General Plan are expected to, by 2010, result in limited additional reduction in quality of natural vegetation communities. The biological resource impacts of these natural resource-oriented land uses are assumed to remain essentially at present levels. The adverse impacts to vegetation and wildlife associated with permanent habitat conversion could generally be avoided, and the impacts of habitat quality reduction could be avoided, minimized, reduced, or compensated for on a project-by-project basis, and by implementing the General Plan policies and programs cited above.

IMPACTS

This section describes the impacts of the General Plan which are not mitigated by the *Policy Document.*

Habitat Conversion Resulting from Urban Development

The adverse impacts to vegetation and wildlife associated with habitat conversion resulting from urban development would be a significant impact of the General Plan, even after full implementation of General Plan policies and programs intended to mitigate this impact. This impact is significant because habitat conversion under the *General Plan Land Use Diagram* could substantially affect special-status species or a state or federal threatened and endangered species, and result in a substantial conversion of natural vegetation communities, a substantial reduction in the diversity or numbers of associated fish, wildlife, and plant species, and a have a significant effect on associated rare natural plant communities and significant natural areas. This impact is, therefore, considered significant and cannot be mitigated to a less-than-significant level.

Potential Habitat Conversion or Quality Reduction in Suburban and Rural Residential Areas

Habitat conversion and quality reduction in suburban and rural residential areas would be a significant impact of the General Plan, even after full implementation of General Plan policies to mitigate this impact. This impact is significant because habitat conversion in suburban and rural residential development areas in most of the community plan areas under the *General Plan Land Use Diagram* could substantially affect special-status species or a state or federal threatened and endangered species. This would result in a substantial (greater than 5 percent) conversion of natural vegetation communities, a substantial reduction in the diversity or numbers of associated fish, wildlife and plant species and result and a have a significant affect on associated rare natural plant communities and significant natural areas. This impact is, therefore, considered significant and cannot be mitigated to a less-than-significant level.

Potential Habitat Quality Reduction Associated with Timber Harvesting, Agriculture, Mining, and Recreation Land Uses

Habitat quality reduction caused by natural resource-oriented extractive and recreation activities under the General Plan are assumed to be generally avoidable, seasonal, or temporary, and could be mitigated during subsequent environmental review on a project-by-project level to make them generally more compatible with biological resource preservation. The goals, policies and programs of the General Plan could reduce this impact to a less-than-significant level, if the policies are fully implemented. This impact would, therefore, be less-than-significant.

MITIGATION MEASURES

Habitat Conversion Resulting from Urban Development

No mitigation measures are available to reduce the impact of the *General Plan* on habitat conversion resulting from urban development to a less-than-significant level.

Potential Habitat Conversion or Quality Reduction in Suburban and Rural Residential Areas

No mitigation measures are available to reduce the impact of the *General Plan* on habitat conversion resulting from suburban and rural residential development to a less-than-significant level.

Potential Habitat Quality Reduction Associated with Timber Harvesting, Agriculture, Mining, and Recreation Land Uses

No mitigation measures are necessary.

CUMULATIVE IMPACTS ON CONVERSION AND REDUCTION IN QUALITY OF HABITAT

Urban, suburban, and rural development, along with timber harvesting, agriculture, mining, recreation uses, and other natural resource-oriented land use activities, in Placer County will combine with similar uses in adjacent areas of Sacramento, Sutter, Yuba, Nevada and El Dorado counties to have substantial adverse impacts on regional vegetation and wildlife resources. The cumulative effect of habitat conversion and quality reduction would occur at an increasing rate associated with human population growth and development in Placer County and the Sacramento Valley and Sierra foothill region. The resulting widespread habitat fragmentation and loss would affect most natural fish, wildlife and plant species. Specifically, the following cumulative effects are expected to occur:

- Cumulative loss of critical habitat for special status species and the potential need to list more species as threatened or endangered;
- Cumulative water quality deterioration and adverse impacts on migratory salmon and, potentially the delta smelt (Sacramento River Delta);
- Cumulative loss of valley foothill riparian forest;
- Cumulative loss of northern hardpan and northern volcanic mud flow vernal pools;
- Cumulative loss of alkali meadows and seeps;
- Cumulative loss of montane riparian forest (including wet mountain meadows within conifer forests);
- Cumulative loss of non-critical winter deer range in Sierra foothills; and
- Cumulative loss of oak woodlands in the Sierra foothills and the potential need to list certain types of oak woodland as special-status natural communities.

These regional impacts are significant and cannot be mitigated to less-than-significant levels. Placer County's contribution to the cumulative regional loss of habitat is not, however, considered a significant impact of the *General Plan*.

8.6 AIR QUALITY

This section describes the impacts on air quality associated with the urban development that would be expected to occur under the 2010 growth scenario and through 2040. Other issues related to air quality, such as land use, urban form, and transportation are addressed in other sections of this report.

ENVIRONMENTAL SETTING

Placer County includes portions of three California air basins: Sacramento Valley, Mountain Counties, and Lake Tahoe. Existing air quality varies substantially between these air basins. The Sacramento Valley and Mountain Counties basins are classified as nonattainment areas for the state and federal ozone standards. All of the county is a nonattainment area for the state particulate (PM10) standards (see *Background Report*, Table 9-14). Southern Placer County is classified as a nonattainment area for the federal carbon monoxide (CO) standard. The Placer County 1991 Air Quality Attainment Plan does not project an attainment date for the ozone standards.

The air resources portion of the *Background Report* should be referenced for a description of the causes and consequences of Placer County's air quality violations.

METHODOLOGY

This section describes the assumptions and thresholds of significance used to evaluate impacts to air quality that would be expected to occur under the 2010 General Plan growth scenario. The air quality analysis was conducted quantitatively using traffic data provided by DKS Associates. Emissions are estimated by multiplying vehicle miles traveled (VMT) for each speed range by the emission rate for that speed. Emission rates as a function of speed were estimated using the California Air Resources Board EMFAC7F emission rate model.

Assumptions

1. Future ozone precursor, PM10, and carbon monoxide (CO) emissions are assumed to be directly related to motor vehicle trips associated with development anticipated under the General Plan. Stationary source air emissions are not included in the emission estimates. Current Placer County Air Pollution Control District rules and regulations strictly limit emissions from stationary sources.

2. This analysis is based on the total vehicle miles traveled throughout the county, including trips from surrounding areas and within incorporated cities.

3. The current ozone and PM10 non-attainment status for the Sacramento Valley Air Basin is assumed not to affect growth projections in the Placer County portion of the basin. The Sacramento area currently violates the state and federal ambient air quality standards for ozone and the state standards for PM10. The existing state implementation plan (SIP) for the Sacramento Metropolitan Area (including part of Placer County) describes several steps needed to reduce ozone emissions, but does not project an eventual attainment date. That SIP is currently being revised because it does not conform to updated requirements contained in the federal Clean Air Act Amendments of 1990. Because the existing SIP does not project eventual attainment of the federal ozone standard, and because the revised SIP is not yet completed, the U.S. EPA has proposed its own version of the SIP for the Sacramento area, called a federal implementation plan (FIP). This air quality analysis assumes that neither the SIP nor the FIP currently under development will affect the growth projections used to assess the air quality impacts of the Placer County General Plan.

Thresholds of Significance

To determine if future growth would result in significant impacts, the analysis relies on thresholds of significance contained in CEQA and applied within Placer County. According to the *CEQA Guidelines* Section 15064(e), a project would normally have a significant adverse air quality impact if it would:

- Violate any ambient air quality standard;
- Contribute substantially to an existing or projected air quality violation; or
- Expose sensitive receptors to substantial pollutant concentration.

Additionally, a project is considered to have a significant impact if it would:

- Result in population growth that exceeds the growth estimates incorporated into the Placer County Air Pollution Control District's (PCAPCD) 1991 Air Quality Attainment Plan (AQAP); or
- Cause emission increases that exceed the PCAPCD's major stationary source definition proposed for the new source review (NSR) rule. For ozone precursors, those thresholds currently equal 50 tons per year for nitrogen oxides (NOx) and reactive organic gases (ROG). For carbon monoxide and PM10, those thresholds are 100 tons per year (PCAPCD, 1993).

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Substantial Increase in NOx and PM10 Emissions

Development by 2010 will cause a substantial increase in overall vehicle miles (VMT) traveled in the county, and a substantial increase in NOx and PM10 emission. Emissions of CO and ROG from motor vehicles are estimated to decrease between 1991 and 2010. Table 8-9 compares estimates of existing (1991) and future General Plan (2010) motor vehicle emissions.

TABLE 8-9

VEHICLE-RELATED EMISSIONS
Tons Per Day

Pollutant	Existing (1991)	General Plan (2010)	Emissions	
			Change from 1991 to 2010	Percentage Change
CO	84.0	39.9	-44.1	-52.5%
ROG	8.4	2.9	-5.5	-65.5%
NOx	10.4	14.4	4.0	38.5%
PM10	19.4	23.2	3.8	19.6%

Notes: Emissions from on-road motor vehicles only. PM10 includes emissions of entrained road dust from paved roads.

Sources: Placer County Air Pollution Control District 1991; California Air Resources Board 1989; Jones & Stokes Associates, June 1994; DKS Associates, June 1994.

Ozone precursors consist of nitrogen oxides (NOx) and reactive organic gases (ROG) that react in the presence of sunlight to form ozone. Emissions of NOx are projected to increase by approximately 1,460 tons per year, a 38.5 percent increase between 1991 and 2010. These increases are directly related to increases in VMT associated with development under the General Plan 2010 growth scenario. In contrast, ROG emissions from motor vehicles are projected to decrease by approximately 2,008 tons per year between 1991 and 2010. This occurs because the emissions associated with increased VMT are outweighed by assumed improvements in motor vehicle emission control technology. The increase in NOx is considered a significant adverse impact.

Table 8-9 also shows that between 1991 and 2010, PM10 emissions will increase by 3.8 tons per day or 1,387 tons per year, a 19.6 percent increase. These emissions, consisting of tailpipe emissions and reentrained road dust, are also directly related to increases in VMT. The increase in PM10 exceeds the PM10 significance threshold of 100 tons per year and is considered a significant adverse impact.

Table 8-9 shows that between 1991 and 2010, CO emissions will decrease by 44.1 tons per day or 16,097 tons per year, a 52.5 percent decrease. This decrease in CO emissions represents an air quality improvement resulting from cleaner-burning fuels and advances in vehicle emission control technology.

Increase in NOx and PM10 Emissions through 2040. Development within the county through 2040 would continue to contribute to increasing NOx and PM10 emissions. Most of these emissions would continue to be generated by mobile sources in the western portion of the county.

This impact is significant because the development under the *General Plan Land Use Diagram* would result in an increase in NOx emissions that exceeds the significance threshold of 50 tons per year and an increase in PM10 emissions that exceeds the significance threshold of 100 tons per year. The increase in NOx emissions would contribute substantially to existing and projected exceedances of the state and federal

ambient ozone standards. The increases in PM10 would contribute substantially to existing and projected exceedances of the state PM10 standards.

Population Estimates Exceeding the 1991 AQAP Population Growth Estimates

The 2010 population estimates associated with the General Plan equal 310,000, a three percent annual increase from 1990. In contrast, the 1991 AQAP assumed that 2010 population would equal 260,000. This is inconsistent with the 1991 AQAP.

This impact is considered a significant because the *General Plan Land Use Diagram* would accommodate population growth that exceeds the growth estimates incorporated into the Placer County Air Pollution Control District's (PCAPCD) 1991 Air Quality Attainment Plan (AQAP), making the measures contained in that plan inadequate to fully address anticipated air quality problems.

GENERAL PLAN POLICY RESPONSE

The following policies and programs address the air quality implications of development under the *General Plan Land Use Diagram.*

Substantial Increase in NOx and PM10 Emissions

Compared to existing conditions, development under the *General Plan Land Use Diagram* would result in a 1,416 ton per year increase in NOx emissions and a 1,387 ton per year increase in PM10 emissions. The NOx and PM10 emissions would be reduced by the following General Plan policies and programs. With full implementation of these policies and programs to mitigate the effects of increased VMT, emissions would not be reduced to a less than significant level. NOx and PM10 emissions are still expected to exceed thresholds, thereby resulting in violations of ambient air quality standards. The following policies and programs address these air quality implications.

Policies

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.*

1.M.2. *The County shall encourage large residential projects to be phased or timed to occur simultaneously with development that will provide primary wage-earner jobs.*

1.M.3. *The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.*

3.B.1. *The County shall work with transit providers to plan and implement additional transit services within and to the county that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.*

3.B.4. *The County shall pursue all available sources of funding for transit services.*

3.C.1. *The County shall promote the use of transportation systems management (TSM) programs that divert automobile commute trips to transit, walking, and bicycling.*

3.C.2. The County shall promote the use, by both the public and private sectors, of TSM programs that increase the average occupancy of vehicles.

3.C.3. The County shall work with other responsible agencies to develop other measures to reduce vehicular travel demand and meet air quality goals.

3.C.4. During the development review process, the County shall require that proposed projects meet adopted Trip Reduction Ordinance (TRO) requirements.

3.D.1. The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the county's major employment and housing areas and between its existing and planned bikeways.

3.D.2. The County shall work with neighboring jurisdictions to coordinate planning and development of the County's bikeways and multi-purpose trails with those of neighboring jurisdictions.

3.D.3. The County shall pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian).

3.D.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.

3.D.5. The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.

3.E.1. The County shall promote efficient inter-regional goods movement in the I-80 corridor.

3.E.2. The County shall encourage continued freight service on the Southern Pacific rail line.

3.E.4. The County should assist public and private agencies in integrating railroad freight services into regional transportation and economic development strategies.

3.E.6. The County shall investigate and encourage the use of heavy rail for interurban transport of goods and materials in the I-80 corridor.

6.F.1. The County shall cooperate with other agencies to develop a consistent and effective approach to air quality planning and management.

6.F.2. The County shall develop mitigation measures to minimize stationary source and area source emissions.

6.F.3. The County shall support the Placer County Air Pollution Control District (PCAPCD) in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of new development.

6.F.4. The County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality.

6.F.5. The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of countywide indirect and areawide source programs and transportation control measures (TCM) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.

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.

6.F.7. The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.

6.F.8. The County shall submit development proposals to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the appropriate decision-making body.

6.F.9. In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.

6.F.10. The County may require new development projects to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's 1991 Air Quality Attainment Plan (or updated edition).

6.F.11. The County shall apply the buffer standards described on page 20 in Part I of this Policy Document and meteorological analyses to provide separation between possible emission/nuisance sources (such as industrial and commercial uses) and residential uses.

6.G.1. The County shall require new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra- and inter-neighborhood connections where significant reductions in overall emissions can be achieved.

6.G.2. The County shall continue and, where appropriate, expand the use of synchronized traffic signals on roadways susceptible to emissions improvement through approach control.

6.G.3. The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.

6.G.4. The County shall consider instituting disincentives for single-occupant vehicle trips, including limitations in parking supply in areas where alternative transportation modes are available and other measures identified by the Placer County Air Pollution Control District and incorporated into regional plans.

6.G.5. The County shall endeavor to secure adequate funding for transit services so that transit is a viable transportation alternative. New development shall pay its fair share of the cost of transit equipment and facilities required to serve new projects.

6.G.6. The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots, if suitably located.

6.G.7. The County shall require stationary-source projects that generate significant amounts of air pollutants to incorporate air quality mitigation in their design.

Programs

6.16. The County shall coordinate with other local, regional, and state agencies, including the PCAPCD and the California Air Resources Board (ARB), in incorporating regional and county clean air plans into County planning and project review procedures. The County shall also cooperate with the PCAPCD and ARB in the following efforts:

a. Enforcing the provision of the California and federal Clean Air Acts, state and regional policies, and established standards for air quality;
b. Establishing monitoring stations to accurately determine the status of carbon monoxide, ozone, nitrogen dioxide, hydrocarbon and PM_{10} concentrations;
c. Developing and implementing clean fuel regulations for vehicle fleets; and
d. Developing consistent procedures and thresholds for evaluating both project-specific and cumulative air quality impacts for proposed projects.

6.17. The County shall prepare an annual air quality monitoring report. The report shall, within the limits of available information, describe local carbon monoxide, ozone, and PM_{10} ambient air quality standard violations during the past year. The report shall be submitted to the Board of Supervisors and made available to the public.

6.18. The County shall work with the PCAPCD to develop minimum project threshold sizes that would trigger requirements for air quality analyses and project mitigation. Those thresholds and mitigation measures shall be incorporated into the 1994 Air Quality Attainment Plan (AQAP). Elevated carbon monoxide concentrations are associated with congested intersections having high traffic volumes. To address this problem, the PCAPCD could require carbon monoxide (CO) modeling and intersection-specific mitigation measures for congested intersections having a level of service of D, E, or F designed to improve these levels of service.

6.19. The County shall encourage the PCAPCD to revise its AQAP as required every three years. For the 1994 AQAP, the County shall ensure that the PCAPCD revises its AQAP to reflect the new population estimates and vehicle travel associated with the updated General Plan. The 1994 AQAP should incorporate additional air quality programs that are not currently in the AQAP to compensate for the increased population and emissions associated with anticipated development.

6.20. The County should ensure that the U.S. EPA, in the preparation of the Federal Implementation Plan (FIP) for the Sacramento Valley Air Basin, uses the General Plan population projections associated with the Placer County portion of the Sacramento Air Basin. The County should also ensure that the PCAPCD and the Sacramento Area Council of Governments use the General Plan population projections associated with the Placer County portion of the Sacramento Air Basin in the preparation of the State Implementation Plan (SIP).

6.21. The County shall explore alternative financing mechanisms for local air quality improvement programs. The County shall also examine whether grants are available to establish an air quality

monitoring program. In addition, the County shall develop a methodology providing project proponent funding or roadway improvements that equitably recovers the costs of those improvements.

6.22. *In consultation with the PCAPCD, cities and special districts, transit providers, and major employers in Placer County, the County shall adopt a program to encourage the widespread use of clean fuels. This program shall include the following components:*

a. *Encouraging the PCAPCD to implement a clean fuels fleet rule;*
b. *Vigorously pursuing replacement of existing County vehicles that burn gasoline and diesel fuel with vehicles that use clean fuels including, but not limited to, methanol, compressed natural gas (CNG), liquified petroleum gas (LPG), and electric batteries;*
c. *Encouraging existing fueling stations in the county to provide clean fuels such as methanol and LPG; and*
d. *Encouraging bus service companies based in Placer County to use clean fuel buses in their daily operations.*

Policies in the plan promote a development pattern that encourages transit, bicycling, and pedestrian travel, encourages transportation systems management programs, and supports a better jobs-housing balance to reduce commuting. Chapter 3 of this EIR discusses in detail the implications of the General Plan concerning transit, non-motorized forms of transportation, and transportation systems management programs.

Air quality policies of the plan seek to protect and improve air quality through cooperation with other agencies involved in air quality planning and management, in particular the Placer County Air Pollution Control District (PCAPCD), and require minimization or reduction in the air pollutant emissions of new development. Policies also specifically require that air quality planning is integrated into the land use and transportation planning process, so that air quality is considered in the operational design of new roadways and other forms of transportation.

Population Estimates Exceeding the 1991 AQAP Population Growth Estimates

Development under the *General Plan Land Use Diagram* would result in a population increase between 1991 and 2010 that exceeds the 2010 population estimate used to prepare the PCAPCD 1991 AQAP. This impact would be reduced to a less than significant level by the following programs.

6.19. *The County shall encourage the PCAPCD to revise its AQAP as required every three years. For the 1994 AQAP, the County shall ensure that the PCAPCD revises its AQAP to reflect the new population estimates and vehicle travel associated with the updated General Plan. The 1994 AQAP should incorporate additional air quality programs that are not currently in the AQAP to compensate for the increased population and emissions associated with anticipated development.*

6.20. *The County should ensure that the U.S. EPA, in the preparation of the Federal Implementation Plan (FIP) for the Sacramento Valley Air Basin, uses the General Plan population projections associated with the Placer County portion of the Sacramento Air Basin. The County should also ensure that the PCAPCD and the Sacramento Area Council of Governments use the General Plan population projections associated with the Placer County portion of the Sacramento Air Basin in the preparation of the State Implementation Plan (SIP).*

These programs provide for coordination with the PCAPCD in its required revision of the AQAP to incorporate the County General Plan's population estimates, vehicle travel estimates, and other air quality mitigation measures to implement the *General Plan.*

IMPACTS

This section describes the impacts of the General Plan which are not mitigated by the *Policy Document.*

Substantial Increase in NOx and PM10 Emissions

The emissions of NOx and PM10 associated with the General Plan would lead to significant air quality impacts. Several of the policies in the General Plan would reduce, but not eliminate this impact. This impact is, therefore, considered significant and unmitigable.

Population Estimates Exceeding the 1991 AQAP Population Growth Estimates

There is no significant impact associated with population increases exceeding the population estimates used to prepare the 1991 PCAPCD AQAP if this inconsistency is addressed in the revision of the PCAPCD AQAP. This impact would be considered less-than-significant if the programs are fully implemented.

MITIGATION MEASURES

Substantial Increase in NOx and PM10 Emissions

No mitigation measures are available to reduce the effect of the *General Plan* on NOx and PM10 emissions to a less-than-significant level.

Population Estimates Exceeding the 1991 AQAP Population Growth Estimates

No mitigation measures are necessary.

CUMULATIVE DEGRADATION OF AIR QUALITY

Emissions associated with development throughout the Sacramento Valley and Mountain Counties Air Basins would combine with emissions associated with development in Placer County to cumulatively degrade air quality throughout both air basins. The preparation of SIPs and FIPs for the region will help reduce the cumulative air quality impacts. The area's topography and meteorology, combined with population-related emissions increases, are, however, expected to result in continued violations of the NOx and PM10 standards. In addition, increases in traffic volumes associated with regional growth will lead to traffic congestion near major arterials in Placer County, with the potential for violations of the CO standards.

PLACER COUNTY GENERAL PLAN UPDATE

Countywide General Plan
FINAL ENVIRONMENTAL IMPACT REPORT

VOLUME I

SCH# 93082012

Prepared by:

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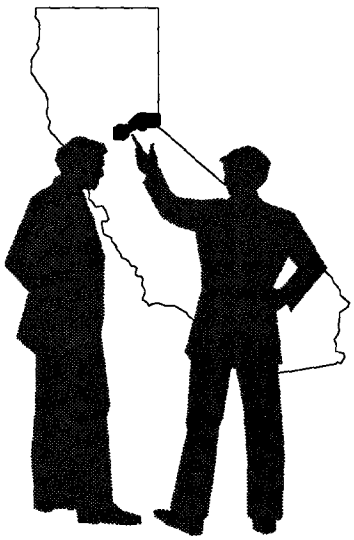
July 26, 1994

PLACER COUNTY GENERAL PLAN UPDATE



Countywide General Plan
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TABLE OF CONTENTS

TABLE OF CONTENTS i
LIST OF FIGURES iii

INTRODUCTION 1
CEQA 1
PLACER COUNTY ENVIRONMENTAL REVIEW ORDINANCE 5
USE OF THIS EIR 5
ORGANIZATION OF THIS DOCUMENT 5
FORM OF THIS EIR'S ANALYSIS 6

CHAPTER 1: PROJECT DESCRIPTION AND IMPACT SUMMARY 1-1
1.1 INTRODUCTION 1-1
1.2 PROJECT SETTING 1-1
1.3 1967 GENERAL PLAN 1-2
1.4 THE GENERAL PLAN PREPARATION PROCESS 1-3
1.5 PROJECT OBJECTIVES 1-6
1.6 PROJECT DESCRIPTION 1-6
1.7 DIFFERENCES BETWEEN THE DRAFT AND FINAL GENERAL PLAN/EIR 1-4
1.8 IMPACT SUMMARY 1-15

CHAPTER 2: ASSUMPTIONS AND DEVELOPMENT ESTIMATES 2-1
2.1 INTRODUCTION 2-1
2.2 RESIDENTIAL DENSITY AND BUILDING INTENSITY ASSUMPTIONS 2-1
2.3 GEOGRAPHIC AREAS OF ANALYSIS 2-2
2.4 HOLDING CAPACITY OF THE GENERAL PLAN 2-3
2.5 SCENARIOS FOR GROWTH AND DEVELOPMENT 2-5

CHAPTER 3: LAND USE, HOUSING, AND POPULATION 3-1
3.1 INTRODUCTION 3-1
3.2 LAND USE 3-1
3.3 HOUSING 3-12
3.4 POPULATION 3-18

CHAPTER 4: TRANSPORTATION AND CIRCULATION 4-1
4.1 INTRODUCTION 4-1
4.2 ANALYSIS METHODOLOGY AND ASSUMPTIONS 4-1
4.3 STREETS AND HIGHWAYS 4-17
4.4 TRANSIT 4-52
4.5 TRANSPORTATION SYSTEMS MANAGEMENT 4-57
4.6 NON-MOTORIZED TRANSPORTATION 4-59
4.7 GOODS MOVEMENT 4-64
4.8 AVIATION 4-66

CHAPTER 5: NON-COUNTY INFRASTRUCTURE AND SERVICES 5-1
5.1 INTRODUCTION 5-1
5.2 WATER SUPPLY AND DELIVERY 5-1
5.3 COMMUNITY AND INDIVIDUAL WASTEWATER SYSTEMS 5-16
5.4 DRAINAGE 5-40
5.5 SOLID WASTE 5-47
5.6 SCHOOLS 5-52

CHAPTER 6: COUNTY FACILITIES AND SERVICES 6-1
6.1 INTRODUCTION 6-1
6.2 MUNICIPAL-LIKE FACILITIES 6-2
6.3 COUNTYWIDE FACILITIES 6-6
6.4 FACILITY FUNDING OPTIONS 6-14
6.5 GENERAL PLAN POLICY RESPONSE 6-18

CHAPTER 7: RECREATIONAL AND CULTURAL RESOURCES 7-1
7.1 RECREATIONAL RESOURCES 7-1
7.2 CULTURAL RESOURCES 7-8

CHAPTER 8: NATURAL RESOURCES 8-1
8.1 WATER RESOURCES 8-1
8.2 AGRICULTURAL RESOURCES 8-9
8.3 FOREST RESOURCES 8-18
8.4 MINERAL RESOURCES 8-22
8.5 VEGETATION AND WILDLIFE RESOURCES 8-28
8.6 AIR QUALITY 8-51

CHAPTER 9: HEALTH AND SAFETY 9-1
9.1 SEISMIC AND GEOLOGICAL CONDITIONS 9-1
9.2 WILDLAND AND URBAN FIRE POTENTIAL 9-6
9.3 FLOODING AND DAM FAILURE INUNDATION 9-10
9.4 NOISE 9-15

CHAPTER 10: MANDATORY CEQA SECTIONS 10-1
10.1 INTRODUCTION 10-1
10.2 ALTERNATIVES 10-1
10.3 SHORT-TERM VERSUS LONG-TERM USES 10-10
10.4 SIGNIFICANT IRREVERSIBLE EFFECTS 10-11
10.5 GROWTH-INDUCING IMPACTS 10-11
10.6 CUMULATIVE IMPACTS 10-12
10.7 MITIGATION MONITORING 10-12

APPENDIX A: ISSUES AND OPTIONS REPORT SUMMARY A-1

APPENDIX B: REPORT PREPARATION B-1

APPENDIX C: RESPONSES TO NOP C-1

APPENDIX D: PERSONS AND ORGANIZATIONS CONSULTED D-1

APPENDIX E: DRAFT EIR REVIEW PROCESS E-1

LIST OF FIGURES

Figure 1-1 Placer County Location 1-2
Figure 1-2 Placer County Communities 1-2
Figure 2-1 Regional Analysis Areas and Community Plan Areas 2-2
Figure 5-1 Community Wastewater Systems 5-16
Figure 5-2 Regional Drainage Sheds 5-40
Figure 5-3 Planned Storage Facilities 5-42
Figure 9-1 2010 Traffic Noise Contours 9-16

Introduction

INTRODUCTION

The Placer County *Countywide General Plan* is the result of over three years of work by a multi-disciplinary consultant team, County staff, the Placer County Planning Commission, and the Placer County Board of Supervisors. This *Final Environmental Impact Report* (*FEIR*) documents the environmental considerations incorporated into the process of preparing the *Countywide General Plan* and evaluates the environmental implications and effects of the plan.

CEQA

The California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21177) mandates the preparation of draft and final environmental impact reports for projects or programs that have the potential of resulting in adverse impacts on the environment. Detailed requirements concerning both content and process are set forth in the California Code of Regulations, Title 14, Sections 15000 et seq., *Guidelines for Implementation of the California Environmental Quality Act* (hereinafter referred to as *State CEQA Guidelines*).

THE PURPOSE OF THIS EIR

The purposes of CEQA (and thus EIRs) are summarized in Article 1 of the *State CEQA Guidelines*. Article 1 reads, in part, as follows:

§15002. General Concepts.

(a) Basic Purposes of CEQA. The basic purposes of CEQA are to:

(1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities.

(2) Identify ways that environmental damage can be avoided or significantly reduced.

(3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.

(4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

Subsection (f) of this section summarizes the purpose and content of an EIR:

(f) Environmental Impact Reports and Negative Declarations. An environmental impact report (EIR) is the public document used by the governmental agency to analyze the significant environmental effects of a proposed project, to identify alternatives, and to disclose possible ways to reduce or avoid the possible environmental damage.

(1) An EIR is prepared when the public agency finds substantial evidence that the project may have a significant effect on the environment. (See §15064(a)(1).)

Subsection (g) summarizes the concept of "significant effect":

(g) Significant Effect on the Environment. A significant effect on the environment is defined as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project. (See: Section 15382.) Further, when an EIR identifies a significant effect, the government agency approving the project must make findings on whether the adverse environmental effects have been substantially reduced or if not, why not. (See: Section §15091.)

The express purpose of an EIR is further elaborated in Section 15121:

§15121. Informational Document.

(a) An EIR is an informational document which will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency.

(b) While the information in the EIR does not control the agency's ultimate discretion on the project, the agency must respond to each significant effect identified in the EIR by making findings under Section 15091 and, if necessary, by making a statement of overriding considerations under Section 15093.

(c) The information in an EIR may constitute substantial evidence in the record to support the agency's action on the project if its decision is later challenged in court.

RELATIONSHIP OF THE GENERAL PLAN AND EIR

The *State CEQA Guidelines* provides the following general directions concerning the coordination of planning and environmental impact assessment:

§15080. General.

To the extent possible, the EIR process should be combined with the existing planning, review, and project approval process used by each public agency.

The *State CEQA Guidelines* provides for combining the EIR with the general plan as follows:

§15166. EIR as Part of a General Plan.

(a) The requirements for preparing an EIR on a local general plan, element, or amendment thereof will be satisfied by using the general plan, or element document, as the EIR and no separate EIR will be required, if:

(1) the general plan addresses all the points required to be in an EIR by Article 9 of these Guidelines; and

(2) the document contains a special section or a cover sheet identifying where the general plan document addresses each of the points required.

In accordance with these two sections of the *State CEQA Guidelines*, and in an effort to minimize repetition of information, five separate General Plan documents are being used to satisfy the requirements for a Final EIR. These are: 1) the *Countywide General Plan Policy Document*; 2) the *General Plan Background Report*, which describes existing conditions and trends in Placer County; 3) the *General Plan Issues and Options Report*, which was prepared prior to the *Countywide General Plan Policy Document* and describes planning issues, policy and program options, and land use alternatives; 4) the *Draft Environmental Impact Report*, which was published in October 1993 and assessed the implications of the *Draft General Plan* published at the same time; and 5) this *Final Environmental Impact Report*, which is comprehensive revision of the *Draft EIR* and assesses the environmental implications and effects of the *General Plan* adopted in 1994. Together, these five documents address the issues required by state law to be covered in a Final EIR.

USE OF THIS EIR AS A PROGRAM EIR/MASTER ENVIRONMENTAL ASSESSMENT

The precise format of an EIR is not dictated by CEQA or the *State CEQA Guidelines*, but is left to the discretion of the lead agency preparing the EIR. Several types of EIR or alternatives for formatting EIRs are described in the *State CEQA Guidelines*. Of particular relevance to a general plan EIR are Program EIRs and Master Environmental Assessments (MEAs).

The *State CEQA Guidelines* describes a Program EIR as follows:

§15168. Program EIR.

(a) General. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

(1) Geographically,

(2) As logical parts in the chain of contemplated actions,

(3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or

(4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The *State CEQA Guidelines* describes a Master Environmental Assessment as follows:

§15169. Master Environmental Assessment.

(a) General. A public agency may prepare a Master Environment Assessment, inventory, or data base for all, or a portion of, the territory subject to its control in order to provide information which may be used or referenced in EIRs or Negative Declarations. Neither the content, the format, nor the procedures to be used to develop a Master Environmental Assessment are prescribed by these Guidelines. The descriptions contained in this section are advisory. A Master Environmental Assessment is suggested solely as an approach to identify and organize environmental information for a region or area of the state.

The chief advantage of Program EIRs and MEAs is that they can be used to streamline CEQA compliance for a broad range of subsequent projects. Program EIRs or MEAs can be used as the basis for preparing initial studies on individual projects; they can be used as the basis for issuing negative declarations on individual projects; and they can be referenced in subsequent EIRs to address major and cumulative impacts of projects, allowing project-level EIRs to focus on more site-specific impacts. Preparing a Program EIR or MEA does not obviate the need for environmental analysis on individual projects, but it can expedite and simplify subsequent environmental reviews under CEQA.

For these reasons, this EIR has been organized and is intended to be used as both a Program EIR and a Master Environmental Assessment.

DEGREE OF SPECIFICITY AND SPECULATION

The *State CEQA Guidelines* includes the following discussions regarding forecasting, speculation, and the degree of specificity required in an EIR:

§15144. Forecasting

Drafting an EIR or preparing a Negative Declaration necessarily involves some degree of forecasting. While foreseeing the unforeseeable is not possible, an agency must use its best efforts to find out and disclose all that it reasonably can.

§15145. Speculation

If, after thorough investigation, a Lead Agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact.

§15146. Degree of Specificity

The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR.

(a) An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy.

(b) An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.

This EIR evaluated impacts of the Countywide General Plan based primarily on estimated levels of development allowed under the *General Plan* that could reasonably be expected to occur by the year 2010. In several sections of the EIR, the possible effects of development through 2040 are also discussed, but no conclusions concerning the significance of the impacts are reached, since such conclusions would be very speculative given uncertainty about long term growth projections and future technological advances.

PLACER COUNTY ENVIRONMENTAL REVIEW ORDINANCE

In October 1990, the County adopted the *Placer County Environmental Review Ordinance* (Chapter 31 of the *Placer County Code*). The purpose of the *Ordinance* is to implement the requirements of CEQA, supplement the *State CEQA Guidelines*, implement the Permit Streamlining Act, and implement State law relating to mitigation monitoring. By summarizing local and state requirements for environmental review succinctly in a single document, the *Ordinance* provides Placer County residents, property owners, business owners, prospective developers, employees, and elected and appointed officials with a valuable aid in considering the environmental effects of development activity. To supplement the *Environmental Review Ordinance*, the County also published the *Environmental Review Procedures Manual.* While the *Manual* was prepared as an in-house guide for Placer County land development staff, it provides anyone involved in the environmental review process with a variety of information pertaining to the "everyday" application of State and County environmental regulations.

USE OF THIS EIR

This EIR serves two basic purposes. First, it establishes the environmental framework for adoption of the *General Plan*, providing information to the public, Planning Commission, and Board of Supervisors concerning the potential consequences of adopting the plan, and, second, it serves as a first-tier EIR for subsequent EIRs on projects implementing the *General Plan* (e.g., community plans, specific plans, individual projects). The principal utility of this *EIR* in serving as a first tier for subsequent projects will be to provide a framework for assessment of cumulative impacts.

ORGANIZATION OF THIS DOCUMENT

This *Final Environmental Impact Report (FEIR)*, which as noted above is one of five reports being used to satisfy the requirements of CEQA, has been prepared as a comprehensive revision of the *Draft EIR*, which was published in October 1993. Revisions to the *Draft EIR* reflect two types of change: (1) those made in response to land use and policy changes made by the Board of Supervisors to the *Draft General Plan* as a result of public review of the *Draft Policy Document*; and (2) editorial, substantive, and technical changes made in response to comments received on the *Draft EIR*. The changes to the *Policy Document* and *EIR* are summarized in Section 1.7 of Chapter 1 of this *EIR*, starting on page 1-10.

Because of its size, this *Final EIR* document has been published in two volumes. Volume I consists of the revised *Draft EIR* (i.e., this Introduction, Chapters 1 through 10, and appendices). Volume II consists of the comments submitted on the *Draft EIR* and the County's formal response to those comments.

Volume I is organized as follows.

This **Introduction** provides basic background information, including a description of the laws requiring the preparation of this *EIR* and a description of the document's organization,.

Chapter 1 describes the project setting, summarizes the project objectives, describes the project, explains Placer County's General Plan Update process, describes the differences between the draft and final versions of the *General Plan* and the *EIR*, and summarizes the significant environmental effects of the plan.

Chapter 2 summarizes and explains the development potential estimates upon which much of the rest of the assessment is based.

Chapter 3 evaluates the land use, housing, and population impacts of the plan.

Chapter 4 assesses transportation impacts.

Chapter 5 reviews non-County infrastructure and services impacts, including water, sewer, drainage, solid waste, and schools.

Chapter 6 summarizes the potential effects on County-provided facilities and services.

Chapter 7 assesses the plan's impact on recreational and cultural resources.

Chapter 8 examines the plan's impacts on natural resources.

Chapter 9 reviews health and safety impacts of the plan.

Chapter 10 addresses mandatory EIR sections, including alternatives, short-term versus long-term uses, significant irreversible effects, growth-inducing impacts, and cumulative impacts.

Appendix A summarizes the *Issues and Options Report* and its use in preparing the *Draft General Plan.*

Appendix B lists the firms that prepared the *General Plan* and *EIR*

Appendix C lists the respondents to the Notice of Preparation prepared for the *Draft EIR*

Appendix D identifies persons and organizations consulted in the process of preparing the *General Plan* and *EIR.*

Appendix E describes the *Draft EIR* review process, including an explanation of the distribution of the reports and a list of those groups and individuals who commented during the 45-day review period.

Volume II of this *Final EIR* is the County's formal response to comments submitted during the 45-day Draft EIR review period. It includes a photocopy of each comment letter submitted during the review period, with each individual comment marked with a unique identifier. Preceding each letter is a brief summary of each comment along with the County's formal response. Volume II also summarizes oral comments made at public hearings concerning the *Draft EIR* along with the County's response to these comments.

FORM OF THIS EIR'S ANALYSIS

The *Countywide General Plan* and this *EIR* were prepared simultaneously in an effort to identify potentially-significant implications of the plan early in the process and to include policies and programs in the plan to minimize or avoid these adverse implications. The format and content of the environmental impact analysis in this *EIR* reflect this approach to preparing the *Countywide General Plan.*

Accordingly, for each subject addressed in Chapters 3 through 9, the discussion is generally broken into the following seven parts:

Setting: This section briefly summarizes pertinent information concerning existing conditions. Since the *General Plan Background Report* constitutes the comprehensive setting for the *EIR*, this section focuses on the highlights, while referring the reader to relevant sections of the *Background Report.*

Methodology: This section discusses the assumptions and methodology used to identify implications and to assess impacts.

Implications of the General Plan Land Use Diagram: This section projects conditions that could result from the development permitted by the land use designations shown on the *General Plan Land Use Diagram* without consideration of the policies and programs included in the *General Plan Policy Document.* This part focuses primarily on implications of estimated development at 2010. Some of the analyses, however, also consider potential implications at 2040 development levels. Because development estimates for year 2040 are very speculative, the analysis of 2040 implications is generally qualitative.

General Plan Policy Response: This section identifies those policies and programs contained in the *General Plan Policy Document* that would ameliorate or lessen the severity of potential negative implications identified in the previous part. While this discussion focuses primarily on policies and programs that reduce the potentially significant negative implications of the *Land Use Diagram*, it also in some cases identifies policies or programs that reduce potential impacts that may not be particularly significant.

Impacts: This section describes the environmental impacts of the *General Plan* considering the combined effect of the implications of the *Land Use Diagram* and the policies and programs included in the *General Plan Policy Document* that address these implications. This discussion includes an assessment of the severity of the impact, including a conclusion as to whether the impacts are considered significant according to *CEQA.* The impacts are characterized as "significant," "potentially significant," or "less-than-significant." This analysis and its conclusions focus on impacts of estimated development at 2010. No formal impact conclusions are reached concerning the severity of impacts at 2040 development levels.

Again, the *General Plan* and *General Plan EIR* were prepared simultaneously in an effort to identify potentially-significant implications of the plan early in the process and to include policies and programs in the plan to minimize or avoid these adverse implications.

Mitigation Measures: This section identifies mitigation measures that could reduce or eliminate negative impacts identified as "significant" or "potentially-significant."

Cumulative Impacts: Several of the topical analyses lend themselves to a discussion of cumulative impacts. This section summarizes the possible cumulative impacts associated with these topical areas. This includes a brief explanation of the assumed cumulative context, since the differences in the nature of the topics being assessed require significantly different types and levels of focus. For instance, because of the nature of model used, the traffic analysis assesses the affects of development not only within the unincorporated area of Placer County, but also in the county's cities and adjacent counties. On the other hand, the primary analyses of agricultural

land and habitat conversion focus only on the unincorporated area of Placer County; the cumulative discussion considers habitat conversion in the cities and adjacent counties. Chapter 10 includes a summary of the important cumulative impacts.

Chapter 1
Project Description and Impact Summary

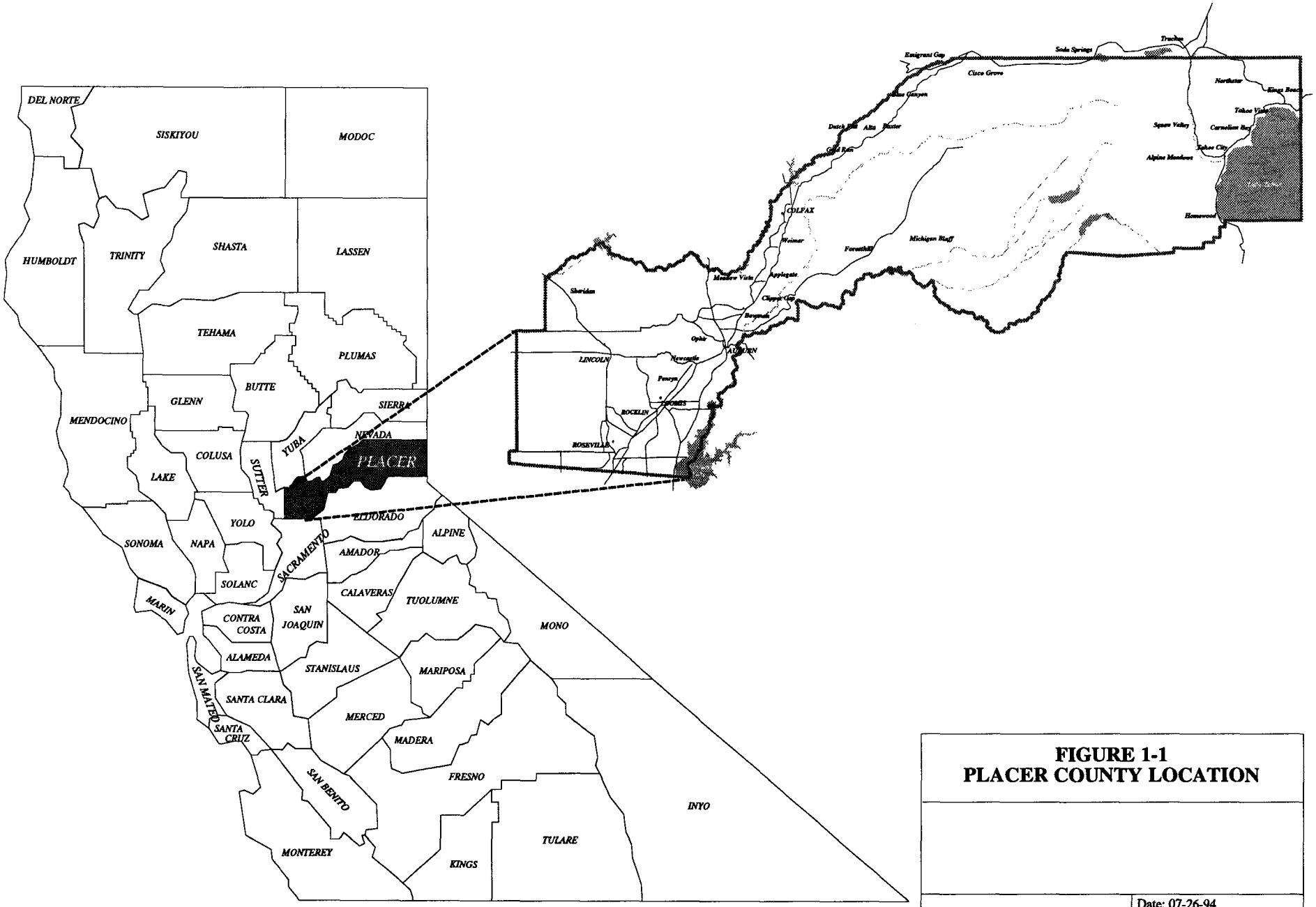


FIGURE 1-1
PLACER COUNTY LOCATION

Date: 07-26-94

Prepared by:
J. Laurence Mintier & Associates

CHAPTER 1

PROJECT DESCRIPTION AND IMPACT SUMMARY

1.1 INTRODUCTION

The subject of this *Environmental Impact Report* is a comprehensive update of the Placer County *Countywide General Plan*. This chapter of the *Final EIR* describes the project setting, defines the project, explains Placer County's General Plan Update process, and summarizes the significant environmental effects of the *General Plan*.

1.2 PROJECT SETTING

Placer County, located in northeastern California, covers approximately 1,500 square miles of diverse geography between Sacramento and the Nevada border. Figure 1-1 shows the county's regional location and Figure 1-2 shows the location of the county's incorporated cities and unincorporated communities.

The western part of Placer County, which is part of the Sacramento Valley, is generally flat and ranges in elevation from 45 to 1,000 feet. This part of the county, called South Placer, contains the cities of Roseville, Rocklin, Lincoln, and Loomis, as well as the unincorporated communities of Sheridan and Granite Bay. The South Placer area has experienced the county's most significant growth in recent years, in terms of both new housing and commercial and industrial development. Most of the county's major manufacturing facilities are located in this part of the county. South Placer County also supports the bulk of the county's agricultural activities, including over 86,000 acres of land enrolled in California Land Conservation Act (Williamson Act) contracts.

The central part of the Placer County consists of the Foothill region, which includes the cities of Auburn and Colfax, and the unincorporated communities of Foresthill, Penryn, Newcastle, Applegate, Weimar, Gold Run, Meadow Vista, Dutch Flat, Alta, and Baxter. The Foothills area is in the heart of what constituted Gold Rush Country in the 1800s. As in South Placer, many residents of the Foothills area commute to work in the Sacramento area.

The eastern part of Placer County is the High Sierra region. The High Sierra area includes the resort communities and ski areas around Lake Tahoe. This is an internationally-known resort area, with visitors coming to hike, fish, golf, enjoy the outdoors, visit nearby Nevada casinos in the summer, and ski at the many resorts in the winter. Tourism and recreation are the dominant industries in the region, providing jobs for the residents of the unincorporated communities of Tahoe City, Tahoe Vista, Carnelian Bay, Homewood, Kings Beach, Tahoma, Emigrant Gap, Soda Springs, and Squaw Valley.

A thorough description of the environmental setting of Placer County is contained in the *General Plan Background Report*, which is formally incorporated as part of this *Final EIR*. The *Background Report* was prepared in draft form during Phase 4 of the General Plan Update Program and released for public review in October 1992. Based on comments received since publication of the draft and on County Staff and Consultant review, the report was revised prior to final publication and adoption. The *Background Report* provides background information on all issues addressed in the *Countywide General Plan*, focusing particularly on existing conditions and trends in Placer County. It is organized according to the following 11 chapters:

1. Land Use
2. Housing
3. Population
4. Economic Conditions and Fiscal Considerations
5. Transportation and Circulation
6. Public Facilities
7. Public Services
8. Recreational and Cultural Resources
9. Natural Resources
10. Safety
11. Noise

While the *Background Report* serves as the primary environmental setting description for this *Final EIR*, each topical analysis section in Chapters 3 through 9 in this *Final EIR* begins with a brief setting summary that references the pertinent section(s) of the *Background Report* containing detailed descriptions.

1.3 1967 GENERAL PLAN

As noted above, the subject of this *Final EIR* is a comprehensive update of the Placer County *Countywide General Plan*. The project updates the County's existing General Plan, which was adopted in 1967, and subsequently supplemented with several community plans and various elements prepared as amendments to the original 1967 General Plan. The *1967 Plan* consists of the following countywide elements (listed in order of date of adoption):

Placer County General Plan (Land Use Plan)	December 1967
Economic Growth Analysis	1970
Aviation Plan	November 1971
Conservation and Recreation Plan	December 1971
Open Space and Conservation Plan	June 1973
Seismic Safety Element	April 1977
Scenic Highway Element	May 1977
Noise Element	June 1977
Housing Element	June 1984
Mineral Resource Conservation Plan	September 1984
Agricultural Element	March 1989

The County also adopted a new housing element in June 1992 as part of the General Plan Update Program to comply with a special statutory deadline.

In addition to amendments to the plan in the form of countywide elements, the *1967 Plan* has been supplemented by adoption of 21 "community plans" or new "area general plans" for different parts of the unincorporated county. These community plans are as follows (listed in order of adoption):

Tinker Knob General Plan	June 1967
Colfax General Plan	November 1967
Westville General Plan	December 1967
Alpine Meadows (Bear Valley) General Plan	October 1969
Lake Tahoe General Plan	1969
North Tahoe General Plan	March 1970

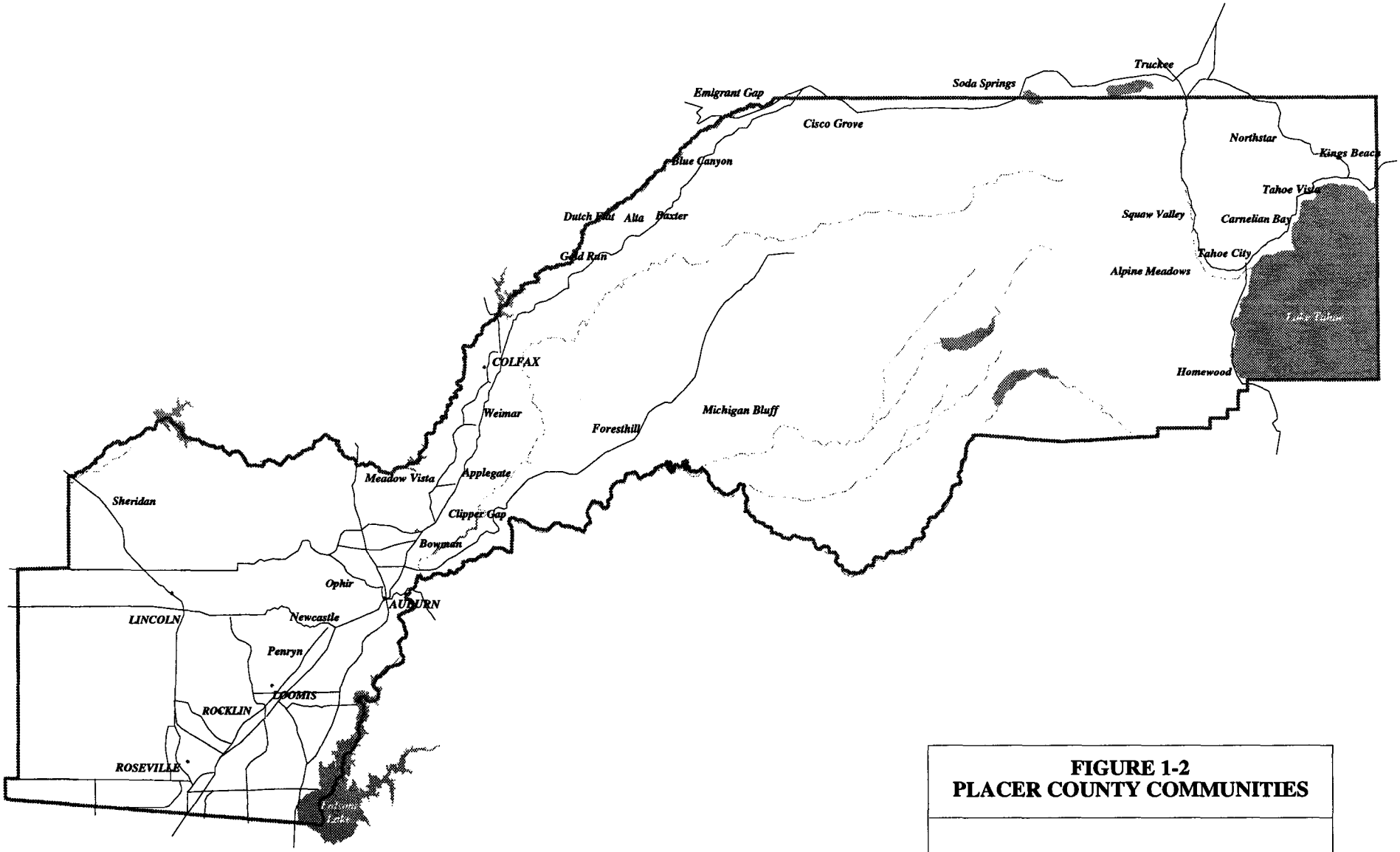


FIGURE 1-2
PLACER COUNTY COMMUNITIES

Date: 07-26-94

Prepared by:
J. Laurence Mintier & Associates

Ward Valley General Plan ..... July 1970
Lincoln Urban Area Comprehensive Plan ..... June 1971
Meadow Vista - West Applegate General Plan . January 1975
Martis Valley General Plan ..... August 1975
Loomis Basin General Plan 1975
Sheridan General Plan ..... January 1976
Weimar-Applegate-Clipper Gap General Plan September 1980
Sunset General Plan 1980
Foresthill General Plan ..... April 1981
Ophir General Plan ..... June 1983
Squaw Valley General Plan ..... October 1983
Granite Bay Community Plan ..... May 1989
Dry Creek/West Placer Community Plan ..... May 1990
Tahoe City Community/General Plan ..... April 1994
Auburn/Bowman Community Plan ..... June 1994

Section 1.6, under "Disposition of Existing General Plan Components," describes how the adoption of the *Countywide General Plan* will affect the *1967 Plan* and the various community plans and area plans.

1.4 THE GENERAL PLAN PREPARATION PROCESS

Placer County initiated the comprehensive update of its countywide General Plan in January 1991. The primary goals of the update program were stated as follows:

1. To update and provide internally consistent general plan goals, policies, and implementation measures.

2. To ensure consistency between the *Countywide General Plan* and the numerous community plans and functional plans.

3. To provide a comprehensive assessment of impacts associated with growth and to define appropriate mitigation measures to reduce or eliminate significant effects.

4. To provide an analysis of infrastructure and service level requirements and a fiscal analysis of the *General Plan.*

The Update program was structured according to the following ten phases:

Phases 1 and 2 ..... General Plan Update Startup
Phase 3 ..... Update Initiation and Framework
Phase 4 ..... Draft General Plan Background Report
Phase 5 ..... Issues and Options Report
Phase 6 ..... Draft General Plan Policy Document
Phase 7 ..... Draft Environmental Impact Report
Phase 8 ..... Public Review of Draft General Plan/EIR
Phase 9 ..... Final General Plan/EIR
Phase 10 ..... Final Documents

Each of these phases is described in the following paragraphs.

Phases 1 and 2: General Plan Update Startup

Phases 1 and 2, which ran from November 1990 through October 1991, involved three tasks. The first was to solicit initial direction from the Board of Supervisors and Planning Commission regarding the scope, content, format, and process to be followed during the General Plan update process. The second task was to establish a draft general plan outline and a work program and schedule. The third task was to select technical consultants to assist the County in preparing the updated general plan. For assistance with these tasks, the County retained J. Laurence Mintier & Associates to act as the General Plan Coordinator.

Phase 3: Update Initiation and Framework

During Phase 3, the County worked with the Consultant Team to establish a program foundation for preparation of the General Plan. This included a series of meetings among the consultants to coordinate efforts and the preparation of base maps for the project. Most importantly, however, during Phase 3 the County conducted a series of four townhall meetings to explain the update process, describe opportunities for public participation, and solicit early input from the public regarding issues to be addressed in the General Plan.

Phase 4: Draft General Plan Background Report

Phase 4 focused on the preparation of the first major report published as part of the Update program: the *Draft General Plan Background Report.* This report, which was released for public review in October 1992, provided background information on all issues to be addressed in the General Plan, focusing particularly on existing conditions and trends in Placer County. It also served as the environmental setting discussion for the *Environmental Impact Report.*

Phase 5: Issues and Options Report

During Phase 5 of the Update program, the County worked with the Consultants to prepare the *Issues and Options Report.* The purpose of the report was to solicit policy direction from the Board of Supervisors on key issues to be addressed in the General Plan Update. This direction provided the framework for the development of the goals, policies, implementation programs, and land use and circulation plans contained in the *Draft General Plan Policy Document.* In preparing the *Issues and Options Report*, County Staff and Consultants identified the most critical policy issues to be addressed in the General Plan Update based on the findings of the *Draft General Plan Background Report* and other work undertaken in conjunction with the Update, including the series of townhall meetings conducted during Phase 3 in November 1991. Staff and Consultants then identified two or more options for addressing these critical issues and analyzed the options for their potential implications.

The issues discussed in the *Issues and Options Report* were of two types. First, to address specific growth and environmental issues, the report discussed and posed options for several sets of policy/programmatic issues under the following headings: Land Use and Housing; Transportation and Circulation; Natural Resources; Infrastructure; and Fiscal and Financial Issues. The second part of the *Issues and Options Report* addressed conceptual land use alternatives representing broadly-defined choices for the overall pattern of future growth in Placer County.

The *Issues and Options Report* was presented to the public in a series of six townhall meetings in January and February 1993 and was the subject of seven public meetings of the Board of Supervisors between

February and July 1993. The result of these meetings was a set of directions to County Staff and Consultants regarding the issues addressed in the *Issues and Options Report*. These directions provided the overall framework for the goals, policies, implementation programs, and land use and circulation plan diagrams contained in the *Draft Policy Document*. Appendix A to this *Final EIR* is a detailed description of the *Issues and Options Report*, including a summary of the directions provided by the Board of Supervisors as a result of the report.

Phase 6: Draft General Plan Policy Document

During Phase 6, County Staff and Consultants prepared the *Draft General Plan Policy Document*, following the direction provided by the Board of Supervisors in Phase 6 and with input from the environmental analysis conducted in Phase 7. The *Draft Policy Document* was published on October 1, 1993.

Phase 7: Draft Environmental Impact Report

During this phase, which ran concurrently with Phase 6, County Staff and Consultants prepared the *Draft Environmental Impact Report*. As potentially-adverse impacts of the plan were identified through technical analysis, policies and programs to address these impacts were identified and incorporated into the *Draft Plan*. The *Draft EIR* was published along with the *Draft Policy Document* on October 1, 1993.

Phase 8: Public Review of Draft General Plan/EIR

Phase 8 was the most critical phase of the entire General Plan Update Program. Early in this phase, the County conducted four townhall meetings (in October 1993) to review the *Draft Policy Document* and *Draft EIR* for the public. Following the townhall meetings, both the Planning Commission and the Board of Supervisors conducted public hearings to review the reports and accept public comments on them.

Between October 1993 and February 1994, the Planning Commission conducted nine meetings to review the *Draft General Plan* and *Draft EIR*, seven of which included formal opportunities for public input. These meetings were held on the following dates:

October 14, 28, and 29, 1993;
November 11 and 18, 1993;
January 13 and 19, 1994;
February 2, 1994; and
May 12, 1994.

The result of these meetings was a set of recommendations to the Board of Supervisors regarding the full range of issues addressed in the *Draft Policy Document*.

Based on the Planning Commission's recommendations, County Staff and Consultants prepared another version of the *Draft Policy Document* for review by the Board of Supervisors. This version was published on February 18, 1994. The Board of Supervisors then held public hearings on March 22 and April 5, 1994. At the latter meeting, the Board endorsed most of the Commission's recommendations and provided County Staff and Consultants with several other important directions. The Board held additional meetings on May 3, June 7, and June 21, 1994, at which it elaborated its earlier directions.

Phase 9: Final General Plan/EIR

During Phase 9, County Staff and Consultants revised the *Policy Document* according to the Board of Supervisors' directions from Phase 8. The Consultants then revised the *Draft EIR* to reflect changes made to the *Draft Policy Document* and to respond to comments received during the course of public review. In addition, County Staff worked with the Consultants to revise the *Draft Background Report.*

Phase 9 also included public meetings of both the Planning Commission and the Board of Supervisors. The Planning Commission met on May 12, 1994, to review the Board's actions on the Commission's recommended changes to the *Draft Policy Document.* The Board then conducted its final public hearing on August 16, 1994. At that meeting, the Board adopted the new *Countywide General Plan*, including the *Policy Document* and *Background Report*, and certified this *Final EIR.*

Phase 10: Final Documents

Phase 10 consisted simply of publishing all final documents (*Background Report*, *Policy Document*, and *EIR*) and printing them for public distribution.

1.5 PROJECT OBJECTIVES

In providing direction to County Staff and Consultants on the *Issues and Options Report* during Phase 5 of the General Plan Update Program, the Placer County Board of Supervisors adopted the following statement of the "primary objectives" for their preferred land use alternative:

1. Provide direction to guide growth in the County so that the future Placer County residents and their families' are protected.

2. Specify that new growth must pay its own way and make other positive contributions which will protect the lifestyles of Placer County residents and minimize adverse impacts on the existing quality of life in the county.

3. Protect agricultural lands.

4. Balance growth by separating and individualizing population centers.

5. Plan to accommodate the County's share of statewide growth.

1.6 PROJECT DESCRIPTION

The update of the Placer County *Countywide General Plan* entailed a set of several related actions, which combined constitute "the project" for purposes of this *Final EIR.* Following are brief descriptions of each aspect of "the project."

ADOPTION OF THE NEW COUNTYWIDE GENERAL PLAN

The primary action in the General Plan Update is the adoption of the new *Countywide General Plan.* The following summarizes the organization and content of the *Countywide General Plan* and the objectives of the plan.

The *Countywide General Plan* consists of two documents: the *General Plan Background Report* and the *General Plan Policy Document*. The *Background Report* inventories and analyzes existing conditions and trends in Placer County. As noted earlier, it provides the formal supporting documentation for general plan policy, addressing 11 subject areas: land use; housing; population; economic conditions and fiscal considerations; transportation and circulation; public facilities; public services; recreational and cultural resources; natural resources; safety; and noise.

This *General Plan Policy Document* includes the goals, policies, standards, implementation programs, quantified objectives, land use diagram, and circulation plan diagram that constitute Placer County's formal policies for land use, development, and environmental quality.

The *Policy Document* is divided into three main parts. Part I first describes the *Countywide Land Use Diagram* and the designations appearing on the diagram and then describes standards for land use buffer zones. Finally, Part I describes the *Countywide Circulation Plan Diagram,* the standards for the roadway classification system appearing on the diagram, and standards for *transit corridors.*

Part II of the *General Plan Policy Document* contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives. Part II is divided into the following ten sections, roughly corresponding to the organization of issues in the *General Plan Background Report*:

1. Land Use
2. Housing (adopted June 22, 1992)
3. Transportation and Circulation
4. Public Facilities and Services
5. Recreational and Cultural Resources
6. Natural Resources
7. Agricultural and Forestry Resources
8. Health and Safety
9. Noise
10. Administration and Implementation.

Each section includes several goal statements relating to different sub-issues or different aspects of the issue addressed in the section. For each goal statement there are several policies that amplify the goal statement and a set of implementation programs describing briefly the proposed action, the agencies or departments with primary responsibility for carrying out the program, the time frame for accomplishing the program and the funding source.

As noted above, the County adopted its *Housing Element* in June 1992 in order to comply with unique statutory requirements for the preparation and adoption of housing elements.

Part III of the *Policy Document* consists of general standards for the consideration of future amendments to the *General Plan.*

DISPOSITION OF EXISTING GENERAL PLAN COMPONENTS

In conjunction with the adoption of the new *Countywide General Plan*, the County is taking various actions on the documents that make up the existing General Plan. These actions take one of three forms: validation, modification, or recision. Those "elements" of the existing plan that the County feels are still valid reflections of current community views and desires and are consistent with countywide interests are

being validated without change; the County is taking no formal action on these elements, which consist almost exclusively of *community plans*. Those "elements" that are essentially consistent with the new *Countywide General Plan*, but require some changes to maintain internal consistency, are being modified. Those that are superseded or rendered superfluous by adoption of the new *Countywide Plan* are being rescinded or "unadopted." Table 1-1 summarizes the County's action concerning all the elements that constitute the current countywide General Plan, and Table 1-2 summarizes the same information for the County's existing community plans.

TABLE 1-1

DISPOSITION OF EXISTING COUNTYWIDE ELEMENTS

Element or Plan	Disposition	Comment
Agricultural Element	Rescind	Policy content absorbed in new plan.
Aviation Plan	Rescind	
Conservation and Recreation Plan	Rescind	Policy content absorbed in new plan.
Economic Growth Analysis	Rescind	
Housing Element (adopted June 1992)	Validate	Element already adopted as part of update in order to comply with statutory deadline.
Mineral Resource Conservation Plan	Rescind	Policy content absorbed in new plan.
Noise Element	Rescind	Policy content absorbed in new plan.
Open Space and Conservation Plan	Rescind	Policy content absorbed in new plan.
Placer County General Plan (1967 Plan)	Rescind	
Scenic Highway Element	Rescind	Policy content absorbed in new plan.
Seismic Safety Element	Rescind	Policy content absorbed in new plan.

TABLE 1-2

DISPOSITION OF COMMUNITY PLANS

Plan	Disposition	Comment
Alpine Meadows General Plan	Validate	
Auburn/Bowman General Plan	Validate	
Colfax General Plan	Modify	Reduce size of planning area to remove areas within the American River canyon.
Dry Creek/West Placer Community Plan	Modify	The area south of Baseline Road, west of Watt Avenue, north of Sacramento County, and east of Sutter County will be designated as a specific plan area and addressed in an amendment to the plan.
Foresthill General Plan	Validate	
Granite Bay Community Plan	Validate	
Lake Tahoe General Plan	Validate	Acknowledge reduction in holding capacity to reflect development restrictions and conservancy purchases within the Tahoe Basin.
Lincoln Urban Area Comprehensive Plan	Rescind	Allow countywide plan to govern.
Loomis Basin General Plan	Validate	To be superseded by the adoption of the Horseshoe Bar/Penryn Community Plan.
Martis Valley General Plan	Validate	
Meadow Vista -West Applegate General Plan	Validate	
North Tahoe General Plan	Validate	Acknowledge reduction in holding capacity to reflect development restrictions and conservancy purchases within the Tahoe Basin. To be superseded by the North Tahoe Community Plan.
Ophir General Plan	Validate	
Sheridan General Plan	Validate	
Squaw Valley General Plan	Validate	
Sunset General Plan	Validate	
Tahoe City Community/General Plan	Validate	
Tinker Knob General Plan	Rescind	
Ward Valley General Plan	Validate	Acknowledge reduction in holding capacity to reflect development restrictions and conservancy purchases within the Tahoe Basin.
Weimar-Applegate-Clipper Gap General Plan	Validate	
Westville General Plan	Rescind	

IMPLEMENTING ZONING

In addition to adopting the *Countywide General Plan* and taking various actions on the *1967 Plan* and the existing community plans, the County will revise zoning in select areas to reflect the new *General Plan*. The most significant of these affect the eastern part of the Colfax General Plan Area.

1.7 DIFFERENCES BETWEEN THE DRAFT AND FINAL GENERAL PLAN/EIR

This *Final EIR* was prepared as a comprehensive revision of the *Draft EIR*. Revisions to the *Draft EIR* reflect two types of changes: (1) those made in response to land use and policy changes made by the Board of Supervisors to the *Draft General Plan* as a result of public review of the *Draft Policy Document*; and (2) editorial, substantive, and technical changes made in response to comments received on the *Draft EIR*. The changes to the *Policy Document* and *EIR* are summarized in Section 1.7 of Chapter 1 of this *EIR*, starting on page 1-10.

CHANGES TO THE DRAFT GENERAL PLAN

For purposes of this *EIR* analysis, the most significant changes to the *Draft General Plan* affected the *Land Use Diagram*, the *Circulation Diagram*, buffer standards, and standards concerning the consideration of future amendments to the *General Plan*. Following are summaries of these changes.

Land Use Diagram

The *Draft Countywide General Plan* identified four "new growth areas" to accommodate new urban and suburban development. In the *Policy Document* adopted by the Board of Supervisors, all references to these new growth areas were deleted and the Specific Plan Area (SP) designations for these new growth areas were removed from the *Land Use Diagram*. These changes are reflected in the elimination of the Stanford Ranch West and Placer Villages new growth areas and the reversion of these areas to the designations that appeared on the previous general plan land use map (a mix of industrial and agricultural designations for Stanford Ranch West and agricultural designations for Placer Villages). In addition, the Bickford Ranch new growth area was eliminated, but designated Rural Residential, and the Villages of Dry Creek new growth area was included as part of the *Dry Creek/West Placer Community Plan* (and accordingly removed from the *Countywide General Plan Land Use Diagram*).

During its review of the *Draft General Plan*, the Board of Supervisors also considered requests for changes to the *Draft Land Use Diagram* from approximately 80 landowners or coalitions of landowners. Collectively, these requests covered approximately 300 parcels totalling about 19,000 acres. Of these, the Board agreed to 31 changes affecting 146 parcels, most of which related to additional building sites in rural residential areas. Four of the changes, however, affected larger areas. They are as follows: (1) expansion of the existing Auburn Valley Country Club to accommodate an additional 200 homes; (2) increasing the development potential of a 780-acre parcel off of Mount Vernon Road from 29 to 156 dwelling units; (3) change in the development potential of 1,100 acres east of Sheridan from a 20-acre minimum to a 10-acre minimum; and (4) changing the designation of an area along the south side of Highway 193, east of Sierra College Boulevard, from Agriculture-10 acre to Rural Residential with a Farm Zone-5 acre minimum. The effects of these changes on overall development potential and the 2010 and 2040 growth scenarios used in this *EIR* are further explained below under the description of changes to the EIR.

Circulation Plan Diagram

Changes to the *Draft Land Use Diagram*, particularly in the Stanford Ranch West and Placer Villages areas, resulted in several associated changes to the *Draft Circulation Plan Diagram.* Primarily, these changes reflect a reduction in the number and size of roadways necessary north of Baseline Road and west of Fiddyment Road in the southwestern part of the county.

Buffers

To ensure that future development in Placer County does not result in conflicts between potentially incompatible types of development, the *Draft Policy Document* included a section called "Land Use Buffer Zone Standards." This section of the *Policy Document* was modified in several ways. First, the Sensitive Habitat Buffer standards were revised consistent with the direction provided by the Board of Supervisors during review of *Draft Plan* policies. Second, the Public Facility Buffer standards were modified to prohibit any new residential development entitlements within one mile of solid waste disposal sites. Finally, as a result of the removal of the new growth area designations from the *Draft Land Use Diagram*, the Urban Separator Buffer discussion that appeared in the *Draft Policy Document* was eliminated.

Standards for Consideration of Future General Plan Amendments

Part III of the *Draft Policy Document*, which described development standards for each of the new growth areas designated on the *Draft Land Use Diagram*, was replaced by a description of standards for consideration of future amendments to the *Countywide General Plan.* These standards apply to future requests for redesignation of land for urban and suburban development.

CHANGES TO THE EIR

Largely as a result of land use and policy changes in the *Policy Document*, the *Final EIR* differs from the *Draft EIR* in several respects. The most significant of the differences are as follows:

Development Potential

By far, the most significant change to the *Draft Policy Document* with respect to this environmental analysis was the removal of the new growth areas from the *Land Use Diagram.* That change resulted in the reversion of approximately 8,300 acres in the Stanford Ranch West and Placer Villages new growth areas to principally agricultural designations. The reversion of these two areas resulted in a reduction in residential development potential of approximately 24,000 dwelling units and a reduction in commercially- and industrially-designated land of approximately 1,300 acres. The Villages of Dry Creek new growth area was added to the development potential of the Dry Creek/West Placer community plan area, but the holding capacity of the area within the geographic boundaries of the Villages of Dry Creek was not affected by the change. The designation of the Bickford Ranch new growth area as Rural Residential resulted in a reduction of the residential holding capacity of the area by approximately 550 units.

In addition, as noted above, the Board of Supervisors approved several revisions to the *Draft Land Use Diagram* that affected rural residential areas. These changes, most of which consisted of minor density increases, affected approximately 4,700 acres and resulted in the potential for approximately 2,200 additional units in the unincorporated area of the county. As described above, most of this increased development potential resulted from four revisions to the *Land Use Diagram* (i.e., expansion of the existing Auburn Valley Country Club, increased development potential off of Mount Vernon Road, change

in development potential of 1,100 acres east of Sheridan, and changing the designation of an area along the south side of Highway 193, east of Sierra College Boulevard).

Between publication of the *Draft General Plan* and *Draft EIR* in October 1993 and the adoption of the *General Plan* and certification of the *Final EIR*, two other changes occurred that removed land from the purview of the *Countywide General Plan*. The first was the City of Lincoln's annexation of 2,800 acres of land to the south of the city. This annexation resulted in a reduction in *Countywide General Plan* holding capacity of 168 dwelling units. The second change resulted from the County's adoption of the *Tahoe City Community Plan*, which resulted in the shifting of 104 acres of Rural Residential land and 4,139 acres of Timberland 80 from the jurisdiction of the *Countywide General Plan* to the jurisdiction of the *Tahoe City Community Plan*. This change resulted in a 156-dwelling unit reduction in unincorporated holding capacity.

2010 and 2040 Growth Scenarios

The long-term planning scenarios used in the *Draft EIR* (see Chapter 2) were revised to reflect changes to the *Draft Land Use Diagram* described above. The scenarios of population and employment growth in Placer County prepared for the October 1993 *Draft EIR* reflected the large amount of development potential in the new growth areas. Changes to the *Land Use Diagram* required revisions to the scenarios of where growth and development in South Placer County might locate between 1990 and 2040. The revisions affecting the new growth areas resulted in changes to the development scenarios in South Placer County only. The other changes to the *Land Use Diagram*, considered cumulatively, are not significant enough to warrant revisions of the scenarios.

Because of the large development potential in South Placer cities and some community plan areas, the revisions to the *Land Use Diagram* are assumed not to change the total amount of growth that could occur in South Placer County by 2040. Analysis for this EIR indicates that the cities of Lincoln, Rocklin, and Roseville, in combination with the other unincorporated areas of South Placer County, could accommodate all the growth projected through the year 2040.

Compared to the scenarios prepared for the *Draft EIR*, more of the growth would occur in the cities, and less in the unincorporated areas, because of the changes in the *Land Use Diagram* removing the development potential that would have been possible in two major new growth areas in unincorporated South Placer County. Because that revision reduces the overall development potential of South Placer County, the cities and the community plan areas would be closer to "build-out'' by 2040 than they were under the scenario presented in the *DEIR*.

Tables 1-1 and 1-2 compare the household population scenarios prepared for the *DEIR* and *FEIR*, highlighting the differences for the cities and the unincorporated areas of South Placer County. Under the revised household population scenario, South Placer unincorporated areas would absorb 20 percent of the growth expected between 1990 and 2040, while the cites of Lincoln, Rocklin, and Roseville would absorb 80 percent of the growth (see Table 1-1). Under the revised scenario, the percentage of the total population living in unincorporated South Placer County would decline slightly over time. By contrast, under the *DEIR* scenario, unincorporated South Placer would absorb about 40 percent of the population growth expected between 1990 and 2040. The share of the total South Placer population living in unincorporated areas would increase from about 25 percent in 1990 to almost 35 percent in 2040.

Table 1-2 compares the employment scenarios prepared for the *DEIR* and *FEIR*. Under the revised scenario unincorporated areas would absorb 16 percent of the South Placer employment growth expected

between 1991 and 2040. The percentage distribution of South Placer employment between unincorporated areas and the cities would remain constant over time. Under the *DEIR* scenario, unincorporated South Placer would absorb almost two times as much employment growth. The share of employment in unincorporated areas would increase significantly over time. The percentage distribution of employment in South Placer would shift from 45 percent in the unincorporated areas and 55 percent in the cities to 30 percent in the unincorporated areas and 70 percent in the cities.

TABLE 1-1

COMPARISON OF EIR HOUSEHOLD POPULATION SCENARIOS
1990, 2010, and 2040

	1990		2010		2040		1990 to 2040	
	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
FEIR SCENARIO								
South Placer								
Unincorporated	21,319	23%	44,375	22%	70,800	21%	49,481	20%
Cities	70,170	77%	155,700	78%	266,000	79%	195,830	80%
Total	**91,489**	**100%**	**200,075**	**100%**	**336,800**	**100%**	**245,311**	**100%**
Rest of Placer County								
Unincorporated	61,620	78%	84,160	77%	102,000	76%	40,380	73%
Cities	17,343	22%	25,765	23%	32,100	24%	14,757	27%
Total	**78,963**	**100%**	**109,925**	**100%**	**134,100**	**100%**	**55,137**	**100%**
TOTAL COUNTY	**170,452**		**310,000**		**470,900**		**300,448**	
DEIR (OCTOBER 1993) SCENARIO								
South Placer								
Unincorporated	21,319	23%	58,075	29%	115,900	34%	94,581	39%
Cities	70,170	77%	142,000	71%	220,900	66%	150,730	61%
Total	**91,489**	**100%**	**200,075**	**100%**	**336,800**	**100%**	**245,311**	**100%**
Rest of Placer County								
Unincorporated	61,620	78%	84,160	76%	102,000	76%	40,380	73%
Cities	17,343	22%	25,765	24%	32,100	24%	14,757	27%
Total	**78,963**	**100%**	**109,925**	**100%**	**134,100**	**100%**	**55,137**	**100%**
TOTAL COUNTY	**170,452**		**310,000**		**470,900**		**300,448**	

Source: Recht Hausrath & Associates

TABLE 1-2

COMPARISON OF EIR EMPLOYMENT SCENARIOS
1990, 2010, and 2040

	1990		2010		2040		1990 to 2040	
	Employees	Percent of Total	Employees	Percent of Total	Employees	Percent of Total	Employment	Percent of Total
FEIR SCENARIO								
South Placer								
Unincorporated	5,653	15%	17,495	16%	25,420	15%	19,767	16%
Cities	31,830	85%	94,000	84%	138,100	85%	106,270	84%
Total	**37,483**	**100%**	**111,495**	**100%**	**163,520**	**100%**	**126,037**	**100%**
Rest of Placer County								
Unincorporated	20,487	72%	29,505	71%	35,030	71%	14,543	68%
Cities	7,830	28%	12,000	29%	14,450	29%	6,620	32%
Total	**28,317**	**100%**	**41,505**	**100%**	**49,480**	**100%**	**21,163**	**100%**
TOTAL COUNTY	**65,800**		**153,000**		**213,000**		**147,200**	
DEIR (OCTOBER 1993) SCENARIO								
South Placer								
Unincorporated	5,653	15%	23,495	21%	48,320	30%	42,667	34%
Cities	31,830	85%	88,000	79%	115,200	70%	83,370	66%
Total	**37,483**	**100%**	**111,495**	**100%**	**163,520**	**100%**	**126,037**	**100%**
Rest of Placer County								
Unincorporated	20,487	72%	29,505	71%	35,030	71%	14,543	69%
Cities	7,830	28%	12,000	29%	14,450	29%	6,620	31%
Total	**28,317**	**100%**	**41,505**	**100%**	**49,480**	**100%**	**21,163**	**100%**
TOTAL COUNTY	**65,800**		**153,000**		**213,000**		**147,200**	

Source: Recht Hausrath & Associates

Schools Analysis

The *Final EIR* includes an analysis of school impacts, responding to several commentors on the *Draft EIR*, including local school districts and the County Office of Education, who suggested that such an analysis would be helpful. The schools analysis was added to Chapter 5 of this *EIR*.

Format Modifications

In addition to the changes made necessary by revisions to the *General Plan Policy Document* and the addition of the schools analysis, this *Final EIR* differs from the *Draft EIR* in terms of several format and organizational changes, as well as some modifications in the emphasis of some of the analyses. Three of these changes are worthy of note.

The first is the revised format of the alternatives analysis. Primarily in response to comments on the *DEIR*, the discussion of the alternatives that the County considered during the General Plan Update process was expanded. This includes the addition of a comparative analysis of the alternatives considered during the process and an expanded description of how the process has addressed the *State CEQA Guidelines*' directions concerning alternatives analysis. This *Final EIR* also includes a matrix comparing the significant impacts of the *Countywide General Plan* with those that might have occurred under the alternatives considered.

The second noteworthy change is the reorganization of Chapter 5, which was titled *Infrastructure* in the *DEIR*, but has been retitled *Non-County Infrastructure and Services*. The *DEIR*'s analysis attracted several comments during public review regarding its level of specificity and emphasis. In response to those comments, the analysis was edited to more closely resemble the other *FEIR* analyses, and the emphasis of the analysis was modified to focus more specifically on impacts resulting from development in 2010, with a de-emphasis on development in 2040 and at buildout. Similar, yet minor, modifications in the specificity and emphasis of other analyses were also made.

Third, Chapter 6, County Facilities and Services, was modified to reflect recently-completed revisions to the *County Facilities Needed to Serve Growth* (*Facilities Study*), which served as the foundation for the analysis in the *Draft EIR* and also serves as the basis of the analysis in this *Final EIR*. The modifications to Chapter 6 in this *Final EIR* generally make the report more consistent with the updated *Facilities Study*. There are, however, some key differences, especially in the facility standard assumptions. Another key change is that the base year for the analysis in Chapter 6 is now 1994, rather than 1990, so the facility standards are now based on current (1994) inventories and reflect 1994 population and employment estimates. Accordingly, the revised Chapter 6 now presents facility requirements for the increment of growth for the 16-year period 1994 through 2010, which makes it consistent with the *Facilities Study*. The final key difference in Chapter 6 is the elimination of the assessment of facility needs for the period from 2010 to 2040. These longer-term estimates are simply not useful for facilities planning and financing analysis; it is more appropriate to rely on the *Facilities Study*'s more focused analysis of shorter-term implications, which the County intends to update periodically so as to maintain a current perspective on ongoing facilities planning and financing needs.

1.8 IMPACT SUMMARY

This *EIR* assesses the impacts of the *General Plan* by considering the combined effects of the implications of the *Land Use Diagram* and the policies and programs of the *Countywide Policy Document*. The *EIR* assesses the impacts of the *General Plan* as a whole to reach a determination concerning the level of significance of impacts for CEQA purposes. As described earlier, the *General Plan* and *EIR* were prepared simultaneously in an effort to incorporate environmental impact mitigation into the plan. As the two documents were prepared and analyzed, policies and programs were identified and developed to address potential environmental problems and to mitigate potential adverse impacts. As these policies and programs were identified and developed, they were incorporated into the *General Plan Policy Document*. Actions that might otherwise have been identified as "mitigation measures" in an EIR have, therefore, been made a part of the project.

SIGNIFICANT AND POTENTIALLY SIGNIFICANT IMPACTS

This *EIR* concludes that in eight major areas the *General Plan*, taken as a whole, will result in potentially-significant or significant adverse impacts.

1. Land Use
2. Traffic Congestion
3. Cultural Resources
4. Loss of Farmland
5. Loss of Agricultural Production
6. Habitat Conversion and Habitat Quality Reduction
7. Increase in Air Pollutant Emissions
8. Traffic Noise

These impacts are summarized in the following paragraphs. In addition, Chapter 10, Mandatory CEQA Sections, compares these impacts with those that might have occurred under the alternatives considered during the General Plan Update process.

Land Use

The *General Plan* will result in changes to existing land use in the unincorporated area of Placer County. According to the *State CEQA Guidelines*, a project can result in adverse environmental impacts relating to land use if it has the potential to substantially alter the existing or planned land use of an area. Since development under the *Land Use Diagram* would result in changes to the existing land use pattern, the *General Plan* would result in a potentially significant adverse impact. There are no available measures to mitigate this impact.

Traffic Congestion

Development under the *General Plan* with all roadway improvements identified under the "2010 Mitigated Transportation System" would result in traffic levels of service on some roadway segments that exceed the *Policy Document's* level of service standards. Assuming all the transportation improvements outlined under the "2010 Mitigated Transportation System" are implemented by 2010, the *General Plan*'s level of service standards would be met on all the non-state highways in the unincorporated areas of the county. Projected 2010 population and employment levels under the *General Plan* (including estimated growth in the incorporated areas of the county and growth in the rest of the metropolitan area) would result, however, in traffic volumes that would exceed level of service standards on some state highways as well as on some roadways in the incorporated areas of the county. Exceedance of service levels adopted as County policy is considered a significant, adverse impact. About 4.8 percent of the "lane miles" on the county's roadway system would operate at LOS "F" conditions during peak hours on an average weekday, nearly all of which would occur on state highways.

The standards, policies, and programs of the *Policy Document* would provide acceptable levels of service in 2010 on the roadways that are under Placer County's jurisdiction. Additional mitigation, however, would be needed for some state highway segments and some roadways within incorporated areas to operate at acceptable levels of service. Potential mitigation measures to resolve the anticipated 2010 congestion levels, as well as accommodate travel growth beyond 2010, could involve a variety of multi-modal solutions in the I-80 corridor. This includes transit, high occupancy vehicle (HOV) lanes, and/or transportation demand management (TDM) measures within Placer County as well as Sacramento County. The *General Plan* calls for the County to participate in a multi-modal study of the I-80 corridor that will explore improvements to passenger rail service and HOV facilities. It is unknown whether such a study could result in improvements that would mitigate the impacts of the *General Plan*. There are, therefore, no feasible mitigation measures that the County can undertake to reduce this impact to a less-than-significant level.

Cultural Resources

The cumulative effect of increased development, and thus human population and associated activity, could result in occasional accidental disruption and adverse effects on unidentified important archaeological, historic, or paleontological sites, in spite of the County's best efforts, as expressed in the *General Plan* policies and programs. The cumulative impact of development permitted under the *General Plan* is, therefore, unavoidable. This impact is considered potentially significant.

No feasible mitigation measures beyond the policies and programs included in the *Policy Document* are available that would reduce the possibility of occasional accidental disruption of important archaeological, historic, or paleontological sites to a less-than-significant level.

Loss of Farmland

Development under the *General Plan* would result in the the direct conversion of 3 percent of the county's total farmland by 2010 and the potential conversion of an additional 13 percent. This includes the direct conversion of 5.3 percent of the county's prime farmland and farmland of statewide importance and the potential conversion of an additional 4.4 percent. The direct and potential conversion of prime farmland is considered a significant adverse impact. While the *Policy Document* includes numerous policies to preserve designated agricultural areas and to minimize conflicts with adjacent uses, there are no feasible measures that would mitigate for the loss of prime farmland to a less-than-significant level.

Loss of Agricultural Production

Direct conversion of farmland as a result of development under the *General Plan* could result in the decline in the annual gross agricultural production value in the county. This would include a loss of 64 percent of the annual gross production value of fruit and nut crops in the county by 2010. This impact would occur primarily as a result of conversion of land suitable for the production of these crops in the foothill region. While this impact would be reduced by implementation of the policies and programs of the *Policy Document*, there are no feasible measures that would mitigate this impact to a less-than-significant level.

Habitat Conversion and Habitat Quality Reduction

This *EIR* assesses vegetation and wildlife habitat impacts resulting from two types of development: urban and suburban/rural residential. In both cases, the assessment concludes that the impacts of development under the *Land Use Diagram* would be significant.

Development under the *General Plan* would cause substantial habitat conversion in areas of the unincorporated county designated for urban uses. Such development through the year 2010 would eliminate approximately 7,200 acres (5 percent) of the unincorporated county's Urban, Agricultural, and Rangeland (UAR) vegetation community and its associated natural habitat. Urban development would also eliminate approximately 3,000 acres (10 percent) of the unincorporated county's Grassland vegetation community and its associated natural habitat.

Development in designated suburban and rural residential areas under the *General Plan* would also cause substantial habitat conversion and habitat quality reduction. Such development through the year 2010 would affect approximately 42,000 acres (28 percent) of the unincorporated county's UAR vegetation community and its associated natural habitat, 2,000 acres (7 percent) of the Grassland vegetation community, 4,000 acres (14 percent) of the Oak Woodland vegetation community, and 47,000 acres (10 percent) of the Conifer Forest vegetation community.

The adverse impact to vegetation and wildlife associated with habitat conversion is significant because such conversion could substantially affect special-status species or affect state or federal threatened and endangered species, and could result in a substantial conversion of natural vegetation communities, a substantial reduction in the diversity or numbers of associated fish, wildlife, and plant species, and could have a significant effect on associated rare natural plant communities and significant natural areas in designated suburban and rural residential areas and within and around new urban development.

While policies and programs of the *Policy Document* would partially mitigate the effects of habitat loss, they would not reduce this impact to a less-than-significant level. Furthermore, no mitigation measures are available that would reduce the impact of development under the *General Plan* to a less-than-significant level.

Increase in Air Pollutant Emissions

Development under the *General Plan* would result in substantial increases in nitrogen oxide (ozone precursor) and PM10 emissions that would result in violations of ambient air quality standards. While the *Policy Document* includes numerous policies and programs to reduce the effects on air quality, there are no measures available that would reduce this impact to a less-than-significant level.

Traffic Noise

Development under the *General Plan* would result in an increase in traffic noise levels. Increased noise levels associated with traffic could encroach upon existing noise-sensitive land uses that currently are not exposed to traffic noise levels in excess of *Policy Document* standards. No mitigation measures beyond the policies and programs included in the *Policy Document* are available that would reduce the potential future noise impacts on existing noise-sensitive uses to a less-than-significant level.

Chapter 2
Assumptions and Development Estimates

CHAPTER 2

ASSUMPTIONS AND DEVELOPMENT ESTIMATES

2.1 INTRODUCTION

This chapter summarizes estimated development potential under the *General Plan* and the assumptions upon which these estimates are based. The chapter presents estimates for development scenarios for years 2010 and 2040 and estimates of holding capacity at "buildout." These estimates, particularly the 2010 estimates, provide the basis for much of the impact assessment in the rest of this report.

2.2 RESIDENTIAL DENSITY AND BUILDING INTENSITY ASSUMPTIONS

LAND USE DESIGNATIONS

The *Land Use Diagram* of the *Countywide General Plan* uses 13 residential, commercial, industrial, agricultural, and other land use designations to depict the types of land uses that will be allowed in the different geographic areas of the unincorporated county. The *Land Use Diagram* also shows the locations of the cities in Placer County (but not land use designations within them) and the areas covered by *community plans*. Land use designations for areas within *community plans* are depicted on the land use diagrams of each *community plan.*

LAND USE INTENSITY STANDARDS

In addition to characterizing land use designations according to types of allowable uses, the general plan must, according to state law, specify for each land use designation standards of population density and building intensity.

Standards of building intensity for residential uses are stated in the *Policy Document* in terms of 1) the maximum dwelling units per net acre, 2) the allowable range of dwelling units per net acre, or 3) the number of principal dwelling units allowed per lot. Standards of population density for residential uses can be derived by multiplying the maximum number of dwellings per net acre by the average number of persons per dwelling unit, which for purposes of this *General Plan* is assumed to be 2.50.

Standards of building intensity for non-residential uses are stated as maximum floor-area ratios (FARs). An FAR is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a site with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same site, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

For each land use designation appearing on the *Land Use Diagram*, Table 2-1 summarizes basic *General Plan* development standards, including minimum lot size, the allowable range--or maximum number--of dwelling units per net acre, and the FAR for non-residential uses.

TABLE 2-1

DEVELOPMENT STANDARDS
by Land Use Designation

Land Use Designation	Development Standards		
	Minimum Lot Area	Range/Maximum DUs per Net Acre	Maximum Nonresidential FAR
Agriculture (AG)	10 acres	**	0.30
	20 acres	**	0.30
	40 acres	**	0.30
	80 to 160 acres*	**	0.30
Timberland (T)	10 acres	**	0.06
	20 acres	**	0.06
	40 acres	**	0.06
	80 to 640 acres*	0	0.06
Greenbelt and Open Space (OS)	5 to 160 acres*	**	0.02
Resorts and Recreation (REC)	1 to 160 acres*	**	0.30
Water (W)	n/a	0	0.20
Rural Residential (RR)	1 to 10 acres*	**	0.30
Low Density Residential (LDR)	10,000 sq. ft to 1 acre*	1 - 5 du	0.30
Medium Density Residential (MDR)	3,500 to 10,000 sq. ft.*	5-10 du	0.70
High Density Residential (HDR)	3,500 to 10,000 sq. ft.*	10-21 du	1.05
General Commercial (GC)	5,000 sq. ft.	21 du	2.00
Tourist/Resort Commercial (TC)	6,000 to 20,000 sq. ft.*	11-21 du	0.80
Business Park/Industrial (I)	10,000 sq. ft. to 5 acres*	0	1.80
Public Facility (PF)	n/a	0	n/a

*Minimum lot size within range determined by zoning
**Only one principal dwelling allowed per lot
DU = dwelling unit
FAR = Floor-area ratio

2.3 GEOGRAPHIC AREAS OF ANALYSIS

To facilitate analysis during the General Plan update, County Staff and Consultants developed a two-tiered geographic reference system for the unincorporated area of the county. Based roughly on the County's *community plan area* boundaries, the areas covered by the general plans of the cities within the county, and unincorporated areas of the county not covered by community plans, 27 "planning areas" were defined for tabulation of information and description of geographically-specific impacts. These planning areas have in turn been aggregated into six "regional analysis areas" to facilitate more general assessment of the potential impacts of development under the *General Plan.* Table 2-2 outlines the relationships between the 6 regional analysis areas and the 21 planning areas and 6 cities or towns that they include. Figure 2-1 shows the boundaries of the regional analysis areas.

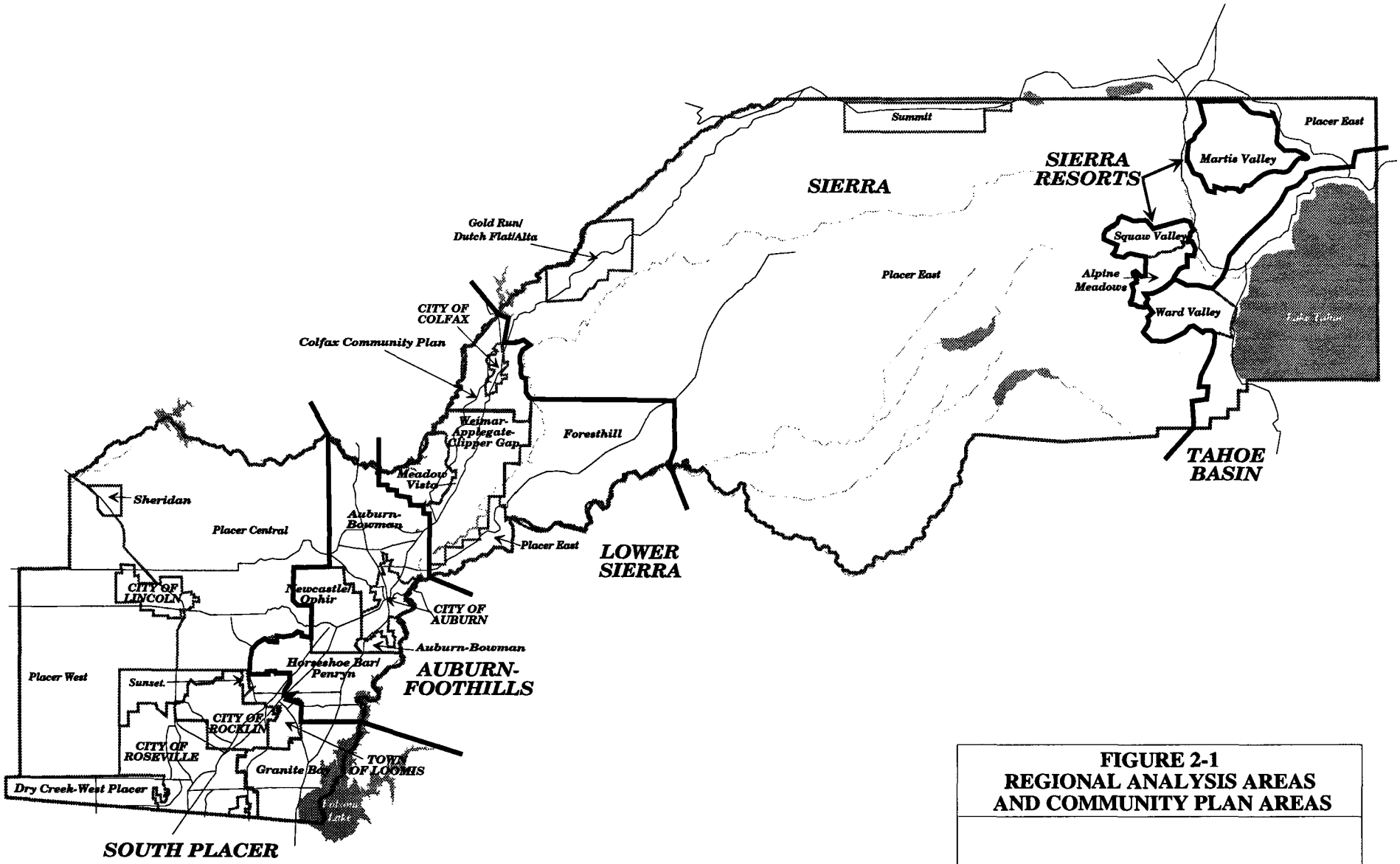


FIGURE 2-1
REGIONAL ANALYSIS AREAS AND COMMUNITY PLAN AREAS

Date: 07-26-94

Prepared by:
J. Laurence Mintier & Associates

TABLE 2-2

GEOGRAPHIC ANALYSIS AREAS

Regional Analysis Areas	Planning Areas	Cities
Tahoe Basin	Tahoe Basin (TRPA Jurisdiction)	
Sierra Resorts	Alpine Meadows Squaw Valley Martis Valley	
Sierra	Placer East Summit Gold Run/Dutch Flat/Alta	
Lower Sierra	Colfax Community Plan Area Foresthill Meadow Vista Weimar/Applegate/Clipper Gap	City of Colfax
Auburn-Foothills	Auburn-Bowman Horseshoe Bar/Penryn Newcastle/Ophir	City of Auburn Town of Loomis
South Placer	Dry Creek Granite Bay Lincoln Community Plan Area Placer Central Placer West Sheridan Sunset	City of Lincoln City of Rocklin City of Roseville

The discussions in this chapter of development estimates, buildout holding capacity, and development assumptions and the analyses in Chapters 3 through 9 refer primarily to the regional analysis areas, although some discussions refer to the more numerous planning areas. In some cases, primarily because the issue does not lend itself to the sort of precision implied by the breakdown, other geographic areas are used for purposes of analysis. For instance, the analysis of drainage impacts in Chapter 5 refers to drainage basins.

2.4 HOLDING CAPACITY OF THE GENERAL PLAN

Table 2-3 presents estimates of the range of development that could occur under the *Countywide General Plan* and the *community plans*. These estimates are expressed in terms of the range of housing units and the maximum potential square footage in commercial and industrial designations. Maximum development potential is referred to as the "buildout holding capacity," because it reflects the amount of development that the land use designations would accommodate or "hold" if all of the land were developed or "built-out." The actual level of development at buildout, however, will not reach the theoretical holding capacity. Most land will not develop at its maximum allowed intensity because of market forces, parcel-specific-site constraints, or because, for a variety of reasons, some property owners will simply not develop or sell their land for development.

TABLE 2-3

HOLDING CAPACITY OF THE GENERAL PLAN

Land Use Designation	Acres	Minimum Lot Area		Dwelling Units per acre		Max. FAR	Potential Lots		Total Potential Units		Potential Sq.Ft.
		Min	Max.	Min.	Max.		@ Min Lot Area	@ Max Lot Area	@ Min DU/Acre	@ Max DU/Acre	@ Max FAR
10 Acre Agriculture	24,250.4	10	None	1 principal dwelling unit per lot		0.25	2,425	N/A	0	2,425	N/A
20 Acre Agriculture	32,810.2	20	None			0.25	1,641	N/A	0	1,641	N/A
40 Acre Agriculture	6,078.6	40	None			0.25	152	N/A	0	152	N/A
80 Acre Agriculture	63,081.6	80	None			0.25	789	N/A	0	789	N/A
Subtotal Agriculture	**126,220.8**						**5,007**		**0**	**5,007**	**0**
10 Acre Timberland	7,199.0	10	None	1 principal dwelling unit per lot		0.20	720	N/A	0	720	N/A
20 Acre Timberland	4,001.3	20	None			0.20	200	N/A	0	200	N/A
40 Acre Timberland	8,708.2	40	None			0.20	218	N/A	0	218	N/A
80 Acre Timberland	460,728.8	80	None			0.20	5,759	N/A	0	5,759	N/A
Subtotal Timberland	**480,637.3**						**6,897**	**0**	**0**	**6,897**	**0**
Low Density Residential	3,432.7	0.23	1.00	1	5	0.30	14,925	3,433	3,433	17,164	N/A
Medium Density Residential	992.4	0.08	0.23	5	10	0.70	12,405	4,315	4,962	9,924	N/A
High Density Residential	14.0	0.07	0.23	10	21	1.05	200	61	140	294	638,502
Rural Residential	26,791.2	1.00	10.00	0	1	0.30	26,791	2,679	0	26,791	N/A
Subtotal Residential	**31,230.3**						**54,321**	**10,488**	**8,535**	**54,173**	**638,502**
Business Park/Industrial	2,046.6	0.23	100	0	0	1.80	8,898	N/A	0	0	160,469,813
General Commercial	124.3	0.11	N/A	21	21	2.00	1,130	N/A	2,610	2,610	10,829,016
Tourist Commercial	129.7	0.14	0.46	11	21	0.80	926	282	1,427	2,724	4,519,786
Subtotal Commercial/Industrial	**2,300.6**						**10,954**	**282**	**4,037**	**5,334**	**175,818,615**
Open Space	1,006.3	5	5	0	0	0.02	201	103	N/A	0	N/A
Recreation	768.0	1	160	1	1	0.30	768	24	N/A	768	N/A
Subtotal OS/Rec.	**1,774.3**						**969**	**127**	**0**	**768**	**0**
SUB-TOTAL:	**642,163.3**						**78,148**	**10,897**	**12,572**	**72,179**	**176,457,117**
Community Plan Areas	213,750.0	See Community Plans for applicable standards								135,150	N/A
Total Unincorporated:	**855,913.3**									**208,097**	N/A
Cities	46,139.9	See applicable City plans									
TOTAL COUNTY:	**902,053.2**										

Source: Crawford Multari & Starr, June 1994.

2.5 SCENARIOS FOR GROWTH AND DEVELOPMENT

This *EIR* uses two long-term planning scenarios to analyze the impacts of growth and development in Placer County under the *Placer County General Plan:* 2010 (just under 20 years into the future) and 2040 (about 50 years into the future). A 20-year time horizon is a reasonable long-term benchmark for most planning analyses. The implications of large amounts of development potential may, however, not be evident within the 20-year period, so the 2040 perspective is helpful for assessing the longer-term, cumulative effects of development. The year 2040 has been adopted as the official long-term planning horizon for state demographic projections and other related studies (e.g., for transportation and air quality planning). Nonetheless, the County acknowledges that analysis based on 50-year development projections is highly speculative and that technological changes and other factors may significantly alter the characteristics of growth and development and the systems to serve that development.

METHODOLOGY AND ASSUMPTIONS

The two development scenarios prepared for this *EIR* include descriptions of the amount of household population growth and wage and salary employment growth expected in Placer County through 2010 and, over the longer-term, through 2040, along with estimates of how the corresponding residential, commercial, office, and industrial development would be accommodated in various locations in the county.

The scenarios presented here were prepared exclusively for the purpose of analyzing the *Countywide General Plan.* Projections prepared for other efforts (i.e., community plans, specific plans, development projects) may appropriately reach different conclusions and reveal different information. The scenarios described in this section focus on the overall growth potential for the county and represent one possible outcome for how that growth might be distributed considering the intent of the *Countywide General Plan.* The specific numbers for any community plan area or city are not in themselves significant.

As described below, the scenarios rely on regional and state projections for some of the basic county and regional growth parameters. The years 2010 and 2040 are not intended as precise indicators of when certain events may or should occur. They are benchmark years that define approximate time spans during which employment and population are expected to grow and corresponding residential, commercial, office, and industrial development could occur to accommodate that growth.

The scenarios reflect long-term patterns of change (growth or decline) and are not sensitive to short-term construction or business cycle conditions. Long-term projections assume that recession and expansion cycles and construction booms and busts continue to occur and that, over time, cyclical fluctuations average out to a long-term trend.

POPULATION AND EMPLOYMENT GROWTH TOTALS FOR PLACER COUNTY

The population and wage and salary employment scenarios for Placer County are one component of a regional scenario of population and employment for the Sacramento metropolitan area (Sacramento, Placer, El Dorado, and Yolo counties). Table 2-4 presents the Placer County scenarios developed for the *EIR* and compares them to regional scenarios of population and employment growth.

The 2010 and 2040 scenarios are both based on California Department of Finance (DOF) population projections by age for Placer County and the region. The most recent Sacramento Area Council of Governments (SACOG) population projections to 2010 for Placer County as a whole are essentially the same as the DOF projections, so the 2010 population scenario shown here for the total county is consistent

with the SACOG total for Placer County. The employment scenarios for both 2010 and 2040 were developed by considering the age distribution of the population, projected changes in labor force participation rates by age (from U.S. Department of Commerce Bureau of Labor Statistics estimates), unemployment rate assumptions, and estimates of the relationship between employment and population on a regional and county level (expressed as the employment-to-population ratio).

While there is no other source with which to compare the 2040 scenario of wage and salary employment, the 2040 scenario is reasonable, in terms of labor force and jobs, at the county and regional levels, since it depends on the 2040 population scenario, which reflects Placer County's share of the statewide projections prepared by DOF.

TABLE 2-4

DEVELOPMENT SCENARIOS FOR THE GENERAL PLAN
1990/1991, 2010, and 2040

	1990/1991	Future Estimates		Growth Increment	
		2010	2040	1990/91-2010	2010-2040
Population					
Placer County	172,796	312,300	473,200	139,504	160,900
Sacramento Region	1,481,102	2,350,200	3,560,200	869,098	1,210,000
Placer as Percent of Region	11.7 %	13.3 %	13.3 %	16.1 %	13.3 %
Wage & Salary Employment					
Placer County	62,900	153,000	213,000	90,100	60,000
Sacramento Region	638,400	1,128,100	1,566,500	489,700	438,400
Placer as Percent of Region	9.9 %	13.6 %	13.6 %	18.4 %	13.7 %

Sources: Recht Hausrath & Associates, based on estimates from the State of California Department of Finance *Projected Total Population of California Counties (Official State Projections)* Report 93 P-3, May 1993; Sacramento Area Council of Governments, *Projections*, April 1993, *1990 Census of Population*, and State of California Employment Development Department, *Annual Planning Information: Placer County*, June 1992 and *Annual Planning Information: Sacramento MSA*, June 1992.

The reader should note the following important qualifications about the scenarios:

- Both the population and employment scenarios assume strong long-term growth rates for the Sacramento region. Placer County is expected to continue to be one of the fastest growing counties in the region and the state, particularly through the year 2010, with the county's share of regional population and employment increasing from 1990 to 2010. The scenarios assume the county captures 16 percent of regional population growth during that period and over 18 percent of regional employment growth. After 2010, the scenarios assume Placer County maintains the same share of regional population and employment.

- The employment scenario assumes particularly strong growth through 2010, reflecting SACOG's and DOF's most recent projections for Placer County. This assumption is reasonable, given land availability and the rate of employment growth evidenced in the late 1980s in the county, although

it does imply adding more jobs per year (about 4,400 jobs on average) than was the case in all but one of the last 10 years (1990, in which 5,400 jobs were added according to the Employment Development Department).

- Implicit in the 2010 scenario (and carried forward to the 2040 scenario) is an increase in the ratio of employment to population (or non-residential to residential development) in Placer County, particularly South Placer County. According to this scenario, South Placer County becomes a more "urban" area, with a relatively larger supply of jobs, services, and shopping opportunities for residents than currently exists. While this is an important objective of the *Countywide General Plan,* as well as of the general plans of Placer County cities, and could be achieved by 2040 assuming continued strong growth in the region, it may take longer than 2010 for this transformation to occur.

Distribution of Growth within Placer County

Placer County household population and wage and salary employment estimates have been allocated throughout unincorporated areas and the cities. This allocation considers development potential, market factors, and the policies and programs of the *General Plan Policy Document.* The methodology was iterative: the 2010 distribution was created by evaluating and adjusting growth rates, percentages of growth, and resultant percentages of total household population and wage and salary employment for the community plan areas and the cities.

The distribution of population and employment growth in 2040 follows the general pattern established for the 2010 scenario, with one exception. While in most areas of the county, the rate of employment growth slows, in the mountain areas (Sierra, Sierra Resorts, and Tahoe Basin) the rate increases somewhat. This increased growth rate reflects a longer-term trend towards a more permanent resident population and the resultant demand for more population-serving business activity, as well as the slowing of the decline in employment in resource-related business activity as the base of such employment dwindles. In South Placer, the cities, the Sunset Industrial Area (assumed to remain unincorporated), and the Dry Creek-West Placer Community Plan Area are all assumed to be successful in capturing substantial employment growth.

Estimates of Development

EIR technical analysis requires that scenarios of population and employment be translated into estimates of dwelling units and building space. The estimates in this *EIR* of residential and non-residential development necessary to accommodate the household population and wage and salary employment growth expected in Placer County under the *General Plan* were based on a series of assumptions. Most were applied across the board in all locations in the county, although some reflect differences among locations. Those differences are based on evidence of existing conditions (from either the 1990 Census or County Assessor's data) and judgements about how those conditions could change in the future.

The preparation of an estimate of dwelling units associated with household population in 2010 and 2040 required that assumptions about persons-per-household, housing vacancy rates, and the mix of single-family and multi-family units be made. Persons-per-household is expected to decline over time from the high rates of the 1980s for a variety of reasons. Demographic patterns describing household formation rates by age and ethnicity support smaller household sizes in the future. In addition, housing affordability is expected to improve, meaning that more people will be able to form their own households and not have to live together to share housing expenses. For Placer County in the year 2010, single-family household size is expected to average 2.72 persons and multi-family households are expected to average 1.98 persons. This compares to estimates from the 1990 Census of 2.83 persons-per-household for single-family

households and 2.06 persons-per-household for multi-family households. For the 2040 scenario, the assumption was further simplified, with household size expected to average 2.5 persons-per-household, overall. With the exception of the Tahoe Basin and Sierra areas, residential vacancy rates are assumed to be five percent for the purposes of estimating the dwelling units associated with the household scenario. In the Tahoe Basin and the Sierra areas, average residential vacancy rates are assumed to be substantially higher than the average for the rest of the county, consistent with existing conditions in those resort areas, where large proportions of the housing are for seasonal occupancy. Over time, those vacancy rates are assumed to decline as the areas develop a more permanent resident population. The mix of single-family and multi-family units was determined separately for each community plan area and city, reflecting existing conditions and judgements about how the mix would change over time.

For the estimates of dwelling units, the assumptions described above were applied to total household population in 2010 and 2040, not just to the incremental growth. Conditions are assumed to change for all housing, existing as well as new.

The estimates of non-residential building space by development type reflect assumptions about the mix of business activities in the unincorporated areas and the cities, employment density factors for each use (square feet of occupied building space per employee), and vacancy rates by use. Assumptions about the mix of business activities (commercial, office, and industrial) reflect estimates from the 1991 County Assessor's data base of space by use by jurisdiction and judgements about how that mix would change over time. The employment density assumptions and vacancy rate assumptions, which do not vary by location, are shown in Table 2-5.

TABLE 2-5

EMPLOYMENT DENSITY AND VACANCY RATE ASSUMPTIONS
by Development Type

Development Type	Employment Density (square feet/worker)	Vacancy Rate
Commercial (a mixture of convenience retail, regional retail, highway retail, auto sales and repair, and other commercial service establishments)	550	5 percent
Office	333	7 percent
Industrial (a mixture of light industrial, research and development, heavy industrial, and warehouse uses)	700	3 percent

Source: Recht Hausrath & Associates, September 1993.

To estimate total non-residential development by use in 2010 and 2040, the assumptions shown in Table 2-5 were applied to the change in employment, and the resulting estimate of the change in space was added to the 1991 estimate of space by use for each community plan area and city from the County Assessor's data base.

2010 AND 2040 SCENARIOS FOR THE GENERAL PLAN

Tables 2-6 through 2-9 present the scenarios developed for analysis in the *General Plan EIR*. Tables 2-6 and 2-7 show how the household population and wage and salary employment scenarios are distributed to unincorporated areas and Placer County cities. Tables 2-8 and 2-9 show the conversion of the household population and wage and salary employment scenarios to estimates of the residential and non-residential development needed to accommodate that growth. Estimates for the community plan areas and the cities were aggregated to the larger regional analysis areas for presentation in the EIR.

TABLE 2-6

HOUSEHOLD POPULATION SCENARIOS
1990, 2010, and 2040

Regional Analysis Area	1990*	Percent of Total	2010	Percent of Total	2040	Percent of Total
Tahoe Basin	9,257	5.4%	12,000	3.9%	14,400	3.1%
Sierra Resorts	4,442	2.6%	5,450	1.8%	6,400	1.4%
Sierra	3,883	2.3%	4,250	1.4%	4,500	1.0%
Lower Sierra	15,523	9.1%	20,910	6.7%	26,600	5.6%
Auburn-Foothills	28,515	16.7%	41,550	13.4%	50,100	10.6%
South Placer	21,319	12.5%	44,375	14.3%	70,800	15.0%
Total Unincorporated	**82,939**	**48.7%**	**128,535**	**41.5%**	**172,800**	**36.7%**
Total Cities	**87,513**	**51.3%**	**181,465**	**58.5%**	**298,100**	**63.3%**
TOTAL COUNTY	**170,452**	**100.0%**	**310,000**	**100.0%**	**470,900**	**100.0%**

*For Placer County cities, the 1990 household population estimate is from the 1990 Census. The estimates for unincorporated areas of the county were derived from the County Assessor's data base summaries of dwelling units by community plan area and vacancy rate and persons-per-household factors from the 1990 Census.

Source: Recht Hausrath & Associates.

TABLE 2-7

WAGE & SALARY EMPLOYMENT SCENARIOS
1991, 2010, and 2040

Regional Analysis Area	1991*	Percent of Total	2010	Percent of Total	2040	Percent of Total
Tahoe Basin	2,690	4.1%	3,900	2.5%	4,900	2.3%
Sierra Resorts	507	0.8%	595	0.4%	750	0.4%
Sierra	312	0.5%	340	0.2%	420	0.2%
Lower Sierra	991	2.6%	1,200	1.4%	1,510	1.3%
Auburn-Foothills	15,987	35.1%	23,470	22.5%	27,450	19.1%
South Placer	5,653	57.0%	17,495	72.9%	25,420	76.8%
Total Unincorporated	**26,140**	**39.7%**	**47,000**	**30.7%**	**60,450**	**28.4%**
Total Cities	**39,660**	**60.3%**	**106,000**	**69.3%**	**152,550**	**71.6%**
TOTAL COUNTY	**65,800**	**100.0%**	**153,000**	**100.0%**	**213,000**	**100.0%**

* The 1991 employment estimate reflects the State of California Employment Development Department (EDD) estimate of total wage and salary employment in the county. That total was distributed to the cities and the unincorporated areas using estimates of building space by use from the County Assessor's data base in conjunction with standardized estimates of vacancy rates and employment density by use.

Source: Recht Hausrath & Associates.

TABLE 2-8

HOUSING UNIT ESTIMATES
2010 and 2040

Regional Analysis Area	2010			2040		
	Single-Family	Multi-Family	Total Units	Single-Family	Multi-Family	Total Units
Tahoe Basin	10,200	2,600	12,800	10,200	2,600	12,800
Sierra Resorts	2,100	800	2,900	2,600	800	3,400
Sierra	2,100	0	2,100	2,400	0	2,400
Lower Sierra	7,400	1,000	8,400	9,900	1,300	11,200
Auburn-Foothills	13,200	4,000	17,200	16,200	4,900	21,100
South Placer	16,000	1,600	17,600	26,300	3,400	29,800
Total Unincorporated	**50,900**	**9,900**	**60,800**	**67,600**	**13,000**	**80,600**
Total Cities	**54,000**	**22,400**	**76,400**	**89,600**	**35,900**	**125,500**
TOTAL COUNTY	**104,900**	**32,300**	**137,200**	**157,200**	**48,900**	**206,200**

Note: Detail may not add to totals because of independent rounding.

Source: Recht Hausrath & Associates.

TABLE 2-9

ESTIMATES OF NON-RESIDENTIAL BUILDING SPACE
2010 and 2040
(in thousands of gross square feet)

Regional Analysis Area	2010			2040		
	Commercial	Office	Industrial	Commercial	Office	Industrial
Tahoe Basin	1,234	255	264	1,698	326	264
Sierra Resorts	218	37	5	290	48	5
Sierra	114	19	17	154	24	17
Lower Sierra	382	30	149	512	79	113
Auburn-Foothills	3,769	1,749	1,334	4,937	2,326	1,587
South Placer	2,577	1,703	5,047	4,019	2,579	7,203
Total Unincorporated	**8,295**	**3,793**	**6,816**	**11,609**	**5,383**	**9,188**
Total Cities	**18,982**	**11,431**	**21,359**	**27,388**	**17,134**	**32,979**
TOTAL COUNTY	**27,277**	**15,224**	**28,175**	**38,997**	**22,517**	**42,166**

Note: Detail may not add to totals because of independent rounding.

Source: Recht Hausrath & Associates.

Chapter 3
Land Use, Housing, and Population

CHAPTER 3

LAND USE, HOUSING, AND POPULATION

3.1 INTRODUCTION

This chapter discusses potential impacts of the Placer County General Plan associated with land use, housing, and population.

3.2 LAND USE

ENVIRONMENTAL SETTING

Existing development within Placer County and the implications of buildout in accordance with the existing General Plan are discussed in detail in Chapter 1 of the *General Plan Background Report,* which is incorporated herein by reference. Table 2-3 in Chapter 2 of this *EIR* contains a summary of land use designations on the *Land Use Diagram* by acres and an estimate of total potential dwelling units at buildout of the General Plan.

METHODOLOGY

Assumptions

This *EIR* assumes that the rate at which vacant land within Placer County is developed with urban, suburban, and rural land uses designated by the *General Plan Land Use Diagram* will largely be determined by market forces. It is further assumed that not all of the land designated for development on the *Land Use Diagram* will develop as designated, at least within the time frame of this *EIR* analysis (i.e., 2010). These considerations will influence the level of development that is ultimately achieved under the *General Plan*, which in turn will affect the rate and location of changes to the development pattern of the county implied by the *Land Use Diagram.*

Thresholds of Significance

According to the State *CEQA Guidelines*, a project can result in adverse environmental impacts relating to land use if it has the potential to substantially alter the existing or planned land use of an area. This standard is somewhat awkward in its application to comprehensive general plan updates, since such updates, by definition, constitute changes in planned land use. Furthermore, the land use changes resulting from revision of general plans are typically manifest in secondary impacts that are directly measurable according to other impact categories discussed in the *State CEQA Guidelines* (i.e., traffic, air quality, agricultural land conversion), all of which are addressed in other chapters of this *EIR*. The analysis of land use impacts in this chapter, therefore, focuses primarily on two issues: land use compatibility issues and changes in *existing* land use.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Land Use Compatibility

The *General Plan* and the development review and approval process generally seek to locate land uses adjacent to one another that are compatible, related, mutually supportive, and similar in the amount of traffic they generate and types of transportation facilities they need. In some cases, however, existing land use or circulation patterns, the timing of development on properties with different owners, environmental constraints or other factors prevent new land use patterns from providing a "gradation" of uses to ensure compatibility.

The *Countywide General Plan Land Use Diagram* designates land in several areas for uses that could be incompatible with adjacent designations. The most common examples are areas where planned residential development could be incompatible with nearby agricultural or timber production uses, or vice-versa. Since the *Land Use Diagram* designates so much land in Placer County for agriculture and timber uses, the possibility for conflicts resulting from such incompatibility is substantial. Other potential conflicts could result from development in areas where planned residential development would be adjacent to areas designated for public facility or industrial uses. In Placer County, the areas most susceptible to such conflicts are around the Western Regional Sanitary Landfill and various industrial processing operations (e.g., mineral resource extraction, lumber mills, industrial manufacturing sites).

Changes in Existing Land Use

As described in Chapter 2 of this *EIR*, development under the *Land Use Diagram* could result in additional residential development that would lead to a population increase through 2010 of approximately 45,000 in the unincorporated area of Placer County over the 1990 baseline population. This would represent an increase of approximately 55 percent. The unincorporated county's share of Placer County's total population would, however, decrease from 48.7 percent in 1990 to 41.5 percent in 2010. Non-residential development under the *Land Use Diagram* could also result in substantial employment growth, with the addition of approximately 21,000 workers to the county's unincorporated employment base; this equates to an 80 percent increase. As with population, the unincorporated county's share of employment would decrease, dropping from 39.7 percent of the county total in 1991 to 30.7 percent in 2010.

The unincorporated land use changes resulting in the population and employment growth cited above would be largely isolated to the Auburn-Foothills and South Placer regional analysis areas. The Auburn-Foothills would experience population growth of approximately 13,000 and employment growth of about 7,500, most of which would be located in the area covered by the Auburn-Bowman Community Plan. Most of the increase in population (12,000) and employment (23,000) in the South Placer regional analysis area would be located in the Dry Creek/West Placer Community Plan area. The most significant implications of development through 2010 in Placer County would, therefore, be concentrated in community plan areas that are not technically under the purview of the *Countywide Land Use Diagram.*

The *Countywide General Plan* will also result in land use changes that reduce development potential in two areas of the unincorporated county. The planned development pattern in the Colfax Community Plan area will be changed to reduce development potential on lands constrained by slope, parcel size, or other factors. These changes would result in a reduction of development capacity in this area equal to about 960 dwelling units. In the Lake Tahoe basin, which is governed by the Tahoe Regional Planning Agency, the *Countywide General Plan* will lead to a reduction in development potential that will be implemented

through revisions to the Kings Beach, Carnelian Bay, Tahoe City, Ward Valley, North Tahoe, and Lake Tahoe Community Plans.

In conjunction with adoption of the *Countywide General Plan*, the County is also rescinding, or "unadopting," the Westville and Tinker Knob General Plans. The County has never implemented either of these plans, so their rescission is not assumed to have any affect on either existing or planned land use in the county.

GENERAL PLAN POLICY RESPONSE

Several provisions of the *General Plan Policy Document* address the implications of the *Land Use Diagram*, as well as the County's ongoing implementation of ordinances regulating development activity. This section first describes those aspects of the *Policy Document* that address land use compatibility, then describes a range of policy and program commitments that address the potential effects of changes to the county's existing development pattern.

Land Use Compatibility

As noted above, there are several areas in the unincorporated county where planned land uses could result in land use conflicts. To address cases where potentially incompatible land uses could conflict, the *Policy Document* requires the use of buffer zones. Four types of buffer zones are described in Part I of the *Policy Document*, as follows:

1. Agriculture/timberland buffers are required to separate urban uses (particularly residential) from lands designated Agriculture or Timberland.
2. Industrial/residential buffers are required to separate residential land uses from areas designated Business Park/Industrial.
3. Sensitive habitat buffers are required to separate any type of urban development from such sensitive habitats as stream corridors, wetlands, sensitive species habitats, and old growth forests.
4. Public facility buffers are required to protect the long-term viability of critical public facilities such as solid waste transfer and disposal sites, sewage treatment plants, and airports.

Part I of the *Policy Document* describes the general dimensions, uses allowed in buffer zones, and methods of preserving and maintaining buffer zones. The exact dimensions of the buffer zones and specific uses allowed in buffer zones will be determined though the County's specific plan, land use permit, and/or subdivision review process.

In addition to the buffer zones standards and policies, several other sections of the *Policy Document* contain policies that address land use conflicts, some directly and some indirectly. For instance, Section 7, Agricultural and Forestry Resources, includes policies addressing conflicts between agricultural uses and non-agricultural uses, as well as similar policies addressing timber production activities. Section 1, Land Use, addresses incompatibility between mineral resource extraction activities and other types of development. In terms of indirect treatment of land use conflict, several of the noise policies in Section 9 of the *Policy Document* are intended to ensure that noise-related conflicts are minimized.

General Land Use

Policies

1.A.2. The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.

1.A.3. The County shall distinguish among urban, suburban, and rural areas to identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of separate and distinct communities.

1.A.5. The County shall not approve intensive forms of development or land divisions into parcels of 10 acres or less within any city's sphere of influence where that city's general plan calls ultimately for urban development except where the County General Plan or applicable Community Plan designates the area for urban development. The County shall inform cities in a timely manner when applications for development within their sphere of influence are filed with the County and shall consider the city's ultimate plans for the relevant area during project review. In such cases, Policy #16 in Part III shall apply to such development projects.

These general land use policies encourage development to occur where services can be efficiently provided, where sensitive environmental resources will not be adversely affected, and where natural and human-caused hazards will not pose a significant threat to health, safety, or property. Where a city's general plan calls for future urban development within its sphere of influence, the County will not approve urban development unless the area is also designated for urban or suburban development on the County General Plan.

Residential Land Use

Policies

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.

1.B.2 The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.

1.B.4 The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants.

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.

1.B.6. The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.

1.B.7. The County shall require multi-family developments to include private, contiguous, open space for each dwelling.

Programs

1.1. The County shall review the Zoning Ordinance to identify revisions that could enhance the vitality of downtowns/village centers within unincorporated communities. Depending on the results of that review, the County shall initiate Zoning Ordinance revisions.

1.2 The County shall modify its Design Guidelines Manual to include standards for the development of downtowns/village centers in new development areas.

These policies provide for new residential development in a range of residential densities to meet the needs of all income groups. The policies also ensure that new residential development minimizes its effect on adjoining land uses and that new residential development occurs where adequate services are available.

Commercial Land Use and Downtown Areas/Village Centers

Policies

1.D.1. The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.

1.D.2. The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.

1.D.4 The County shall require that significant new office developments locate near major transportation corridors and concentrations of residential uses. New office development may serve as buffers between residential uses and higher-intensity commercial uses.

1.D.5 The County shall encourage existing and new downtowns/village centers to provide a variety of goods and services, both public and private.

Programs

1.1. The County shall review the Zoning Ordinance to identify revisions that could enhance the vitality of downtowns/village centers within unincorporated communities. Depending on the results of that review, the County shall initiate Zoning Ordinance revisions.

1.2 The County shall modify its Design Guidelines Manual to include standards for the development of downtowns/village centers in new development areas.

These policies promote new commercial development to meet the needs of Placer County residents and visitors and to maintain economic vitality, while providing that such development is designed to facilitate pedestrian circulation and occurs where there are adequate infrastructure and services where it minimizes its effect on adjoining land uses.

Industrial Land

Policy

1.E.I. The County shall only approve new industrial development that has the following characteristics:

a. Adequate infrastructure and services;
b. Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile transportation;
c. Sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials;
d. Minimal significant adverse environmental impacts; and
e. Minimal adverse effects on scenic routes, recreation areas, and public vistas.

This policy provides that new industrial development occurs where there are adequate infrastructure and services and ensures that new development minimizes its impacts on adjoining land uses, and has minimal environmental impacts.

Public and Quasi-Public Facilities, Infrastructure

Policies

1.F.2. The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural or built environment hazards.

1.F.3. The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearance do not adversely affect nearby land uses.

These policies ensure that new public facilities necessary for emergency, response, health care, and other critical functions are located outside areas subject to natural or built environment hazards and requires that public facilities ar designed to minimize impacts on adjoining land uses.

Agricultural Land Use

Policies

1.H.1. The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.

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.

1.H.3. The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:

a. The subdivision is part of a cluster project and such a project is permitted by the applicable zoning;
b. The project will not conflict with adjacent agricultural operations; and

c. *The project will not hamper or discourage long-term agricultural operations either on site or on adjacent agricultural lands.*

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.

1.H.5. The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.

1.H.6. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.

These policies, along with the policies and programs of Goals 7.A., Goal 7.B., and Goal 7.C of the *Policy Document*, seek to preserve viable agricultural operations outside of designated new growth areas by maintaining large parcel sizes and providing that adjoining land uses minimize impacts on agriculture.

Open Space, Habitat, and Wildlife Resources

Policies

1.I.1. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.

1.I.2. The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.

These policies, along with the policies and programs of Goal 6.B., Goal 6.C., Goal 6.D., and Goal 6.E. of the *Policy Document*, require that significant natural, open space, and cultural resources are protected in areas where new development is anticipated.

Mineral Resources

Policies

1.J.1. The County shall require new mining operations to be designed to provide a buffer between existing or likely adjacent uses, minimize incompatibility with nearby uses, and adequately mitigate their environmental and aesthetic impacts.

1.J.2. The County shall require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance will be based upon an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours and air quality.

1.J.3. The County shall discourage the development of any uses that would be incompatible with adjacent mining operations or would restrict future extraction of significant mineral resources.

1.J.4. The County shall discourage the development of incompatible land uses in areas that have been identified as having potentially significant mineral resources.

1.J.5. The County shall require that all mining operations prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation.

1.J.6. The County shall require that plans for mining operations incorporate adequate measures to minimize impacts to local residents and county roadways.

Program

1.3. The County should, in consultation with the California Division of Mines and Geology, evaluate the relative value of potentially-significant mineral deposits identified in the General Plan Background Report and designated as Mineral Resource Zone (MRZ) in relationship to other mineral resources of the same type in the county or region. If these mineral deposits are determined to be easily replaced by other substitute deposits, the County should continue to apply existing policies and plans to allow extraction of these resources. If these deposits are found not to be easily substituted, the County should amend the Countywide General Plan or applicable community plan as necessary to direct incompatible growth away from these sites.

These policies require that new mining operations minimize impacts on adjoining land uses, adequately mitigate their environmental and aesthetic impacts, and provide for reclamation of the land, and the policies protect existing mining operations from incompatible new development

Visual and Scenic Resources

Policies

1.K.1. The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:

a. Avoids locating structures along ridgelines and steep slopes;
b. Incorporates design and screening measures to minimize the visibility of structures and graded areas;
c. Maintains the character and visual quality of the area.

1.K.2. The County shall require that new development in scenic areas be designed to utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.

1.K.3. The County shall require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.

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:

a. Limit cuts and fills;
b. Limit grading to the smallest practical area of land;
c. Limit land exposure to the shortest practical amount of time;
d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and
e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.

1.K.5. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.

1.K.6. The County shall require that new development on hillsides employ design, construction, and maintenance techniques that:

a. Ensure that development near or on portions of hillsides do not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
b. Include erosion and sediment control measures including temporary vegetation sufficient to stabilize disturbed areas;
c. Minimize risk to life and property from slope failure, landslides, and flooding; and
d. Maintain the character and visual quality of the hillside.

These policies are intended to minimize the visual impact of new development. These policies address the visual effects of new development by protecting ridgelines, steep slopes, and other highly-visible locations in scenic rural areas, by requiring screening of development in scenic areas, by minimizing land alterations, and preserving and enhancing hillsides.

Jobs-Housing Balance

Policies

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.

1.M.2. The County shall encourage large residential projects to be phased or timed to occur simultaneously with development that will provide primary wage-earner jobs.

These policies encourage new development to concentrate in existing developed areas to reduce the impacts associated with commuting to jobs outside a community. Encouraging development in existing communities and new growth areas, these policies will also help minimize the pressure to convert agricultural and open space lands outside these areas.

Economic Development

Policy

1.N.12 The County shall seek the establishment of a joint-powers authority (JPA) between the County and the cities of Roseville, Rocklin, and Lincoln in order to improve the provision of infrastructure in the incorporated and unincorporated areas in and around the Sunset Industrial Area. The JPA is to also develop a economic development strategy with the goal of improving the economic development potential of the region.

Program

1.8. The County will petition the Local Agency Formation Commission to modify the spheres of influence of the Cities of Rocklin, Roseville, and Lincoln to remove the Sunset Industrial Area.

This policy and program provide for development of the unincorporated Sunset General Plan area, contained within the spheres of influence of the cities of Rocklin, Roseville, and Lincoln, to occur under County jurisdiction. The program provides for submission of a petition to the Local Agency Formation Commission (LAFCO) requesting LAFCO to remove the Sunset Industrial Area from the cities' spheres of influence. While this would not resolve inconsistencies with the City of Roseville's General Plan, it would resolve the issue concerning the County's intent to develop this area as an unincorporated industrial area.

Development Form and Design

Policies

1.O.3. The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban, and commercial centers, should be designed and located so that:

a. They do not silhouette against the sky above ridgelines or hilltops;

b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
c. They fit the natural terrain; and
d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).

1.O.4. The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the county.

One of the potential impacts of new development in the county will be the loss of rural character in areas currently designated for agriculture or other non-urban land uses. These policies will minimize these impacts.

IMPACTS

Land Use Compatibility

The buffer standards and policies, in combination with various other policies and programs in the *Policy Document*, will effectively mitigate the potential for conflicts between incompatible types of development. The impacts related to land use compatibility will, therefore, be less-than-significant.

Changes in Existing Land Use

The *General Plan Land Use Diagram* will result in changes to the present and planned land uses in the unincorporated area of the county. As noted above, a project can result in adverse environmental impacts relating to land use if it has the potential to substantially alter the existing or planned land use of an area. Since the *Land Use Diagram* proposes such alterations, the *Countywide General Plan* would result in potentially significant adverse impact on existing development in the unincorporated county. In addition to this primary impact, the development of previously undeveloped land in accordance with the land use designations of the *Land Use Diagram* will have secondary impacts on sensitive resources, such as the loss of agricultural land, open space or wildlife habitat, an increase in traffic, and an increase in the demand for public services and facilities. The secondary impacts of proposed land use changes are evaluated in the remaining chapters of this *Final EIR*. Furthermore, major development projects in accordance with the *Land Use Diagram* will require subsequent environmental review when more precise information regarding the proposed land uses, circulation, and infrastructure improvements is known.

MITIGATION MEASURES

Land Use Compatibility

No mitigation measures are necessary.

Changes in Existing Land Use

No mitigation measures are available to reduce the adverse impact resulting from the alteration of existing land use in the unincorporated county to a less-than-significant level.

3.3 HOUSING

ENVIRONMENTAL SETTING

Housing supply and other housing issues within Placer County are discussed in detail in Chapter 2 of the *General Plan Background Report*, and in the *Housing Element* adopted by the Board of Supervisors in June 1992 and certified by the State Department of Housing and Community Development (HCD) in September 1992.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

According to the *CEQA Guidelines*, a project may have adverse impacts on housing if it will affect the existing supply of housing or create a demand for more housing. Table 2-3 of Chapter 2 of the *FEIR* indicates the *General Plan* could accommodate approximately 193,000 new dwelling units in the unincorporated county at complete buildout, and could affect the demand for new housing through the designation of additional commercial and industrial land. As described in Chapter 2, this estimate of total dwelling units at buildout probably overstates the actual amount of additional dwellings that will be built during the 2010 and 2040 General Plan development scenarios.

Table 2-8 shows housing unit development scenarios for the years 2010 and 2040. When market forces and other constraints are factored in, the total dwelling units in the unincorporated county are assumed to be about 60,800 in 2010, and about 80,600 in 2040.

The General Plan will result in both direct and indirect housing impacts. The direct impacts will result from the construction of additional housing units, increasing the supply of housing in the unincorporated county. Indirect impacts may result as previously undeveloped land is developed with housing, resulting in the loss of agricultural land and other sensitive resources. Other indirect impacts may result from an increase in traffic and the increased demand for public services and facilities to accommodate the additional dwellings and their occupants. These indirect impacts are discussed in subsequent chapters of this *EIR*.

Assuming 1.4 employed persons per household, and using the development scenario for residential development summarized by Table 2-7 of the *FEIR*, the General Plan would provide housing in the unincorporated areas of the county for about 85,000 employed persons in 2010 in Placer County. Employment growth by 2010 is estimated to result in as many as 20,860 additional jobs being created, for a total of about 47,000 jobs in the year 2010 in the unincorporated county. Therefore, market forces will likely result in the production of more housing than job opportunities by 2010. SACOG has projected that the growth in jobs in the region is expected to be greatest in Sacramento County. The designation of land for employment-generating development in Placer County by the General Plan, however, will provide an opportunity for residents of Placer County to find jobs closer to home. Because of the projected growth in jobs outside the county, the demand for new housing in the western part of the county is projected to be greater than that for new commercial and industrial development, at least in the near term.

GENERAL PLAN POLICY RESPONSE

The General Plan, and the *Housing Element* in particular, includes policies and programs to offset housing-related impacts associated with the *Land Use Diagram*. Besides simply designating more residential land to meet the housing needs of county residents, the *Housing Element* encourages the conservation and

rehabilitation of existing dwelling units and the maintenance of programs designed to accommodate those with special housing needs. In addition, the increase in land designated for the development of more employment-generating land uses will help stem the flow of workers out of the county, leading to a better balance between jobs and housing.

Relevant housing-related General Plan policies include the following:

Residential Land Use

Policies

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.*

1.B.2. *The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.*

1.B.6. *The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.*

1.B.7. *The County shall require multi-family developments to include private, contiguous, open space for each dwelling.*

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.*

These policies provide for higher density residential development along major transportation corridors and new transit routes, in and near downtowns, village centers, and commercial areas, provide for appropriate lot sizes, and discourage isolated, remote, and walled residential projects.

Jobs-Housing Balance

Policies

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.*

1.M.3. *The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.*

These policies encourage new residential development within existing communities and new growth areas and promote the opportunity for residents to live near their place of work.

Affordable Housing

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the effects of the *Land Use Diagram* on housing by promoting the development of affordable housing.

A.1 *The County shall adopt policies, programs and procedures with the intent of achieving its fair share regional housing allocation, including the numbers of units for each income classification.*

A.2 *The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.*

A.3 *The County shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives.*

A.4 *The County shall give highest priority for permit processing to development projects that include a lower income residential component.*

A.5 *The County shall encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.*

A.6 *The County shall relax or reduce development standards for low-income housing projects as an incentive for developers.*

A.7 *Prior to disposing of County-owned surplus land, the County will consider the appropriateness of such land for housing. If found appropriate for housing, the County may lease, sell or grant such property to facilitate the construction of lower income housing.*

A.8 *The County shall establish a public housing authority serving the Placer County area.*

A.9 *The County shall support the creation of a nonprofit housing development corporation whose primary focus will be to serve the Placer County area.*

A.10 *The County shall, through a public housing authority and/or in conjunction with nonprofit or for profit developers, apply for funds from the state and federal governments to construct housing for low income households.*

A.11 *All new housing projects of 100 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, community plan amendment, rezoning or specific plan shall be required to provide at least 10 percent of the units to be affordable to low income households. The low income units shall be available concurrently with the market-rate units. All such units shall remain affordable for at least 20 years*

A.12 *All new housing projects of less than 100 units on land that has received an increase in allowable density through a general plan amendment, community plan amendment, rezoning or specific plan shall be required to pay an in-lieu fee of 1 percent of the total estimated land and construction cost of the project, for use in producing affordable housing. Alternatively, the County may waive the fee in cases where lower income units are included in the project and*

the Board of Supervisors finds that the number of lower income units is commensurate with the numbers that could be built or leveraged through the fee.

A.13 *Inclusionary housing provisions shall be incorporated in all new or updated community plans.*

A.14 *Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.*

A.15 *Low income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the County and not concentrated in a particular area or community.*

A.16 *The County shall require low income housing units in density bonus projects to be available at the same time as the market-rate units in the project.*

A.17 *The County shall encourage the Tahoe Regional Planning Agency (TRPA) to strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe region. Such efforts may include:*

- *Relaxing TRPA development codes for affordable housing projects and second residential units.*
- *Allowing affordable housing projects an exemption from the requirement to secure development-rights.*
- *Increasing the density bonus for affordable housing projects to make them more financially feasible.*

A.18 *The County shall require new resorts in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to 50 percent of the housing demand generated by the project. Employee housing shall be provided for in one of the following ways (in order of preference):*

- *Construction of employee housing onsite.*
- *Construction of employee housing offsite.*
- *Dedication of land for needed units.*
- *Payment of an in-lieu fee.*

A.19 *Owners of vacation houses in the Lake Tahoe area shall be encouraged to rent to resort workers, especially in the North Tahoe area.*

A.20 *The County will encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.*

A.21 *The County will allow dwellings to be rehabilitated that do not meet current lot size, setback, and yard requirements, and other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health and or safety.*

A.22 *If redevelopment districts are adopted, the agencies shall utilize at least 20 percent of all tax increment proceeds for low income housing, in accordance with State law. Furthermore, a*

portion of all units built in the redevelopment area shall be affordable to very low, low and moderate income households, as required by State law.

A.23 *For residential projects where 10 percent of the units are affordable to very low income households, or 20 percent are affordable to low income households, 50 percent of the development-related fees over which the County has direct control shall be waived. The Board of Supervisors may waive more fees as an additional incentive for affordable housing on a case-by-case basis.*

Quality of Residential Development

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the effects of the *Land Use Diagram* on housing by promoting quality in residential development.

B.1 *The County encourages residential development of high architectural and physical quality, compatible with neighboring land uses.*

Housing Rehabilitation

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the effects of the *Land Use Diagram* on housing by promoting housing rehabilitation.

C.1 *The County shall continue to make rehabilitation loans to low income households from its CDBG program revolving loan funds.*

C.2 *The County shall continue to apply for CDBG's for the purpose of rehabilitating low cost, owner occupied and rental housing.*

C.3 *Private financing of the rehabilitation of housing shall be encouraged.*

C.4 *The conversion of mobile home parks to other types of housing and to other land uses shall be discouraged.*

C.5 *The County shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.*

C.6 *The demolition of existing multi-family units should be allowed only when: a structure is found to be substandard and unsuitable for rehabilitation; and tenants are given reasonable notice, an opportunity to purchase the property, and relocation assistance.*

C.7 *The County will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.*

C.8 *The County shall continue to provide Section 8 assistance to eligible households.*

Preservation of At-Risk Units

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the effects of the *Land Use Diagram* on housing by promoting the preservation of assisted housing at risk of conversion to market rate housing.

D.1 The County shall strive to preserve all at risk dwelling units in the unincorporated County.

D.2 At least 2 years notice shall be required prior to the conversion of any units for low income households to market rate in any of the following circumstances:

- The units were constructed with the aid of government funding.
- The units were required by an inclusionary zoning ordinance.
- The project was granted a density bonus.
- The project received other incentives.

Such notice will be given at least to the following:

- The County
- HCD
- Any public housing authority and nonprofit housing corporations that may exist in Placer County at the time
- Residents of at-risk units.

Special Housing Needs

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the effects of the *Land Use Diagram* on housing by promoting the development of housing for persons with special housing needs.

E.1 The development of housing for seniors, including congregate care facilities, shall be encouraged.

E.2 County policies, programs and ordinances shall provide opportunities for handicapped persons to reside in all neighborhoods.

E.3 The County will work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units for families in the Kings Beach area.

The Homeless

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the effects of the *Land Use Diagram* on housing by promoting the development of emergency shelters and aid for the homeless.

F.1 The County shall continue to contribute to emergency shelter programs that provide adequate shelter in centralized locations accessible to the majority of homeless persons in the county.

F.2 *The county will assist various nonprofit organizations involved with emergency shelter and other aid to homeless persons.*

Energy Conservation

The following policies, contained in the County's *Housing Element* (adopted June 1992), will help reduce the secondary housing effects of the *Land Use Diagram* by promoting energy conservation in new housing development.

G.1 *All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.*

G.2 *New land use patterns should encourage energy efficiency, to the extent feasible.*

The policies and programs of the *Housing Element* are estimated to result in the construction of about 7,500 new dwelling units by 1997. This number exceeds the County's total regional fair-share allocation of 5,178 new units set by the Sierra Planning Organization. However, the County's fair-share for the construction of housing for 'very-low' income households is not projected to be achieved during the time frame of the *Housing Element.*

IMPACTS

The General Plan will result in a substantial increase in the total number of units, as well as substantial changes in the composition and affordability of housing stock in the unincorporated county. These changes are not, however, considered significant impacts for purposes of CEQA. The designation of additional land for housing will not in itself have direct adverse environmental impacts. The indirect impacts of housing construction may result from increased traffic, the loss of valuable natural resources such as wildlife habitat and the conversion of agricultural land, and the increase in demand for public services and facilities. The secondary and tertiary impacts resulting from the designation of additional land for housing are discussed in the remaining sections of this *EIR.*

MITIGATION MEASURES

No mitigation measures are necessary.

3.4 POPULATION

ENVIRONMENTAL SETTING

The existing population characteristics of Placer County are summarized in Chapter 3 of the *General Plan Background Report.* The overall population changes that will result from the General Plan are discussed in Chapter 2 of this *EIR.*

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

According to the *CEQA Guidelines*, a project could have adverse impacts on population if it has the potential to substantially alter the location, distribution, density, or growth rate of the population of an area. Table 2-5 in Chapter 2 of this *EIR* presents an estimate of population growth in the unincorporated county based on assumptions about market forces and resource availability. This table shows that the

General Plan could accommodate a significant increase in the population in the unincorporated county, especially in the Auburn-Foothills and South Placer regional analysis areas.

As Table 2-5 shows, the 2010 development scenario would result in a total county population of about 310,000 in the year 2010, an increase of about 140,000 above the 1990 population. The unincorporated areas of the county are assumed to have a population of approximately 128,500 in 2010. The rate of population growth will largely be determined by market forces as new housing is developed, as well as the ability to finance the expansion of infrastructure to accommodate additional population.

GENERAL PLAN POLICY RESPONSE

The *Policy Document* does not contain policies specifically intended to address population change. Virtually all of the policies and programs in the *Policy Document* address general effects of future development, and, therefore, address the effect of development on both the existing and future population.

IMPACTS

The General Plan will accommodate a substantial increase in the unincorporated population. The increase in population will not in itself directly result in adverse environmental impacts. The indirect impacts associated with population growth include increased traffic with associated air quality impacts, the increase in the demand for public services and facilities, and in some cases a loss of rural character. These indirect impacts are discussed in subsequent chapters of this *EIR*.

MITIGATION MEASURES

No mitigation measures are necessary.

Chapter 4
Transportation and Circulation

CHAPTER 4

TRANSPORTATION AND CIRCULATION

4.1 INTRODUCTION

To assess the implications of the *General Plan*, future travel demand was estimated and the operation of the County's future transportation system was evaluated. The analysis focused on 2010 travel demand and projected needs. Travel forecasts were also made for 2040 conditions so that transportation corridors that would be needed beyond 2010 under the *General Plan* could be identified. The transportation impact analysis covers the following issues:

- Analysis, Methodology and Assumptions
- Trip Generation and Mode Choice
- Streets and Highways
- Transit
- Non-Motorized Transportation (Bicycles and Pedestrians)
- Transportation System Management (TSM)
- Goods Movement
- Aviation

4.2 ANALYSIS METHODOLOGY AND ASSUMPTIONS

The identification of future transportation system needs and impacts is based on a recently developed travel demand model for Placer County. The model translates land use activity into transit patronage and roadway volume projections. Its inputs are estimates of amount and location of development (i.e., the number of single-family and multi-family dwelling units and the amount of square footage of various categories of non-residential uses) and descriptions of the roadways and transit systems. The model covers the entire Sacramento region including the central and western portions of Placer County and is consistent with the regional models used by the two regional planning agencies: the Sacramento Area Council of Governments (SACOG) and the Placer County Transportation Commission (PCTC). Because of the regional focus of the model, the analysis of transportation impacts is inherently cumulative, addressing not only the effects of development within the unincorporated area of Placer County, but also in the county's cities and other communities in the greater Sacramento area.

The travel model does not cover the portion of the county east of Colfax and Foresthill. For the Sierra and Tahoe Basin areas of the county, future forecasts were based on a "trend" analysis which considered the following:

- Trends in traffic count data for 5-, 10-, and 20-year periods (Caltrans traffic counts on State highways between 1970 and 1992 were utilized).

- Traffic forecasts from the Tahoe Regional Planning Agency (TRPA).

- Land use forecasts for the Sierra and Tahoe Basin areas.

Travel forecasts were prepared on all the major roadways in the county for an average weekday. For the Sierra and Tahoe Basin areas, forecasts of "recreational peak" traffic volumes were also conducted.

LAND USE AND TRANSPORTATION SYSTEMS ASSUMPTIONS

Year 2010

The transportation impact analysis focuses on 2010 travel demands and needs. The travel model used to prepare travel forecasts for Placer County required estimates of 2010 development throughout the Sacramento metropolitan area. Within Placer County, the projected 2010 population and employment described in Chapter 2 of this EIR were used. For the rest of the metropolitan area, SACOG's estimates of the location and level of 2010 population and employment were used to develop the regional travel forecasts. Tables 4-1 and 4-2 provide a summary by county of the growth in population and employment assumed in the travel analysis. These development forecasts indicate the following:

- The region is expected to absorb nearly one million people by 2010. About two-thirds of the population growth is expected to occur in Sacramento County. South Placer County is expected to be one of the fastest growing areas of the region.

- Employment in both the region and Placer County is expected to grow at a faster rate than population.

- SACOG assumed substantial development would occur in South Sutter County by 2010. Its forecasts may be revised due to the uncertain status of that development.

The evaluation of transportation problems and needs for 2010 began with the development of a "2010 Base Transportation System" which included proposed improvements with relatively secure funding sources. This base system included the following:

- PCTC's Regional Transportation Plan "Assured Funding" Project List.

- Other transportation improvements which could be expected to be implemented by 2010 in order to serve growth in the urban reserve or proposed annexation areas of Lincoln, Rocklin and Roseville.

- Transportation improvements that could be expected to be implemented by 2010 in order to serve the proposed development in unincorporated Placer County.

PCTC's "Assured Funding" Project List in their Regional Transportation Plan Update (January 1994) includes those projects "for which there is currently a mechanism in place to collect and distribute funds for transportation projects. This includes local development fees, assessment districts, Transportation Development Act Funds and funds that have already been proposed by State and Federal government." PCTC relied on the guidance of the responsible jurisdiction to determine the funding assurance of an individual project. Based on discussions with Placer County staff, the Rocklin Road extension from Barton Road to Auburn-Folsom Road was not included in the 2010 Base Transportation System (but was included in the 2040 Base Transportation System). In addition to the $195 million of roadway capacity improvements (shown in Table 4-3), PCTC's "Assured Funding" Project List includes $131 million of other roadway improvement projects (including traffic signals, widening to provide shoulders or bikeways, bridge repair/replacement, improvements to sight distance or curves, and drainage improvements) for a total roadway improvement cost of $326 million.

PCTC's "Assured Funding" Project List does not include some roadway improvements that would be needed to provide access to development in the urban reserve and proposed annexation areas in the spheres of influence of Lincoln, Rocklin and Roseville. The estimated levels of population and employment

within these cities (described in Chapter 2) indicates that portions of their urban reserve and proposed annexation areas would need to be developed by 2010 to accommodate their projected growth. The "2010 Base Transportation System" assumed that several new roadways that would be needed to provide access to these areas would be implemented by 2010. These assumed new roadways, shown in Table 4-4, were based on the following:

- Lincoln Sphere of Influence - By 2010, development was assumed in the West Lincoln and the "Phase I Annexation Areas" as described in Lincoln's "Public Facilities Element" prepared in 1991, as well as in the "Phase one" portion of the Twelve Bridges Community Plan that was approved in 1994. The major roadways needed to serve these areas were assumed to be implemented by 2010.

- Rocklin Sphere of Influence - Some development was assumed in the Sunset West, North Stanford Ranch, and Clover Valley Lakes projects by 2010. Roadways needed to serve these developments were based on the North Rocklin Traffic Study.

- Roseville Sphere of Influence - By 2010, some development was assumed in proposed projects located in Roseville's urban reserve and proposed annexation areas. The roadways needed to serve these areas was based on the City's ongoing Comprehensive Land Use Element Update.

The roadway improvements within the spheres of influence of the cities were assumed to be implemented through development financing mechanisms that would be part of the plans for these areas.

As described in Chapter 2, development was also assumed to occur by 2010 in the western part of the Dry Creek/West Placer Community Plan Area (the proposed Villages of Dry Creek) and in the proposed Heritage at Bickford Ranch in unincorporated Placer County. The "2010 Base Transportation System" assumed that several new roadways (also shown in Table 4-4) would be implemented in 2010 to provide access to these areas.

PCTC's "Assured Funding" Project List does not provide specific transit projects that could be expected to be implemented by 2010. Rather, it provides levels of operating and capital costs as well as revenues by public transit operators that are estimated to be available to fund public transit between 1993 and 2015. Transit service in Placer County is currently very limited, and while PCTC's assumed revenue and expenditure projections are greater than current level's (on an annual basis), they would not fund major improvements to transit service in Placer County. Consequently, the "2010 Base Transportation System" includes the following assumptions on transit service:

- Sacramento Regional Transit (RT) would extend light rail to Antelope.

- A substantial "feeder" bus system to the light rail stations was assumed. This included bus lines following some arterial roadways in Roseville and Rocklin, and along Highway 65 from Lincoln and along I-80 from Auburn to serve the Antelope station. A bus line along Watt Avenue from the proposed Villages of Dry Creek to serve the Watt Avenue light rail station was also assumed. The feeder bus lines were based on those defined by RT as part of its System Planning Study.

  In addition to its function as a feeder service to the light rail system, the expanded bus system would also provide some additional intra-county transit service.

- Limited expansion of the intercity rail service by 2010 with additional trains from Placer County to Sacramento and the Bay Area.

TABLE 4-1

POPULATION GROWTH BY COUNTY
1992 to 2010

	Population			
County	**1992**	**2010**	**Percent Growth**	**Annual Growth**
Placer	179,000	310,000	73%	7,280
Sacramento	1,099,000	1,722,000	57%	34,610
Yolo	149,000	239,000	60%	5,000
South Sutter[1]	3,000	51,000	1,600%	2,670
West El Dorado[2]	80,000	146,000	82%	3,670
Total	**1,510,000**	**2,468,000**	**63%**	**53,230**

1. East of the Feather River
2. West of Pollock Pines

Source: SACOG - Metropolitan Transportation Plan, September 1993

TABLE 4-2

EMPLOYMENT GROWTH BY COUNTY
1992 to 2010

	Employment			
County	**1992**	**2010**	**Percent Growth**	**Annual Growth**
Placer	69,000	153,000	122%	4,670
Sacramento	487,000	855,000	76%	20,440
Yolo	64,000	125,000	95%	3,390
South Sutter[1]	500	20,000	N/A	1,080
West El Dorado[2]	19,000	45,000	137%	1,440
Total	**639,500**	**1,198,000**	**87%**	**31,000**

1. East of the Feather River
2. West of Pollock Pines

Source: SACOG - Metropolitan Transportation Plan, September 1993

TABLE 4-3

ROADWAY CAPACITY IMPROVEMENTS - ASSURED FUNDING PROJECT LIST
PCTC 1993 Regional Transportation Plan

Jurisdiction	Roadway	Limits	Improvements	Cost
Caltrans	I-80	Sierra College Blvd	Interchange Improvements	$14,500,000
	SR 49	Bell, Atwood, New Airport, Luther, Live Oak, Florence, Dry Creek, Quartz, Willow Creek	Intersection Improvements and signalization	$1,750,000
	SR 65	Pleasant Grove, Blue Oaks, Sunset, Whitney	Construct Interchanges	$28,200,000
	SR 193	Lincoln to Sierra College	Widen to 4 lanes	$3,000,000
Placer County	Atwood	SR 49 to Mt Vernon	Widen/Improve intersections	$962,000
	Auburn Ravine Road	• I-80 Overcrossing	Widen to 4 lanes/ramps	$2,000,000
	Auburn-Folsom Road	• Sacramento County to Joe Rogers Road	Widen to 4 lanes	$2,200,000
	Baseline Road	Cook-Riolo to Sutter County	Widen to 4 lanes/left turn lanes	$5,520,000
	Bell Road	I-80 to Richardson	Widen to 4 lanes	$2,700,00
	Bill Francis Drive	Extension to Old Airport Road	Construct 2 lanes	$333,000
	Bowman Undercrossing	Bowman Road to Lincoln Way	Widen to 4 lanes	$100,000
	Cavitt-Stallman Road	Extension to Douglas Blvd	Construct 2 lanes	$290,000
	Christian Valley Road	Extension to SR 49 along Florence Drive	Construct 2 lanes	$507,000
	Cook-Riolo Road	Sacramento County to PFE Road	Construct 2 lanes	$170,000
	Don Julio Blvd	Sacramento County to PFE Road	Construct 2 lanes	$170,000
	East Roseville Pkwy	Barton to Sierra College	Widen to 6 lanes	$868,000
	Edgewood Drive	Auburn Hills to SR 49	Connection to SR 49	$500,000
	Education Street	Professional to Richardson	Construct 2 lanes	$127,000

TABLE 4-3
(Continued)

Jurisdiction	Roadway	Limits	Improvements	Cost
Placer County (Continued)	Eureka Connector	New Road from Eureka to Roseville Pkwy	Construct 2 lanes	$580,000
	Eureka Road	Sierra College to Auburn-Folsom	Improve and widen	$820,000
	Foothills Blvd	City of Roseville to City of Lincoln	Construct 2 lanes	$3,200,000
	Galena Drive	Quartz Drive to Bell Road	Construct 2 lanes	$158,000
	Lincoln Way	Russell Road to Ferguson	Widen to 4 lanes	$328,000
	Luther Road	• Bowman Road to Carriage Lane • SR 49 to Canal Street	Widen to 4 lanes Widen to 4 lanes	$184,000 $120,000
	North Antelope Road	Sacramento County to PFE Road	Widen to 4 lanes	$187,000
	Old Auburn Road	• Sierra College to Roseville Parkway • Sierra College to City of Roseville	Construct 2 lanes Widen to 4 lanes	$243,000 $350,000
	PFE Road	North Antelope to City of Roseville	Widen to 6 lanes	$364,000
	Placer Hills Road	I-80 to Combie Road	Widen to 3 lanes	$4,400,000
	Professional Drive	Bell Road to Atwood	Construct 2 lanes	$301,000
	Quartz Drive	• Extension to Richardson • SR 49 S.E. to Bell	Construct 2 lanes Construct 2 lanes	$158,000 $404,000
	Richardson Drive	• Dry Creek to Bell Road • Atwood to Mt Vernon	Construct 2 lanes Construct 2 lanes	$554,000 $1,160,000
	Sierra College Blvd	• Loomis to English Colony Road • Sacramento County to Rocklin • I-80 to Rocklin Road	Widen to 4 lanes Widen to 6 lanes Widen to 6 lanes	$350,000 $2,900,000 $1,100,000
	Sunset Boulevard	SR 65 to Fiddyment	Widen/Construct 4 lanes	$3,200,000
	Walerga	Baseline to Sacramento County	Widen to 6 lanes	$4,140,000
	Whitney Boulevard	SR 65 to Fiddyment	Construct 4 lanes	$3,200,000
	Willowcreek Road	SR 49 to Third Street	Construct 4 lanes	$592,000

TABLE 4-3
(Continued)

Jurisdiction	Roadway	Limits	Improvements	Cost
Rocklin	Dominguez	Granite Dr to Sierra College Campus	Construct I-80 Overcrossing	$3,000,000
	Granite Drive	Sierra College to Rocklin Mall Site	Construct I-80 Overcrossing	$3,000,000
	Rocklin Road	• At I-80 • Intersection with Sierra College	Widen to 5 lanes Add left turn lanes in all directions	$300,000 $500,000
	Sunset Boulevard	Pacific Street to Topaz Ave	Widen to 6 lanes	$1,820,000
Roseville	Atlantic Street	Vernon to Harding Blvd	Widen to 4 lanes	$5,000,000
	Baseline Road	City limits to Foothills Blvd	Widen to 4 lanes	$3,448,000
	Blue Oaks Boulevard	Foothills Blvd to Woodcreek Oaks Blvd	Construct 4 lanes	$981,000
	Cirby Way	• Riverside Ave to Regency Way • Foothills Blvd to Riverside Ave • Regency Way to Oak Ridge Drive	Widen to 5 lanes Widen to 6 lanes Widen to 6 lanes	$35,000 $3,383,000 $526,000
	Eureka Boulevard	Sierra College Blvd to City Limits	Widen to 4 lanes	$339,000
	Eureka Rd/Douglas Blvd	Intersection of	Add turn lanes	$262,000
	Foothills Blvd/Atkinson St	Intersection of	Add turn lanes	$368,000
	Foothills Blvd/Main St	Intersection of	Add turn lanes	$175,000
	Foothills Blvd/Roseville Road and Cirby	Intersection of	Add turn lanes	$133,000
	Foothills Boulevard	Cirby Way to Pleasant Grove Blvd	Widen to 6 lanes	$199,000
	Harding Blvd/Lead Hill Blvd	Intersection of	Add turn lanes	$115,000
	Harding Blvd/Roseville Pkwy	Intersection of	Construct grade separated urban interchange	$7,775,000

TABLE 4-3
(Continued)

Jurisdiction	Roadway	Limits	Improvements	Cost
Roseville (Continued)	Harding Boulevard	Berry Street to Roseville Pkwy	Widen to 6 lanes	$200,000
	Industrial Boulevard	Washington Blvd to City Limits	Widen to 4 lanes	$2,268,000
	Old Auburn Road	South Cirby Way to West City Limits	Widen to provide a center 2-way left turn lane	$224,000
	Pleasant Grove Boulevard	• Highway 65 to Rocklin City Limits • Roseville Pkwy to Highway 65 • Roseville Pkwy to Washington Blvd • SPRR Overcrossing • Washington Blvd to Woodcreek Oaks Blvd	Construct 4 lanes Construct 6 lanes Widen to 6 lanes Construct 6 lane overcrossing Widen to 6 lanes	$4,252,000 $907,000 $925,000 $4,656,000 $2,191,000
	Riverside Ave/Cirby Way	Intersection of	Grade separation	$8,085,000
	Rocky Ridge Dr/Cirby Way	Intersection of	Add turn lanes	$170,000
	Roseville Parkway	• City Limits to Sierra College Blvd • Rocky Ridge Rd to Sunrise Ave • Taylor Road to Harding Blvd • Harding Blvd to Washington Blvd • Washington Blvd to Foothills Blvd	Widen to 4 lanes Construct 6 lanes Construct 6 lanes Widen to 6 lanes Construct 4 lanes	$535,000 $7,957,000 $8,444,000 $1,440,000 $5,000,000
	Roseville Pkwy/Douglas Blvd	Intersection of	Add turn lanes	$262,000
	Roseville Road	City Limits to Cirby Way	Construct 4 lanes	$950,000
	Sierra College/Old Auburn Rd	Intersection of	Add turn lanes	$91,000
	Sierra College/Douglas Blvd	Intersection of	Add turn lanes	$262,000
	Sierra College Blvd	• Douglas Blvd to N City Limits • Sacramento County Line to Roseville Pkwy	Widen to 6 lanes Widen to 6 lanes	$412,000 $1,576,000
	Stanford Ranch Road	SR 65 to Rocklin City Limits	Widen to 6 lanes	$1,400,000
	Sunrise Avenue	Sacramento County Line to Madden Lane	Widen to 6 lanes	$1,080,000

TABLE 4-3
(Continued)

Jurisdiction	Roadway	Limits	Improvements	Cost
Roseville (Continued)	Sunrise Ave/Cirby Way	Intersection of	Add turn lanes	$3,837,000
	Sunrise Blvd/Lead Hill Blvd	Intersection of	Add turn lanes	$87,000
	South Cirby Way	Rocky Ridge Drive to Wildwood Way	Widen to 4 lanes	$274,000
	Taylor Road	Eureka Road to City Limits	Widen to 4 lanes	$2,696,000
	Vernon St/Cirby Way	Intersection of	Add turn lanes	$80,000
	Washington Blvd/Main St	Intersection of	Add turn lanes	$50,000
	Washington Blvd	Sawtell to Blue Oaks Blvd, including Andover undercrossing	Widen to 4 lanes	$7,291,000
Loomis	Sierra College	• Granite to Taylor • Taylor to North Town Limits	Widen to 6 lanes Widen to 4 lanes	$2,800,000
	Taylor Road	Horseshoe Bar Road to Ling Road	Widen to 4 lanes + 2 turn lanes	$450,000
Auburn	Lincoln Way	Ferguson Road to Russell Road	Widen to 4 lanes	$100,000
	Nevada Street	I-80 to Auburn City Limits	Widen to 3 lanes	$200,000
			Total Cost	**$195,401,000**

TABLE 4-4

ADDITIONAL ROADWAY CAPACITY IMPROVEMENTS (BEYOND PCTC ASSURED FUNDING PROJECT LIST) Assumed in the 2010 Base Transportation System

Jurisdiction	Roadway	Limits	Improvements
Rocklin	Park Drive	Wycford to Clover Valley	Construct 4 lanes
	Stanford Ranch Road	Darby to Sunset Blvd	Construct 6 lanes
	Blue Oaks Blvd	Highway 65 to Sunset	Construct 4 lanes
	West Oaks Blvd	Sunset to Lonetree	Construct 4 lanes
	Lonetree Blvd	Blue Oaks to West Oaks	Construct 4 lanes
Lincoln	Lincoln Airport Drive	Aviation Blvd to Nicolaus	Construct 2 lanes
	Lincoln Parkway	• Moore Road to Hwy 65 • Hwy 65 to "D" Street	Construct 4 lanes Construct 2 lanes
	Foothills Boulevard	Lincoln Crossing Boundary to Hwy 65	Construct 4 lanes
	Eastlake Boulevard	SR 65 to SR 195	Construct 4 lanes
	"C" Street	Eastlake Blvd to SR 193	Construct 2 lanes
	"D" Street	Lincoln Pkwy to "C" Street	Construct 2 lanes
Roseville	Blue Oaks Boulevard	Woodcreek Oaks to Fiddyment	Construct 2 lanes
	Pleasant Grove Boulevard	West of Woodcreek Oaks to Fiddyment	Construct 2 lanes
	Junction Boulevard	West of Woodcreek Oaks to Fiddyment	Construct 2 lanes
	Del Webb Boulevard	Fiddyment to Blue Oaks	Construct 2 lanes
	Sun City Boulevard	Pleasant Grove to Del Webb	Construct 2 lanes
Placer County	16th Street	Sacramento County to Baseline Road	Construct 2 lanes
	Dyer Lane	Watt Avenue to 16th Street Extension	Widen/construct 2 lanes
	Village Parkway (Bickford Ranch)	Sierra College Blvd to Clark Tunnel Road	Construct 4 lanes

Source: DKS Associates, September 1993.

Year 2040

The transportation impact analysis focused on 2010 travel demands and needs. Travel forecasts were also made for 2040 conditions so that transportation corridors that would be needed beyond 2010 under the *General Plan* could be identified (these corridors are shown on the Circulation Diagram as "post-2010" roadways). This long-horizon evaluation is, by its nature, a less precise analysis of future travel conditions than the 2010 analysis. Its purpose is to give a general indication of the magnitude of travel demand and needs under the *General Plan* when Placer County is closer to its population holding capacity.

The 2040 travel forecasts were based on county-level population forecasts by the California Department of Finance (DOF). Chapter 2 describes the population and employment forecasts within Placer County that were used to develop the 2040 forecasts. For the rest of the five-county metropolitan area, employment forecasts were developed by evaluating employee to population ratios for each county, based on SACOG's population and employment forecasts for 1992, 2010 and 2015. Tables 4-5 and 4-6 provide summaries by county of the 1992 - 2040 growth in population and employment that was assumed in the travel analysis.

The analysis of 2040 travel conditions started with all the projects, both funded and unfunded, on PCTC's 1993 Regional Transportation Plan Project List (included those with "expected" funding and no funding). Table 4-7 shows the transportation projects included in the analysis of 2040 travel demand beyond those assumed in the "2010 Base Transportation System."

TABLE 4-5

1992 - 2040 POPULATION GROWTH BY COUNTY

	Population		
County	**1992**	**2010**	**2040**
Placer	179,000	310,000	471,000
Sacramento	1,099,000	1,722,000	2,099,000
Yolo	149,000	239,000	386,000
South Sutter[1]	3,000	51,000	122,000
West El Dorado[2]	80,000	146,000	244,000
Total	**1,510,000**	**2,468,000**	**3,322,000**

1. East of the Feather River
2. West of Pollock Pines

Sources: SACOG - Metropolitan Transportation Plan, September 1993; California Department of Finance

TABLE 4-6

EMPLOYMENT GROWTH BY COUNTY
1990 to 2040

	Employment		
County	**1992**	**2010**	**2040**
Placer	69,000	152,000	213,000
Sacramento	487,000	855,000	995,000
Yolo	64,000	125,000	206,000
South Sutter[1]	500	20,000	51,000
West El Dorado[2]	19,000	45,000	80,000
Total	**639,500**	**1,197,000**	**1,545,000**

1. East of the Feather River
2. West of Pollock Pines

Source: SACOG - Metropolitan Transportation Plan, September 1993; DKS estimates of 2040 employment levels

TRIP GENERATION AND MODE CHOICE

Year 2010

The substantial increases in population and employment that are projected for Placer County between 1990 and 2010 (described in Chapter 2) will result in a similar level of growth in travel demand. Table 4-8 shows that the number of daily "person trips" generated within south and central Placer County is estimated to approximately double existing levels by 2010 under the *General Plan*. The trip generation of South Placer is expected to grow at an even faster rate than the rest of the county.

The trip generation estimates in Table 4-8 reflect person travel by automobile and transit modes. It does not include trips by walk and bicycle modes since these are not included in the trip generation and mode choice equations of SACOG's or PCTC's travel models. Attempts were made, however, to reflect the potential for higher levels of the pedestrian and bicycle modes in the Villages of Dry Creek due to policies calling for pedestrian/bicycle oriented design in that specific plan area.

Table 4-9 shows the estimated percentage choice of mode for work and non-work travel in 2010 with the *General Plan* assuming the "2010 Base Transportation System." It indicates that transit's share of travel for work and non-work trips will increase marginally over 1992 levels. While transit's share of travel within Placer County will remain relatively small, by 2010 total transit patronage will increase dramatically over current (1994) levels. If the transit improvements assumed under the *General Plan* are implemented, then transit ridership in Placer County is expected to increase from about 2,100 trips per day in 1990 to about 14,000 in 2010; nearly a seven fold increase.

Table 4-10 presents the estimated daily vehicle trips that would be generated in 2010 with the *General Plan* assuming the "2010 Base Transportation System." An important measure of the effectiveness of

Placer County's transportation system (and transportation related services and programs) is the ability to achieve the "average vehicle ridership" (AVR) goal of 1.4 persons per vehicle by 1999 that is required by the California Clean Air Act. Simply described, AVR is the ratio of person trips to vehicle trips for all trip purposes (work and non-work related) during commuter periods and reflects the extent to which vehicle travel is reduced by carpools, transit, bicycles and walking.

Currently the overall AVR for south and central Placer County during commute hours is estimated at about 1.25 to 1.28 average persons per vehicle. Under the *General Plan* with the "2010 Base Transportation System" the AVR would only increase marginally to about 1.26 to 1.29 persons per vehicle. This estimate of 2010 AVR accounts for the assumed increase in transit service in the county, but also assumes a significant decrease in vehicle trips due to employer-based trip reduction measures.

Year 2040

Table 4-11 shows the estimated number of daily "person trips" generated within south and central Placer County for the year 2040. It indicates that person trip travel demand is expected to more than triple existing levels by 2040 under the *General Plan.* The highest increases would occur in South Placer where total travel demand is expected to nearly quadruple.

TABLE 4-7

ADDITIONAL ROADWAY CAPACITY IMPROVEMENTS ASSUMED IN THE 2040 BASE TRANSPORTATION SYSTEM

Jurisdiction	Roadway/Corridor	Limits	Improvements
Caltrans	Route 49	• I-80 to Dry Creek Road • Blue Oaks to Industrial Boulevard	Widen to 6 lanes Widen to 4 lanes
	Route 65	Lincoln Bypass	Construct 2/4 lanes expressway
	I-80	at Rocklin Road	Reconstruct interchange
Placer County	Blue Oaks Boulevard	• Fiddyment Road to Watt Avenue Extension • Watt Avenue Extension to Sutter County	Improve to 6 lane thoroughfare Construct 6 lane thoroughfare
	Pleasant Grove Boulevard	Fiddyment Road to Sutter County	Construct 4 lanes
	Rocklin Road	Barton Road to Auburn-Folsom Road	Construct 2 lanes
	Parallel Roadway to Route 65	Twelve Bridges to Whitney Boulevard	Construct 4 lanes east of Route 65
Rocklin	Rocklin Road	I-80 to Sierra College Boulevard	Widen to 6 lanes
	Pacific Street	Midas Ace to Loomis Town Limits	Widen to 4 lanes
Roseville	Douglas Boulevard	at Sunrise	Grade separation
Loomis	Horseshoe Bar Road	Taylor Road to I-80	Widen to include left-turn lanes and modify interchange

TABLE 4-8

ESTIMATED 2010 TRIP GENERATION - DAILY PERSON TRIPS

Trip Purpose	Area	Existing	2010 with *General Plan*	Percent Increase
Work Trips	South Placer	167,000	418,000	150%
	Auburn-Foothills	72,000	111,000	54%
	Lower Sierra	16,000	22,000	38%
	Subtotal	*255,000*	*551,000*	*116%*
Non-Work Trips	South Placer	752,000	1,779,000	137%
	Auburn-Foothills	374,000	610,000	63%
	Lower Sierra	80,000	108,000	35%
	Subtotal	*1,206,000*	*2,497,000*	*107%*
Total Trips	South Placer	919,000	2,198,000	139%
	Auburn-Foothills	446,000	722,000	62%
	Lower Sierra	96,000	130,000	35%
	Subtotal	*1,461,000*	*3,050,000*	*109%*

TABLE 4-9

ESTIMATED 2010 MODE CHOICE

	Existing Conditions			2010 with *General Plan*		
Trip Purpose	South Placer	Auburn-Foothills	Lower Sierra	South Placer	Auburn-Foothills	Lower Sierra
Home-Based Work						
SOV	82.9%	83.1%	82.9%	82.4%	82.9%	77.5%
HOV	16.4%	16.9%	17.1%	16.0%	16.7%	22.5%
Transit	0.7%	0.1%	0.0%	1.6%	0.4%	0.0%
Non-Work						
SOV	52.3%	52.7%	50.5%	53.6%	53.9%	50.6%
HOV	47.5%	42.2%	49.6%	46.1%	46.0%	49.4%
Transit	0.1%	0.0%	0.0%	0.3%	0.1%	0.0%
All Purposes						
SOV	58.7%	58.6%	57.4%	58.8%	58.5%	55.2%
HOV	41.0%	41.4%	42.6%	40.7%	41.5%	44.8%
Transit	0.2%	0.0%	0.0%	0.6%	0.0%	0.0%

SOV = single occupant vehicle
HOV = high occupancy vehicle

TABLE 4-10

ESTIMATED 2010 TRIP GENERATION - DAILY VEHICLE TRIPS

Trip Purpose	Area	Existing	2010 with *General Plan*	Percent Increase
Work Trips	South Placer	151,000	376,000	149%
	Auburn-Foothills	66,000	101,000	53%
	Lower Sierra	15,000	20,000	33%
	Subtotal	*232,000*	*497,000*	*114%*
Non-Work Trips	South Placer	556,000	1,417,000	155%
	Auburn-Foothills	278,000	451,000	62%
	Lower Sierra	58,000	79,000	36%
	Subtotal	*892,000*	*1,947,000*	*118%*
Total Trips	South Placer	707,000	1,792,000	154%
	Auburn-Foothills	344,000	552,000	61%
	Lower Sierra	73,000	99,000	36%
	Subtotal	*1,124,000*	*2,443,000*	*117%*

TABLE 4-11

ESTIMATED 2040 TRIP GENERATION - DAILY PERSON TRIPS

Trip Purpose	Area	Existing	2040 with *General Plan*	Percent Increase
Work Trips	South Placer	167,000	665,940	299%
	Auburn-Foothills	72,000	142,870	98%
	Lower Sierra	16,000	28,994	81%
	Subtotal	*255,000*	*837,804*	*229%*
Non-Work Trips	South Placer	752,000	2,878,105	283%
	Auburn-Foothills	374,000	775,856	107%
	Lower Sierra	80,000	136,054	70%
	Subtotal	*1,206,000*	*3,790,015*	*214%*
Total Trips	South Placer	919,000	3,544,045	286%
	Auburn-Foothills	446,000	918,726	106%
	Lower Sierra	96,000	165,048	72%
	Subtotal	*1,461,000*	*3,008,000*	*217%*

4.3 STREETS AND HIGHWAYS

SETTING

The existing circulation system for Placer County consists of a roadway network that until recently was primarily rural in character but is rapidly urbanizing in the south and western portions of the county. The backbone of the county's roadway system are its state highways, particularly Interstate 80 which traverses the county from east to west.

Interstate 80 is the only east-west interstate freeway crossing the Sierras and Cascades in a 1000-mile stretch between Bakersfield, California on the south, and Portland, Oregon on the north. Interregional and interstate business, freight, tourist, and recreation travel between the Pacific Coast, the San Joaquin and Sacramento Valleys, and points east use this route. I-80 also serves as an important commuter route in South Placer County, and it provides the only major route connecting the western and eastern portions of Placer County.

In addition to I-80, Placer County is also served by State Routes 20, 28, 49, 65, 89, 174, 193, and 267. These state highways, together with certain important arterial roadways in the county, have been classified as "principal arterials" in the Placer County Congestion Management Program (CMP). The CMP network of principal arterials is presented in Table 4-12. It represents approximately 230 miles of roadway in Placer County.

In addition to the principal arterial system, the county is also served by other major roadways that serve local traffic and provide access to the principal arterial system. Some of these roadways function as "arterial" roadways, but have not been officially classified as such since Placer County does not have a comprehensive "functional classification" for its roadway system.

Table 4-18 summarizes existing daily traffic volumes on Placer County's major roadway network (along with 2010 traffic forecasts under the *General Plan*). The evaluation of traffic volumes on the roadway network provides an understanding of the general nature of travel conditions in the County. However, traffic volumes do not indicate the quality of service provided by the roadway facilities nor the ability of the roadway network to carry additional traffic. To accomplish this, the concept of "level of service" has been developed.

Level of service is a qualitative measure of the effect of a number of factors which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operation costs. Levels of service are designated "A" through "F" from the best to worst, and cover the entire range of traffic operations that might occur. Level of service "E" describes conditions at, or approaching, maximum capacity.

LOS F1, F2, and F3+ provide a general indication of the length of time during the peak commute periods that a roadway would operate at LOS F conditions. F1 represents one to two hours of LOS F conditions; F2 reflects two to three hours; and F3+ indicates three or more hours.

Some of the incorporated cities in Placer County have adopted level of service standards as part of their General Plans. Level of service standards were also adopted in the recent updates to the Auburn/Bowman, Granite Bay and Dry Creek/West Placer Community Plans. However, Placer County does not currently have an adopted comprehensive level of service standard.

Tables 4-13 through 4-15 summarize the level of service definitions for each of the facility categories. A review of these tables indicates that traffic operations start to deteriorate (i.e., level of service "D") at a volume/capacity ratio of .78 or .80 for freeways and arterial roadways. On two-lane rural highways, however, level of service "D" begins at a much lower volume to capacity ratio (0.39 for level terrain and 0.31 for mountainous terrain). This level of service distinction recognizes that two-lane rural highways are used for long-distance travel and passing is required to maintain high travel speeds. Passing on two-lane highways becomes difficult at relatively low volume to capacity ratios, thus causing driver frustration and hazardous driving conditions. Some two-lane roadways in south and western Placer County were categorized as arterials rather then rural highways, since they generally accommodate short trips, rather than long-distance trips.

TABLE 4-12

CMP-DESIGNATED ROADWAY SYSTEM OF PRINCIPAL ARTERIALS

Roadway	Limits	Jurisdiction	Length (miles)
I-80	Sacramento Co to Nevada Co	Auburn, Colfax, Loomis, Rocklin, Roseville, Placer County	66.2
State Route 20	Nevada Co to I-80	Placer County	1.8
State Route 28	SR 89 to Nevada State Line	Placer County	10.9
State Route 49	Nevada Co to El Dorado Co	Auburn and Placer County	11.4
State Route 65	Yuba Co to I-80	Lincoln, Rocklin, Roseville, Placer County	21.0
State Route 89	Nevada Co to El Dorado Co	Placer County	21.8
State Route 174	Nevada Co to I-80	Colfax and Placer County	2.8
State Route 193	SR 65 to I-80	Lincoln and Placer County	10.2
State Route 267	Nevada Co to SR 28	Placer County	9.7
Auburn-Folsom Rd	Lincoln Wy (Auburn.) to Sac Co	Auburn and Placer County	14.1
Baseline Road	Sutter Co to Foothills Blvd	Roseville and Placer County	9.5
Bell Road	State Route 49 to I-80	Placer County	2.7
Blue Oaks Blvd	Foothills Blvd to SR 65	Roseville	0.9
Cirby Road	Foothills Blvd to Sunrise Ave	Roseville	1.5
Douglas Blvd	Vernon St to Auburn-Folsom Road	Roseville and Placer County	5.1
Foothills Blvd	Blue Oaks Blvd to Cirby Way	Roseville	4.1
Nicolaus Road	Sutter Co to SR 65	Lincoln and Placer County	9.5
Pacific St/Taylor Rd	I-80 to Rocklin Road	Rocklin and Roseville	2.2
Riverside Ave	Vernon St to I-80	Rocklin	1.4
Rocklin Road	Pacific St to Sierra College Blvd	Rocklin	1.7
Sierra College Blvd	SR 193 to Sacramento Co	Loomis, Rocklin, Roseville, Placer County	12.6
Sunrise Ave	Douglas Blvd to Sacramento Co	Roseville	1.7
Vernon St/Atlantic St	Douglas Blvd to I-80	Roseville	1.8
Washington Blvd	SR 65 to Oak Street	Roseville	3.4

Source: Placer County Congestion Management Plan, January 1994.

TABLE 4-13

FREEWAY LEVEL OF SERVICE DESCRIPTIONS

LOS	V/C Ratio	Description
A	0.00 - 0.35	Free Flow: Vehicles completely unimpeded to maneuver in traffic stream. Average speeds near 60 mph.
B	0.35 - 0.54	Free Flow: Ability to maneuver with traffic stream only slightly restricted. Average speeds over 57 mph.
C	0.55 - 0.77	Stable Flow: Freedom to maneuver in traffic stream noticeably restricted. Average speeds over 54 mph.
D	0.78 - 0.93	Approaching Unstable Flow: Freedom to maneuver in traffic stream is severely limited. Average speed over 46 mph.
E	0.94 - 1.00	Unstable Flow: Volumes at or near capacity. Maneuvering extremely limited. Average speeds over 30 mph.
F	> 1.00	Forced Flow: Queues form behind breakdown points. Average speeds less than 30 mph.

Source: Highway Capacity Manual, Transportation Research Board, 1985.

TABLE 4-14

ARTERIAL LEVEL OF SERVICE DESCRIPTIONS

LOS	V/C Ratio	Description
A	0.00 - 0.59	Free Flow/Insignificant Delays: No approach phase at a signalized intersection is fully utilized by traffic and no vehicle waits longer than one red indication.
B	0.60 - 0.69	Stable Operation/Minimal Delays: An occasional approach phase is fully utilized. Many drivers begin to feel somewhat restricted within platoons of vehicles.
C	0.70 - 0.79	Stable Operation/Acceptable Delays: Major approach phases fully utilized. Most drivers feel somewhat restricted.
D	0.80 - 0.89	Approaching Unstable/Tolerable Delays: Drivers may have to wait through more than one red signal indication. Queues may develop but dissipate rapidly, without excessive delays.
E	0.90 - 0.99	Unstable Operation/Significant Delays: Volumes near or at capacity. Vehicles may wait through several signal cycles. Long queues form upstream from intersection.
F	> 1.00	Forced Flow/Excessive Delays: Represents jammed conditions. Intersection operates below capacity with low volumes. Queues may block upstream intersections.

Source: Highway Capacity Manual, Transportation Research Board, 1985.

TABLE 4-15

TWO-LANE RURAL HIGHWAY LEVEL OF SERVICE DESCRIPTIONS

LOS	Level	Rolling	Mountainous	Description
A	0.00-0.12	0.00-0.08	0.00-0.06	Free Flow: Almost no platoons of three or more cars. Driver delayed no more than 30 percent by slow moving vehicles.
B	0.13-0.24	0.09-0.21	0.08-0.17	Free Flow: Some platoons form. Driver delayed no more than 45 percent by slow moving vehicles.
C	0.25-0.38	0.22-0.38	0.18-0.30	Stable Flow: Noticeable increase in platoon formation and size. Drivers delayed more than 60 percent by slow moving vehicles.
D	0.39-0.62	0.39-0.57	0.31-0.49	Approaching Unstable Flow: Heavy platooning. Passing becomes difficult. Drivers delayed no more than 75 percent by slow moving vehicles.
E	0.63-1.00	0.58-1.00	0.50-1.00	Unstable Flow: Intense platooning. Passing is virtually impossible. Drivers delayed more than 75 percent by slow moving vehicles.
F	> 1.00	> 1.00	> 1.00	Forced Flow: Queues form behind breakdown points.

Note: Assumed conditions include 60/40 directional split, 5% heavy vehicles, and 20%, 40%, and 60% no passing zones for level, rolling and mountainous terrain, respectively.

Source: Highway Capacity Manual, Transportation Research Board, 1985.

To determine roadway level of service, relationships have been developed between daily traffic volumes and level of service based on facility type, number of lanes, temporal distribution of traffic, terrain, and volume-capacity ratio. Table 4-16 describes the general criteria used to define roadway capacity classes for the level of service analysis, while Table 4-17 summarizes approximate maximum daily traffic volumes for each facility/level of service combination. Note that the levels of service from this analysis represents a "planning level" estimate of peak hour conditions, although they are based on daily traffic and capacity estimates.

Higher daily capacities than those shown in Table 4-16 were used on arterials that have (or are planned to have) above normal capacity enhancements at major intersections, including dual left-turn lanes plus right-turn lanes on several approaches and grade separations. Such capacity enhancements are proposed at a number of locations in Roseville under the City's Capital Improvement Program.

The results of these analyses were compared to observed roadway operating characteristics and were found to compare favorably. The existing levels of service for segments of Placer County's major roadways are shown in Table 4-18. Isolated grade separations (such as those assumed at Harding Blvd/Roseville Parkway and at Cirby Way/Riverside Avenue in Roseville) would provide better levels of service than those shown in Table 4-18 based on an intersection level of service analysis.

Most roadways in Placer County currently operate at level of service "C" or better. The major roadways that operate at level of service "D" or worse include I-80 in Roseville, Highway 49 north of I-80, Highway 28 and Highway 89 near Tahoe City, Highway 267 north of Kings Beach, and certain arterial roadways within the City of Roseville.

TABLE 4-16

ROADWAY CAPACITY CLASSES

	General Criteria			
Roadway Capacity Class	**Stops/Mile**	**Driveways**	**Free Flow Speed Range**	**Lanes**
1. Freeway - Level Terrain	0	None	55 - 65	4+
2. Freeway - Rolling Terrain	0	None	55 - 65	4+
3. Freeway - Mountain Terrain	0	None	50 - 60	4+
4. Arterial - High Access Control	1 - 2	Limited	35 - 50	2+
5. Arterial - Moderate Access Control	2 - 4	Moderate	30 - 35	2+
6. Arterial - Low Access Control	4+	High	25 - 35	2+
7. Rural 2-lane Highway - Level Terrain	-	Limited	55 - 65	2
8. Rural 2-lane Highway - Rolling Terrain	<1	Limited	55 - 65	2
9. Rural 2-lane Highway - Mountain Terrain	2	Limited	50 - 60	2

Source: Highway Capacity Manual, Transportation Research Board, 1985

TABLE 4-17

EVALUATION CRITERIA FOR LEVEL OF SERVICE

	Maximum Daily Traffic Volume Per Lane - Level of Service				
Roadway Capacity Class	**A**	**B**	**C**	**D**	**E**
1. Freeway - Level Terrain	6,300	10,620	13,680	16,740	18,000
2. Freeway - Rolling Terrain	5,290	8,920	11,650	14,070	15,120
3. Freeway - Mountain Terrain	3,400	5,740	7,490	9,040	9,720
4. Arterial - High Access Control	6,000	7,000	8,000	9,000	10,000
5. Arterial - Moderate Access Control	5,400	6,300	7,200	8,100	9,000
6. Arterial - Low Access Control	4,500	5,250	6,000	6,870	7,500
7. Rural 2-lane Highway - Level Terrain	1,500	2,950	4,800	7,750	12,500
8. Rural 2-lane Highway - Rolling Terrain	800	2,100	3,800	5,700	10,500
9. Rural 2-lane Highway - Mountain Terrain	400	1,200	2,100	3,400	7,000

Source: DKS Associates, based upon Highway Capacity Manual, Transportation Research Board, 1985

TABLE 4-18

ESTIMATED TRAFFIC VOLUMES AND LEVELS OF SERVICE
Year 2010 Base Transportation System

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
STATE HIGHWAYS						
I-80						
Sacramento Co to Riverside Drive	98,000	142,000	8	8	C	E
Riverside Dr to Douglas Blvd	98,000	121,000	6	6	D	F1
Douglas Blvd to Atlantic St	96,000	119,000	6	6	D	F1
Atlantic St to Route 65	74,000	100,000	6	6	C	D
Route 65 to Rocklin Rd	73,000	113,000	6	6	C	F1
Rocklin Rd to Sierra College Blvd	70,000	112,000	6	6	C	F1
Sierra College Blvd to Nixon-Loomis Rd	69,000	113,000	6	6	C	F1
Nixon-Loomis Rd to Penryn	67,000	111,000	6	6	C	F1
Penryn Rd to Route 193	64,000	107,000	6	6	C	F1
Route 193 to Auburn Limits	61,000	103,000	6	6	C	F1
Auburn Limits to Route 49	61,000	99,000	6	6	C	F1
Route 49 to Auburn Ravine	41,000	70,000	6	6	B	D
Auburn Ravine to Bell Road	40,000	68,000	6	6	B	C
Bell Road to Auburn Limits	38,000	65,000	6	6	B	C
Auburn Limits to Dry Creek Road	38,000	65,000	6	6	B	C
Dry Creek Road to Clipper Gap Road	38,000	61,000	6	6	B	C
Clipper Gap Road to Applegate Road	32,000	55,000	6	6	B	C
Applegate Road to Heather Glen	33,000	51,000	6	6	B	B
Heather Glen to Weimar Cross Road	31,000	48,000	4	4	B	D
Weimar Cross Road to Illinois Town	29,500	48,500	4	4	B	D
Illinois Town to Colfax/Route 174	29,000	44,000	4	4	B	C
Colfax/Route 174 to Magra	25,500	37,500	4	4	C	E
Magra to Gold Run	25,000	37,000	4	4	C	E
Gold Run to Monte Vista	23,400	34,000	4	4	C	D
Monte Vista to Alta Road	23,400	32,700	4	4	C	D
Alta Road to Baxter	23,400	32,700	4	4	C	D
Baxter to Drum Forebay Road	21,000	27,900	4	4	B	C
Drum Forebay Road to Blue Canyon	21,700	28,900	4	4	B	C
Blue Canyon to Putts Lake	21,700	28,700	4	4	B	C
Putts Lake to Carpenter Flat	21,200	27,500	4	4	B	C
Carpenter Gap to Yuba Gap (Nev Co)	21,000	27,000	4	4	B	C
Nevada County line to Cisco Grove	22,400	30,000	4	4	B	D

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
STATE HIGHWAYS						
I-80 (Continued)						
Cisco Grove to Hampshire Rocks	22,300	29,700	4	4	B	C
Hampshire Rocks to Kingvale	22,700	29,600	4	4	B	C
Route 65						
I-80 to Harding Blvd	16,400	46,400	4	4	A	C
Harding Blvd to Blue Oaks Blvd	16,400	54,400	4	4	A	C
Blue Oaks Blvd to Sunset Blvd	15,300	20,300	2	2	C	E
Sunset Blvd to Industrial Blvd	14,300	24,300	2	2	C	E
Industrial Blvd to Lincoln Parkway	14,500	25,500	2	2	C	F1
Lincoln Parkway to Eastlake Drive	14,500	20,800	2	2	C	F1
Eastlake Drive to Lincoln south city limits	14,500	17,800	2	2	C	D
Lincoln south city limits to Wise Rd	14,100	24,100	2	2	C	F2
Wise Road to Sheridan	8,900	10,900	2	2	A	A
Sheridan to Yuba Co Line	9,800	14,800	2	2	A	D
Route 193						
Route 65 to Auburn Ravine	7,400	22,400	2	4	A	B
Auburn Ravine to Sierra College Blvd	6,500	22,500	2	4	C	B
Sierra College Blvd to Clark Tunnel Rd	4,600	13,600	2	2	B	D
Clark Tunnel Rd to Gold Hill Rd	3,400	8,350	2	2	B	C
Gold Hill Road to I-80	4,600	10,550	2	2	C	D
Route 49						
Foresthill Road to Lincoln Wy	6,200	16,200	2	2	C	E
Lincoln Way to I-80 (EASTBOUND)	13,500	14,500	4	4	A	A
I-80 (EASTBOUND) to Palm Avenue	30,000	36,000	4	4	D	E
Palm Avenue to Luther Rd	36,000	52,000	4	4	D	F2
Luther Road to Bell Road	40,000	54,000	4	4	E	F2
Bell Road to Dry Creek	27,500	36,500	4	4	B	E
Dry Creek to Nevada County Line	20,000	32,000	2	4	E	C
Route 174						
I-80 to Auburn Street	10,400	11,400	2	2	A	B
Auburn Street to Main Street	3,900	4,900	2	2	A	A
Main Street to Rollins Lake Road	5,000	5,000	2	2	C	C
Rollins Lake Road to Nevada County Line	3,700	3,700	2	2	B	B

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
STATE HIGHWAYS						
Route 20						
I-80 to Nevada Co Line	2,700	4,000	2	2	B	C
Route 89						
El Dorado Co Line to Pineland Drive	6,600	9,600	2	2	C	D
Pineland Drive to Route 28	14,100	18,600	2	2	C	F1
Route 28 to Squaw Valley	11,800	16,700	2	2	D	E
Squaw Valley to Nevada Co Line	8,800	15,400	2	2	C	D
Route 28						
Route 89 to Tahoe St Park	16,500	25,500	2	2	E	F3+
Tahoe St Park to Lake Forest Dr	14,800	23,900	2	2	D	F2
Lake Forest Dr to Lardin Way	11,600	19,200	2	2	B	F1
Lardin Way to Carnelian Bay Road	9,800	14,000	2	2	A	C
Carnelian Bay Road to Granite Road	11,700	20,000	4	4	A	A
Granite Road to National Avenue	12,700	22,300	4	4	A	A
National Avenue to Route 267	16,800	26,800	4	4	A	C
Route 267 to Coon Street	15,900	21,200	4	4	A	A
Coon Street to Nevada State Line	13,700	18,600	2	2	C	F1
Route 267						
Nevada Co to Tahoe-Truckee Airport Rd	7,100	11,200	2	2	C	D
Tahoe-Truckee Airport Rd to North Star Rd	6,700	10,200	2	2	C	D
North Star Rd to Martis Peak Rd	6,100	8,700	2	2	C	D
Martis Peak Rd to North Ave	8,100	12,400	2	2	D	E
North Ave to Jct Route 28	8,200	11,900	2	2	C	D
PLACER COUNTY UNINCORPORATED						
Nicolaus Road						
Sutter Co to Brewer Road	900	1,900	2	2	A	A
Brewer Rd to South Dowd Road	*1,000*	3,000	2	2	A	A
South Dowd Rd to Nelson Lane	450	1,450	2	2	A	A
Nelson Lane to Lincoln Limits	*1,000*	4,000	2	4	A	A
Baseline Road						
Sutter Co to Watt Avenue	2,800	27,800	2	4	A	C
Watt Avenue to Fiddyment Road	4,400	33,400	2	4	A	E
Watt Avenue						
Sacramento County Line to Baseline Rd	2,800	16,400	2	2	A	D
Douglas Boulevard						
Sierra College Blvd to Barton Rd	19,000	30,000	2	4	F1	D
Barton Rd to Auburn-Folsom Rd	19,000	31,000	2	4	F1	D

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
PLACER COUNTY UNINCORPORATED						
Sierra College Boulevard						
Sacramento Co to Douglas Blvd	21,000	37,000	2	6	D	B
Douglas Blvd to Rocklin south City Limits	8,400	39,400	2	6	A	C
Loomis north Limits to English Colony Wy	9,000	19,000	2	4	A	A
English Colony Way to Route 193	4,400	17,400	2	2	B	E
Auburn-Folsom Road						
Sacramento Co to Douglas Blvd	15,000	36,000	2	4	C	E
Douglas Blvd to Laird Rd	11,000	14,000	2	4	A	A
Laird Rd to Dick Cook Rd	4,400	7,400	2	2	B	C
Dick Cook Rd to King Rd	4,000	7,000	2	2	B	C
King Road to Newcastle Road	3,900	7,900	2	2	B	C
Newcastle Rd to Auburn south City Limits	2,400	3,400	2	2	A	B
Bell Road						
Route 49 to New Airport Road	13,000	23,000	4	4	A	B
New Airport Rd to I-80	16,000	26,000	2	4	C	B
Bowman Rd						
Auburn Ravine Rd to Bowman U.C.	9,800	10,800	2	2	A	A
Bowman U.C. to Bell Rd	1,400	3,400	2	2	A	A
Bell Rd to Dry Creek Rd	1,750	2,750	2	2	A	A
Foresthill Rd						
Lincoln Way to Old Foresthill Rd	5,000	6,500	2	2	C	C
Old Foresthill Rd to Foresthill limits	5,300	6,300	2	2	C	C
Foresthill limits to Michigan Bluff Road	5,700	7,200	2	2	C	C
Lincoln Way						
Auburn City Limits to Auburn Ravine Rd	5,000	10,000	2	4	A	A
Auburn Ravine Rd to Bowman U.C.	13,500	14,500	2	2	C	D
Luther Road						
Highway 49 to Bowman Road	9,400	11,400	2	2	A	B
Taylor Rd						
Loomis Town Limit to Callison Rd	5,000	8,000	2	2	A	A
Callison Rd to State Route 193	5,000	5,000	2	2	A	A

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
PLACER COUNTY UNINCORPORATED						
Wise Road						
Ophir Rd to Crater Hill Rd	1,100	1,100	2	2	A	A
Crater Hill Rd to Mt Vernon Rd	700	3,700	2	2	A	A
Mt Vernon Rd to McCourtney Rd	2,000	6,000	2	2	A	A
McCourtney Rd to Manzinita Rd	2,000	3,000	2	2	A	A
Manzinita Rd to Dowd Rd	200	1,200	2	2	A	A
Dowd Rd to Brewer Rd	100	100	2	2	A	A
Indian Hill Rd						
I-80 to Auburn-Folsom Rd	3,700	9,700	2	2	A	A
Sunset Boulevard						
Route 65 to Industrial	*4,000*	18,000	4	4	A	A
Industrial Ave to Foothills Blvd	0	10,000	0	4	N/A	A
Foothills Blvd to Fiddyment Rd	0	15,000	0	4	N/A	A
Whitney Boulevard						
Rocklin west city limits to Industrial Ave	*100*	15,100	2	4	A	A
Industrial Ave to Foothills Blvd	0	3,000	0	4	N/A	A
Industrial Avenue						
Roseville City limits to Sunset Blvd	*2,000*	14,000	2	2	A	C
Sunset Blvd to Athens Rd	*3,000*	23,000	2	2	A	F2
Athens Rd to Hwy 65	*1,000*	10,000	2	2	A	A
Foothills Boulevard						
Roseville City limits to Sunset Blvd	0	19,000	2	4	N/A	A
Sunset Blvd to Athens Rd	0	25,000	2	4	N/A	B
Athens Rd to Lincoln Crossing	0	19,000	2	4	N/A	A
PFE Road						
Watt Ave to Cook-Riolo Rd	2,600	6,600	2	2	A	A
Cook-Riolo Rd to Roseville City limits	2,900	900	2	2	A	A
Cook-Riolo Road						
Sacramento County Line to Baseline Rd	2,400	10,400	2	2	A	A
Fiddyment Road						
Baseline Road to Blue Oaks Blvd	*1,000*	13,000	2	4	A	A
Blue Oaks Blvd to Sunset Blvd West	*1,000*	5,000	2	2	A	A
Sunset Blvd West to Moore Rd	*1,000*	8,000	2	2	A	A
Barton Road						
Sacramento County Line to Douglas Blvd	*3,000*	7,000	2	2	A	A
Douglas Blvd to Olive Ranch Rd	*5,000*	10,000	2	2	A	A
Olive Ranch Rd to Loomis Town limits	*4,000*	11,000	2	2	A	A

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
PLACER COUNTY UNINCORPORATED						
East Roseville Parkway						
Roseville limits to Barton Rd	*1,000*	11,000	2	6	A	A
Eureka Road						
Roseville limits to Auburn-Folsom Road	2,200	13,200	2	2	A	C
Mt Vernon Road						
Wise Rd to Joerger Rd	*2,000*	4,000	2	2	A	A
Laird Road						
Loomis Town limits to Auburn-Folsom Rd	*4,000*	6,000	2	2	A	A
Moore Road						
Sutter County Line to Dowd Rd	*100*	100	2	2	A	A
Dowd Rd to Hwy 65	*100*	2,100	2	2	A	A
North Dowd Road						
Nicolaus Rd to Riosa Rd	300	3,300	2	2	A	A
South Dowd Road						
East Catlett Rd to Nicoulaus Rd	400	2,400	2	2	A	A
East Catlett Road						
Sutter County line to Fiddyment Rd	*100*	3,100	2	2	A	A
Riosa Road						
Sutter County line to Route 65	700	700	2	2	A	A
Route 65 to McCourtney Rd	600	600	2	2	A	A
Ophir Road						
Newcastle limits to Auburn limits	*1,000*	2,000	2	2	A	A
Dry Creek Road						
Joerger Rd to Route 49	2,900	8,900	2	2	A	A
Route 49 to Interstate 80	2,000	5,000	2	2	A	A
Penryn Road						
Taylor Rd to Interstate 80	*2,000*	6,000	2	2	A	A
Interstate 80 to King Rd	*2,000*	2,000	2	2	A	A
King Road						
Interstate 80 to Val Verde Rd	*3,000*	4,000	2	2	A	A
Val Verde Rd to Auburn-Folsom Rd	2,400	3,400	2	2	A	A
Joerger Road						
Mt Vernon Rd to Bell Rd	1,300	6,300	2	2	A	A
Bell Rd to Dry Creek Rd	700	800	2	2	A	A

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
CITY OF ROSEVILLE						
Baseline Road/Main Street						
Fiddyment Road to Woodcreek Oaks Blvd	6,000	24,000	2	4	A	B
Woodcreek Oaks Blvd to Foothills Blvd	7,500	19,500	2	4	A	A
Foothills Boulevard						
Blue Oaks Blvd to Pleasant Grove Blvd	7,900	27,900	4	4	A	C
Pleasant Grove Blvd to Junction Blvd	12,500	41,500	4	6	A	B
Junction Blvd to Baseline Road	22,700	48,700	4	6	B	D
Baseline Road to Vineyard Road	17,500	47,500	4	6	A	C
Vineyard Road to Cirby Way	27,700	61,700	4	6	C	F1
Cirby Way						
Foothill Blvd to Riverside Ave	28,300	63,300	4	6	C	F1
Riverside Ave to Sunrise Avenue	30,500	38,500	4	4	D	C
Douglas Boulevard						
Vernon Street to I-80	17,200	21,200	4	4	A	A
I-80 to Sierra College Blvd	36,900	47,900	6	6	B	C
Riverside Avenue						
Douglas Blvd to Darling Way	13,000	20,000	2	2	C	F1
Darling Way to Cirby Way	19,500	26,500	4	4	A	C
Cirby Way to I-80 (EASTBOUND)	49,200	62,200	6	6	E	F1
Vernon/Atlantic						
Douglas Blvd to Grant Street	20,300	29,300	4	4	A	C
Grant Street to I-80	14,700	26,700	2	4	D	C
Sunrise Avenue						
Sacramento Co to Cirby Wy	30,000	47,000	4	6	D	D
Cirby Wy to Douglas Boulevard	26,500	37,500	4	6	C	B
Washington Boulevard						
Route 65 to Industrial Blvd	4,200	28,200	2	4	A	C
Industrial Blvd to Junction Blvd	8,400	25,400	2	4	A	B
Junction Blvd to Oak Street	31,000	31,000	4	4	D	D
Blue Oaks Boulevard						
Route 65 to Foothill Blvd	9,000	30,000	2	4	A	C
Foothill Blvd to Woodcreek Oaks Blvd	0	31,000	0	4	N/A	C
Woodcreek Oaks Blvd to Fiddyment Rd	0	14,000	0	2	N/A	B

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
CITY OF ROSEVILLE						
Pleasant Grove Boulevard						
Rocklin south city limits to Route 65	0	20,000	0	4	N/A	A
Route 65 to Roseville Pkwy	0	41,000	0	6	N/A	B
Roseville Pkwy to Washington Blvd	0	47,000	0	6	N/A	C
Washington Blvd to Foothill Blvd	0	51,000	0	6	N/A	D
Foothill Blvd to Woodcreek Oaks Blvd	0	38,000	0	6	N/A	B
Woodcreek Oaks Blvd to Fiddyment Rd	0	9,000	0	2	N/A	A
Junction Boulevard						
Washington Blvd to Foothill Blvd	8,900	16,500	4	4	A	A
Foothill Blvd to Woodcreek Oaks Blvd	2,700	13,400	4	4	A	A
Woodcreek Oaks Blvd to Fiddyment Rd	0	24,000	0	2	N/A	F2
Roseville Parkway						
Sierra College Blvd to Douglas Blvd	1,400	17,000	4	4	A	A
Douglas Blvd to Rocky Ridge	1,400	34,900	6	6	A	A
Rocky Ridge to Sunrise Ave	0	36,000	0	6	N/A	A
Sunrise Ave to Harding Blvd	0	52,000	0	6	N/A	D
Harding Blvd to Pleasant Grove Blvd	0	45,000	0	6	N/A	C
Pleasant Grove Blvd to Washington Blvd	0	20,000	0	6	N/A	A
Washington Blvd to Foothill Blvd	0	20,000	0	4	N/A	A
CITY OF ROCKLIN						
Sierra College Boulevard						
Rocklin south Limits to Rocklin Road	8,400	39,400	2	6	A	B
Rocklin Road to I-80	9,200	42,200	2	6	A	C
Sunset Boulevard						
Pacific Avenue to Whitney Boulevard	16,600	28,600	4	6	A	A
Whitney Boulevard to Stanford Ranch Rd	7,600	30,600	4	6	A	A
Rocklin Road						
Pacific Avenue to I-80	12,200	30,200	4	4	A	D
I-80 to Sierra College Blvd	5,200	39,200	4	6	A	C
Pacific Avenue						
Rocklin City Limits to Sunset Boulevard	18,000	31,000	4	6	A	A
Sunset Blvd to Rocklin Road	12,800	34,800	4	4/6	A	C

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
CITY OF ROCKLIN						
Pacific Avenue (Continued)						
Rocklin Rd to Sierra College Blvd	9,500	18,500	4	4	A	A
Blue Oaks Boulevard						
Route 65 to Sunset Blvd	0	8,000	0	4	N/A	A
West Oaks Boulevard						
Sunset Blvd to Lonetree Blvd	0	10,000	0	4	N/A	A
Lonetree Boulevard						
Blue Oaks Blvd to West Oaks Blvd	0	12,000	0	4	N/A	A
Stanford Ranch Road						
Route 65 to Fairway Drive	15,300	32,000	2	6	D	A
Fairway Drive to Sunset Blvd	8,200	34,200	4	6	A	B
Sunset Blvd to Park Dr	8,100	13,000	6	6	A	A
Park Dr to West Oaks Blvd	10,600	11,000	6	6	A	A
CITY OF LINCOLN						
Nicolaus Road						
Lincoln Limits to Aviation	800	3,100	2	2	A	A
Aviation to Joiner	700	2,800	2	4	A	A
Joiner to Route 65	3,000	13,000	2	2	A	C
Foothills Boulevard						
Lincoln Crossing to Route 65	0	23,000	0	4	N/A	B
Eastlake Boulevard						
Route 65 to Route 193	0	19,000	0	4	N/A	A
Lincoln Airport Drive						
Aviation Blvd to Nicolaus Rd	0	4,000	0	2	N/A	A
Lincoln Parkway						
Nicolaus Rd to Moore Rd	0	16,000	2	4	N/A	A
Moore Rd to Route 65	0	9,000	0	4	N/A	A
Route 65 to 'D' Street	0	5,000	0	2	N/A	A
TOWN OF LOOMIS						
Sierra College Boulevard						
I-80 to King Road	6,200	19,200	2	4	A	A
King Road to Rocklin Limits	6,000	15,000	2	4	A	A

TABLE 4-18 (Continued)

	ADT		Lanes		LOS	
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	**1990**	**2010**
TOWN OF LOOMIS						
Taylor Road						
Sierra College Blvd to Horseshoe Bar Road	9,000	16,000	2	2	A	D
Horseshoe Bar Rd to King Rd	13,200	19,200	2	4	C	A
King Rd to Loomis Town Limits	6,600	10,600	2	2	A	A
King Road						
Sierra College Blvd to Taylor Road	6,600	5,600	2	2	A	A
Taylor Road to Loomis Town Limits	4,100	7,100	2	2	A	A
Horseshoe Bar Road						
Taylor Road to I-80	8,000	11,000	2	2	A	A
I-80 to Loomis Town Limits	2,000	3,000	2	2	A	A
CITY OF AUBURN						
Auburn-Folsom Road						
Auburn Limits to Maidu Rd	8,000	16,000	2	2	A	D
Maidu Rd to Lincoln Way	*13,000*	20,000	2	4	C	A
Lincoln Way						
El Dorado Street to Oak Street	11,600	13,600	2	2	B	C
Oak Street to Auburn City Limits	8,100	11,100	2	4	A	A
Nevada Street						
I-80 to Fulweiler Avenue	8,000	15,000	2	2	A	D
Fulweiler Avenue to Palm Avenue	11,900	19,900	2	2	B	F1
Elm Avenue						
Highway 49 to I-80	15,600	18,600	4	4	A	A
Auburn Ravine Road						
Fulweiler Avenue to Palm Avenue	6,000	9,000	2	2	A	A
Palm Avenue to Auburn City Limits	6,600	7,600	2	2	A	A

ADT= Average daily trips.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Under the *General Plan Land Use Diagram,* the number of vehicle trips generated in Placer County is expected to approximately double 1990 levels by 2010 (see Table 4-11). The "2010 Base Transportation System" (described in Tables 4-3 and 4-4) includes a large number of roadway improvements within Placer County, yet the projected increase in travel demand would place a significant burden on the County's roadway system. Table 4-18 compares existing traffic volumes, lanes and levels of service to projected 2010 traffic volumes, lanes and levels of service under the *General Plan* assuming the "2010 Base Transportation System." This table indicates that a number of roadways would operate at D, E, or F levels of service.

Table 4-18 represents traffic volumes and levels of service on an average weekday, which are appropriate traffic levels for evaluating operating conditions on the roadways in south and central Placer County. The major roadways serving the Sierra and Tahoe Basin areas of Placer County (i.e., State highways and ski area access roadways), however, experience substantial traffic peaks on some days during both the winter and summer months due to recreation travel.

Due to this fluctuation in traffic flow, a selection must be made of the specific hourly traffic volumes to be used in evaluating the adequacy of the roadways in the eastern portion of the county. A roadway designed to give an acceptable level of service on an "average day" peak hour may be less than adequate on many occasions when higher demand exists. On the other hand, a roadway designed to provide an adequate level of service on the busiest hour of the year would have substantial excess capacity at other times, which is an economically (and potentially environmentally) infeasible situation. The selection of an appropriate "design hour" to be served is thus a compromise between annual service provided and the cost and impacts of improvements.

It is a general practice in the U.S. to strive for acceptable levels of service in rural (non-commute) areas for a "design hour" between the 30th and 50th highest hourly volume of the year. In their annual "Traffic Volumes on State Highways," Caltrans reports traffic volumes for a "peak hour." In urban and suburban areas, their reported peak hour volumes normally occur every weekday. In these areas 200 or more hours will be about the same as the "peak hour" and only a few hours of the year will have greater volumes. On roadways with large seasonal fluctuations in traffic (such as those in the Sierra and Tahoe Basin areas of Placer County), Caltrans' reported peak hour is the hour near the maximum for the year, but excluding a few (30 to 50 hours) that are exceedingly high and are not typical of the frequency of the high hours occurring during the peak season(s).

Table 4-19 shows the existing and projected 2010 peak hour volumes for the State highways in the Sierra and Tahoe Basin areas of Placer County. In this table, the" peak hour" reflects the 30th to 50th highest hour of the year. The 1992 peak hour volume reflects traffic counts from Caltrans. The 2010 peak hour was estimated through a "trend" analysis using the traffic count history on the State highways between 1970 and 1992.

Table 4-19 also provides estimates of existing and 2010 levels of service during the peak hour (the 30th to 50th highest hour) on State highways in the eastern portion of the county. It indicates that some of these highways currently operate at LOS "F" during the peak hour. By 2010, most of the State highways in the Sierra and Tahoe Basin areas of the county are projected to operate at LOS "F" during the peak hour.

Travel forecasts for 2010 were not prepared for the non-State highways in the Sierra and Tahoe Basin areas of Placer County. Currently there are no significant level of service problems on an average weekday for the County's roadways in these areas. With limited projected growth in population and employment in the Tahoe Basin and Sierra, (as shown in Chapter 2 of this EIR), it is unlikely that there will be significant level of service problems on the County's roadways in these areas by 2010 (except due to a potential concentration of growth in one location).

During peak recreational travel hours, however, there are a number of County roadways that currently operate at unacceptable levels of service (LOS D, E, or F); and traffic congestion on many of these roadways during these peak recreational hours will likely worsen due to both population and employment growth and increases in recreational travel. The roadways that currently experience the worse traffic congestion during recreational peak hours are the access roadways to the major ski resorts, including:

- Squaw Valley Road
- Alpine Meadows Road
- Northstar Drive

Without mitigation measures, the frequency and severity of traffic congestion on these ski resort access roadways would likely increase.

TABLE 4-19

ESTIMATED TRAFFIC VOLUMES AND LEVELS OF SERVICE
For 30th to 50th Highest Hour of the Year on Roadways in the Tahoe Basin

Highway Segment	Peak Hr/Peak Direction Volumes		Lanes Per Direction		Peak Hr/Peak Direction LOS	
	1992	2010	1992	2010	1992	2010
Interstate 80						
Magra to Gold Run	2,268	3,402	2	2	E	F3+
Gold Run to Mote Vista	2,205	3,087	2	2	D	F2
Monte Vista to Alta Road	2,142	3,087	2	2	D	F2
Alta Road to Baxter	2,142	3,276	2	2	D	F2
Baxter to Drum Forebay Road	2,142	2,772	2	2	D	F1
Drum Forebay Road to Blue Canyon	2,142	3,087	2	2	D	F2
Blue Canyon to Putts Lake	2,142	3,024	2	2	D	F2
Putts Lake to Carpenter Flat	2,142	3,087	2	2	D	F2
Carpenter Flat to Yuba Gap (Nevada County)	2,142	3,150	2	2	D	F2
Nevada County line to Cisco Grove	2,583	3,780	2	2	F1	F3+
Cisco Grove to Hampshire Rocks	2,520	3,717	2	2	F1	F3+
Hampshire Rocks to King vale	2,489	3,654	2	2	F1	F3+
Route 20						
I-80 to Nevada County Line	330	600	1	1	C	D
Route 89						
El Dorado County line to Pineland Drive	1,200	2,175	1	1	D	F1
Pineland Drive to Route 28	1,350	1,500	1	1	E	F1

TABLE 4-19 (Continued)						
	Peak Hr/Peak Direction Volumes		Lanes Per Direction		Peak Hr/Peak Direction LOS	
Highway Segment	**1992**	**2010**	**1992**	**2010**	**1992**	**2010**
Route 89 (Continued)						
Route 28 to Squaw Valley	1,163	1,575	1	1	D	E
Squaw Valley to Nevada County line	1,163	1,500	1	1	D	E
Route 28						
Route 89 to Tahoe State Park	1,200	1,560	1	1	F1	F3+
Tahoe State Park to Lake Forest Drive	1,020	1,440	1	1	E	F2
Lake Forest Drive to Lardin Way	870	1,260	1	1	D	F1
Lardin Way to Carnelian Bay Road	720	960	1	1	B	D
Carnelian Bay Road to Granite Road	900	1,380	2	2	A	B
Granite Road to National Avenue	990	1,620	2	2	A	C
National Avenue to Route 267	1,320	2,160	2	2	A	E
Route 267 to Coon Street	1,260	1,320	2	2	A	A
Coon Street to Nevada State Line	1,080	1,200	1	1	E	F1
Route 267						
Nevada County to Tahoe-Truckee Airport Road	660	840	1	1	D	D
Tahoe-Truckee Airport Road to North Star Road	576	1,020	1	1	C	E
North Star Road to Martis Peak Road	552	720	1	1	D	D
Martis Peak Road to North Avenue	600	1,140	1	1	D	E
North Avenue to Junction Route 28	500	1,000	1	1	C	E

GENERAL PLAN POLICY RESPONSE

The Circulation Plan Diagram and Policy 3.A.1 establishes a traffic circulation system to serve the General Plan. In addition, the following policies address the traffic implications of the *Land Use Diagram.*

Policies

3.A.2. Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this Policy Document and, more specifically, in community plans and the County's Highway Deficiencies Report. Exceptions to these standards may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved by such exceptions.

3.A.3. The County shall require that roadway rights-of way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes (beyond 2010), as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations. Minimum right-of-way criteria for each class of roadway in the county are specified in Part I of this Policy Document (see page 29).

3.A.4. On arterial roadways and thoroughfares, intersection spacing should be maximized. Driveway encroachments along collector and arterial roadways shall be minimized. Access control restrictions for each class of roadway in the county are specified in Part I of this Policy Document (see page 29).

3.A.5. Through-traffic shall be accommodated in a manner that discourages the use of neighborhood roadways, particularly local streets. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life.

3.A.7. The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS).

a. LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D".
b. LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D".

The County may allow exceptions to these level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:

- *The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.*
- *The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.*
- *The right-of-way needs and the physical impacts on surrounding properties.*
- *The visual aesthetics of the required improvement and its impact on community identity and character.*

- *Environmental impacts including air quality and noise impacts.*
- *Construction and right-of-way acquisition costs.*
- *The impacts on general safety.*
- *The impacts of the required construction phasing and traffic maintenance.*
- *The impacts on quality of life as perceived by residents.*
- *Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.*

Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.

3.A.8. *The County's level of service standards for the State highway system shall be no worse than those adopted in the Placer County Congestion Management Program (CMP).*

3.A.9. *The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that may occur on the circulation network in the Cities and the unincorporated area.*

3.A.10. *The County shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.*

3.A.11. *The County shall plan and implement a complete road network to serve the needs of local traffic. This road network shall include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently. Much of this network will be funded and/or constructed by new development.*

3.A.12. *The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements that provide benefits to others.*

3.A.13. *The County shall secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.*

3.A.14. *The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made 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.*

Programs

3.1. *The County shall review and revise as necessary its roadway design standards to ensure consistency with Part I of this Policy Document. Such standards should include right-of-way dedication requirements for new development to accommodate long-range forecasted traffic volumes (beyond 2010).*

3.2. *The County shall prepare and adopt a Capital Improvement Program (CIP) that includes transportation improvements designed to achieve adopted level of service standards based on*

a horizon of at least 20 years. The CIP should be updated at least every 5 years, or concurrently with the approval of any significant modification of the land use allocation assumed in the Placer County travel model.

3.3. The County shall prepare and adopt a traffic fee allocation process ordinance implementing traffic mitigation fees for the Capital Improvement Program. The fee structure may incorporate or replace existing local traffic fees.

3.4. The County shall continue to identify and pursue appropriate new funding sources for transportation improvements.

These policies and programs provide for the development of roadways to serve future needs. The policies require the reservation of roadway rights-of-way to accommodate long-range forecasted travel volumes. The policies also require the development of roadways according to design and access standards to serve needed roadway access and mobility functions

Policy 3.A.7 establishes a level of service standard for all roadways in the County, including a lower standard for those urban or rural roadways that are within one-half mile of State highways than elsewhere in the County (LOS D versus LOS C). The policy allows exceptions to the standard where the County finds that improvements required to achieve the LOS standard are unacceptable based on established criteria. This policy is implemented through Implementation Programs 3.2 and 3.3 which include a Capital Improvement Program and a traffic fee allocation process. Policies also provide for consistency of the General Plan's level of service standards with those in the Placer County Congestion Management Program.

Policies address traffic impacts by requiring new development to identify and fund improvements to the local and regional transportation system and to pursue other funding sources for transportation improvements.

The Policy Document also promotes the use of transit and non-automobile forms of transportation (bicycle and pedestrian) through land use and development patterns and also includes policies to promote transportation systems management. These are discussed in subsequent sections of this chapter.

IMPACTS

Table 4-18 provides the 2010 levels of service that would result from the *Land Use Diagram* under the 2010 Base Transportation System. The roadways that would not achieve proposed level of service policy for Placer County (or City level of service policies) are shown in Table 4-20.

A "2010 Mitigated Transportation System" was developed in an attempt to achieve the proposed level of service policy on all roadways identified. The potential improvements on this "mitigated" system (beyond those in the "2010 Base Transportation System") are shown on Table 4-21. Potential improvements were identified on the State highway system and on roadways in the unincorporated areas of Placer County, but not on roadways within incorporated areas (over which Placer County does not have jurisdiction).

In addition to roadway improvements, several major transit improvements in the I-80 corridor were also identified to help achieve the proposed level of service policy. These transit improvements, which are incorporated into policies in the *General Plan*, include an extension of light rail service to Placer County (Policy 3.B.5) and implementation of commuter rail service between Colfax and Davis (Policy 3.B.6).

If the transportation improvements outlined under the "2010 Mitigated Transportation System" are included in a fully funded Capital Improvement Program for the County (Implementation Program 3.3) and

implemented by 2010, then the proposed level of service policy would be met on all the non-State highways in the unincorporated areas of the County under the *General Plan.* The projected 2010 population and employment levels under the *General Plan* (including the estimated growth in the incorporated areas of the County and growth in the rest of the metropolitan area) would result in significant impacts on some State highways as well as some roadways in the incorporated areas of the County without further mitigation. The roadways that would not meet local level of service standards under the "2010 Mitigated Transportation System" are shown in Table 4-22.

Table 4-23 summarizes the level of service that would be provided on an average workday in 2010 on Placer County's major roadway system under the *General Plan.* It indicates that with the "2010 Mitigated Transportation System" about 4.8 percent of the "lane miles" on the County's roadway system would operate at LOS "F" conditions during peak hours on an average weekday, nearly all of which would occur on State highways. On the 30th to 50th highest hours of the year in 2010, most of the State highways in the Sierra and Tahoe Basin areas would operate at LOS "F" with the "2010 Mitigated Transportation System".

There are no funding sources for a number of the roadway capacity improvements included in the 2010 Mitigated Transportation System (including those outlined in Table 4-4 and 4-21). If funding sources are not identified for some or all of the improvements and implemented through a Capital Improvement Program, then there will be significant impacts on some or all of the roadways identified in Table 4-20.

MITIGATION MEASURES

A Capital Improvement Program containing the projects in the "2010 Mitigated Transportation System" (if fully funded and implemented by 2010) would provide acceptable levels of service on an average weekday in 2010 under the *General Plan* on the roadways that are under Placer County's jurisdiction. Additional mitigation, however, would be needed to allow some State highway and roadways within incorporated areas (shown in Table 4-22) to operate at acceptable levels of service on an average weekday in 2010. Under the 2010 Mitigated Transportation System, level of service "F" conditions on I-80 in Placer County for an average weekday peak hour would be limited to the sections of freeway between Riverside Avenue and Atlantic Street in the Roseville area and between Penryn and State Route 193. Further mitigation measures to resolve the anticipated 2010 congestion levels, as well as accommodate travel growth beyond 2010, could involve a variety of multi-modal solutions in the I-80 corridor. This includes transit, high occupancy vehicle (HOV) lanes, and/or transportation demand management (TDM) measures within Placer County as well as Sacramento County. Program 3.17 calls for the County to participate in a multi-modal study of the I-80 corridor that will explore improvements to passenger rail service and HOV facilities to maximize the person carrying capacity of the corridor.

Mitigation measures for the State highways in the Tahoe Basin, shown in Table 4-20, should be developed in a coordinated effort with TRPA and Caltrans. Such mitigation measures could include widenings of State Routes 28 and 89 from 2 lanes to 4 lanes and/or substantial transit and trip reduction measures. Similarly, mitigation measures were not defined for incorporated areas in the County, since the County does not have jurisdiction over roadways within the cities.

Some County roadways in the Sierra and Tahoe Basin area would experience significant traffic congestion during peak recreational hours, especially access roadways to the major ski resorts. For the ski area access roadways, a very effective and practical management device for reducing peak traffic loading is to keep congestion off of the road network by confining it to the ski area parking lots. Traffic flow could then be "metered" out of the parking areas onto the access roadways by traffic controllers and matched to

available capacity. This approach could also allow a priority to be given to transit vehicles. For this metering approach to work properly, it is necessary for the persons controlling traffic at the parking lot to be in radio contact with persons controlling the intersections of the access roadways to the State highway system.

Such control could eventually become part of a communications network that could include the Squaw Valley Road/SR 89 intersection, the Alpine Meadows Road/SR 89 intersection, the Tahoe City "Y", Truckee, and other points in the system where manual or signalized traffic control is employed. Such a communications system could be of value in maintaining desired levels of service and/or optimizing available roadway and intersection capacity.

Other potential mitigation measures for recreational peak hour traffic on the ski resort access roadways might include:

- Strong transit incentives (and/or disincentives for automobile use)
- Park and ride lot areas for transit in Truckee and the North Shore area
- Limitation on ticket sales to persons other than residents or those arriving by transit
- Phased shut-downs of ski lifts (or entire ski areas)

ANALYSIS OF 2040 CONDITIONS

Traffic forecasts and a level of service analysis was conducted for 2040 conditions under the *General Plan* assuming the 2040 Base Transportation System (described in Section 4.2 and Table 4-7). This analysis indicated that a large number of roadways would not operate at an acceptable level of service in 2040 without further mitigation measures. Table 4-25 summarizes the 2040 level of service analysis and shows that about 27 percent of the county's lane-miles would operate at LOS "F" conditions under the 2040 Base Transportation System. Currently, less than one percent of the County's lane-miles operate at LOS "F" conditions. This analysis demonstrates the following:

- The need to define and implement programs/facilities that would reduce travel demand, even if the full effects of such measures take many years to have a significant impact.

- In developed areas (including those that would be developed in the next 20 years) additional roadway widenings would be required to maintain level of service standards unless other effective measures could be defined and implemented.

- In major new projects, right-of-way for new roadways and/or transit corridors should be preserved.

Table 4-24 also includes a general indication of the roadway lanes needed to achieve level of service standards based on 2040 travel demand with the 2040 Base Transportation System. The required lanes may not be feasible to implement and alternative mitigations may be possible (such as new or widened parallel roadways, grade separations, significant transit and/or travel demand management measures, etc.). The 2040 lane needs are intended only to guide right-of-way preservation in future planning efforts.

The Circulation Diagram shows several "post 2010" roadways that the 2040 analysis indicated would be needed to accommodate long-term growth under the *General Plan*. These include the following:

- Additional east-west roadway capacity in West Placer County would be needed to link developing areas of Roseville, Rocklin, Lincoln and unincorporated areas in western Placer County with Sutter

County and Sacramento County (via Route 70/99, Watt Avenue, and other north-south roadways). Preservation of right-of-way for potential extensions such as Sunset Boulevard and Pleasant Grove Boulevard (or Blue Oaks Boulevard) is proposed to accommodate long-term growth in South Placer County.

- An east-west connection between Route 65 at Whitney Boulevard and Sierra College Boulevard at Clover Valley is included since it is currently under consideration by the City of Rocklin to accommodate potential long-term development in the north portion of their sphere of influence.

- A north-south connector between Lincoln and Rocklin on the east side of Route 65 is shown to accommodate short-distance travel between these communities without having to use Route 65. This roadway, which would run parallel with Route 65, would be necessary with the development of the proposed Twelve Bridges project south of Lincoln and the north Rocklin area.

- The extension of Rocklin Road was included to accommodate future east-west demand in the Loomis, Rocklin, and Granite Bay areas. This facility is included in the Granite Bay Community Plan.

- The Route 65 Bypass around the west side of Lincoln, for which more than one potential alignment exist.

- The Route 49 Bypass from north of Bell Road to I-80.

With these post-2010 roadways, some of the additional 2040 roadway needs in both the unincorporated and incorporated areas of the County (shown in Table 4-24) may not be required.

TABLE 4-20

ROADWAYS NOT MEETING LEVEL OF SERVICE STANDARDS
2010 Base Transportation System

	Lanes		Level of Service		Level of Service Standard
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	
State Highways					
I-80					
Riverside Ave to Atlantic St	6	6	D	F1	E
Route 65 to Route 49	6	6	C	F1	E
Route 49					
Palm Rd to Bell Rd	4	4	E	F2	E
Route 65					
Industrial Blvd to Eastlake Drive	2	2	C	F1	E
Lincoln south city limits to Wise	2	2	C	F2	E
Route 89					
Pineland Dr to Route 28	2	2	E	F1	E
Route 28					
Route 89 to Tahoe State Park	2	2	D	F3+	E
Tahoe State Pk to Lake Forest Dr	2	2	B	F2	E
Lake Forest Dr to Lincoln Way	2	2	C	F1	E
Coon St to Nevada State Line	2	2	C	F1	E
Placer County					
Douglas Boulevard					
Sierra College Blvd to Barton Rd	2	4	F1	D	C
Barton Rd to Auburn-Folsom Rd	2	4	F1	D	C
Sierra College Boulevard					
English Colony to Route 193	2	2	B	E	C
Baseline Road					
Watt Avenue to Fiddyment Rd	2	4	A	E	C
Auburn-Folsom Rd					
Sacramento Co to Douglas Blvd	2	4	C	E	C
Lincoln Way					
Auburn Ravine Rd to Bowman UC	2	2	C	D	C
Watt Avenue					
Sacramento Co to Baseline Rd	2	2	A	D	C
Industrial Avenue					
Sunset Blvd to Athens Rd	2	2	A	F2	C
City of Roseville					
Foothills Boulevard					
Junction Blvd to Baseline Rd	4	6	B	D	C
Vineyard Rd to Cirby Way	4	6	C	F1	C

TABLE 4-20
(Continued)

Roadway/Segment	Lanes 1990	Lanes 2010	Level of Service 1990	Level of Service 2010	Level of Service Standard
City of Roseville (Continued)					
Sunrise Avenue					
Sacramento County to Cirby Way	4	6	D	D	C[1]
Washington Blvd					
Juntion Blvd to Oak Street	4	4	D	D	C
Pleasant Grove Blvd					
Washington Blvd to Foothill Blvd	0	6	N/A	D	C
Roseville Parkway					
Sunrise Ave to Harding Blvd	0	6	N/A	D[2]	C
Cirby Way					
Foothills Blvd to Riverside Ave	4	6	C	F1[2]	C
Riverside Ave					
Douglas Blvd to Darling Way	2	2	C	F1	C
Cirby Way to I-80	4	6	E	F1[2]	C
Junction Boulevard					
Woodcreek Oaks to Fiddyment Rd	0	2	N/A	F2	C
City of Rocklin					
Rocklin Road					
Pacific Ave to I-80	4	4	A	D	C[3]
Town of Loomis					
Taylor Road					
Sierra College Blvd to Horseshoe Bar Rd	2	2	A	D	C
City of Auburn					
Auburn-Folsom Road					
Auburn Limits to Maiden Rd	2	2	A	D	C
Nevada Street					
I-80 to Fulweiler Ave	2	2	A	D	C
Fulweiler Ave to Palm Ave	2	2	B	F1	C

1. Roseville's level of service policy allows LOS D at Cirby Way/Sunrise Avenue intersection.
2. Grade separated at Roseville Parkway/Harding Blvd and Riverside Ave/Cirby Way would provide better LOS based on intersection level of service.
3. Rocklin's level of service policy allows LOS D within 1/2 mile of State Highways.

TABLE 4-21

POTENTIAL IMPROVEMENTS
2010 Mitigated Transportation System

Jurisdiction	Roadway/Corridor	Limits	Potential Improvement
Caltrans	I-80	• Sacramento County to Sierra College Blvd • Penryn to Route 49	Construct HOV lanes[1] Construct eastbound truck climbing lane[2]
	Route 28	• Tahoe City • at Dollar Hill	Remove on-street parking[2] Construct westbound passing lane[2]
	Route 65	• Blue Oaks to Industrial • Industrial to Lincoln Parkway • Lincoln Parkway to Route 193	Improve to 4 lane freeway[1] Widen to 6 lane arterial[3] Widen to 4 lanes[3]
	Route 49	Palm Avenue to Bell Road	Widen to 6 lanes[1]
	Route 89	at Route 28	Realign 89 at Tahoe City Wye[2]
	Route 267	at Brockway Summit	Construct northbound passing lane[2]
Regional	I-80 Corridor	• Extend light rail to Roseville • Commuter rail service - Colfax to Davis	
Placer County	Auburn-Folsom Road	• Sacramento County to Douglas Blvd	Widen to 6 lanes
	Baseline Road	Watt Avenue to Fiddyment	Widen to 6 lanes
	Douglas Blvd	Sierra College Blvd to Auburn-Folsom Road	Widen to 6 lanes
	Sierra College Boulevard	English Colony Way to Route 193	Widen to 4 lanes
	Lincoln Way	at Auburn Ravine Road	Improve intersection
	Industrial Avenue	Sunset Blvd to Athens Road	Widen to 4 lanes
	Watt Avenue	Sacramento Co to Baseline Road	Widen to 4 lanes

1. Included in PCTC's Project List for the 1993 Regional Transportation Plan, but without assured funding.
2. Included in TRPA's 1992 Regional Transportation Plan - Air Quality Plan.
3. Included in City of Lincoln's "Public Facilities Element".

TABLE 4-22

ROADWAYS NOT MEETING LEVEL OF SERVICE STANDARDS
2010 Mitigated Transportation System

	Lanes		LOS		Level of Service Standard
Roadway/Segment	**1990**	**2010**	**1990**	**2010**	
State Highways					
I-80					
Riverside Ave to Atlantic St	6	8[1]	D	F1	E
Penryn to Route 193	6	7	C	F1	E
Route 28					
Route 89 to Tahoe State Park	2	2	E	F3+	E
Tahoe State Pk to Lake Forest Dr	2	2	D	F2	E
Lake Forest Dr to Lincoln Way	2	2	B	F1	E
Coon St to Nevada State Line	2	2	C	F1	E
Route 89					
Pineland Dr to Route 28	2	2	C	F1	E
City of Roseville					
Sunrise Ave					
Sacramento City to Cirby Way	4	6	D	D	C[2]
Washington Blvd					
Junction Blvd to Oak Street	4	4	D	D	C
Roseville Parkway					
Sunrise Ave to Harding Way	0	6	N/A	D[3]	C
Foothill Blvd					
Vineyard Rd to Cirby Way	4	6	C	E	C
Cirby Way					
Foothills Blvd to Riverside Ave	4	6	C	F1[2]	C
Riverside Ave					
Cirby Way to I-80	4	6	E	E[3]	C
Junction Boulevard					
Woodcreek Oaks to Fiddyment Rd	0	2	N/A	E	C
City of Rocklin					
Pacific/Taylor Street					
Rocklin South City Limits to Rocklin Road	4	4	A	D	C[4]
Town of Loomis					
Sierra College Blvd to Horseshoe Bar Rd	2	2	A	D	C
City of Auburn					
Auburn Limits to Maidu Rd	2	2	A	D	C
Nevada Street					
I-80 to Fulweiler	2	2	A	D	C
Fulweiler Ave to Palm Ave	2	2	B	F1	C

1. Includes 2 HOV lanes.
2. Level of service D standard at Cirby Way/Sunrise intersection.
3. Grade separated at Roseville Parkway/harding Blvd and Riverside Ave/Cirby Way would provide better LOS based on intersection level of service.
4. Level of service D standard within 1/2 mile of State Highways.

TABLE 4-23

LANE MILES BY LEVEL OF SERVICE FOR YEAR 2010
Placer County Major Roadways

		Existing		Proposed Project with 2010 Base		Proposed Project with 2010 Mitigated	
Area	**LOS**	**Lane Miles**	**Percent**	**Lane Miles**	**Percent**	**Lane Miles**	**Percent**
South Placer	A-C	425.2	89.7%	553.0	78.0%	624.2	82.1%
	D-E	42.8	9.0%	97.8	13.8%	110.4	14.5%
	F	6.0	1.3%	58.4	8.2%	26.0	3.4%
Subtotal		*474.0*		*709.2*		*760.6*	
Auburn-Foothills	A-C	243.4	92.2%	188.8	65.8%	198.8	66.9%
	D-E	20.6	7.8%	63.4	22.1%	74.0	24.9%
	F	0.0	0.0%	34.6	12.1%	24.2	8.2%
Subtotal		*264.0*		*286.8*		*297.0*	
Lower Sierra	A-C	81.2	100.0%	92.6	100.0%	92.6	100.0%
	D-E	0.0	0.0%	0.0	0.0%	0.0	0.0%
	F	0.0	0.0%	0.0	0.0%	0.0	0.0%
Subtotal		*81.2*		*92.6*		*92.6*	
Sierra/Tahoe	A-C	190.6	90.6%	94.0	44.7%	94.0	44.7%
	D-E	19.8	9.4%	101.6	48.3%	101.6	48.3%
	F	0.0	0.0%	14.8	7.0%	14.8	7.0%
Subtotal		*210.4*		*210.4*		*210.4*	
Total	**A-C**	**940.4**	**91.3%**	**928.4**	**71.5%**	**1009.6**	**74.2%**
	D-E	83.2	8.1%	262.8	20.2%	286.0	21.0%
	F	6.0	0.6%	107.8	8.3%	65.0	4.8%
Subtotal		*1029.6*		*1299.0*		*1360.6*	

TABLE 4-24

2040 ROADWAYS NOT MEETING LEVEL OF SERVICE STANDARDS
2040 Base Transportation System

ROADWAYS OPERATING AT LOS F				
Roadway	**Limits**	**Lanes**		
		1990	2040 Base System[1]	2040 Needs[2]
STATE HIGHWAYS				
I-80	Sacramento County to Sierra College Blvd	8	8	10
	Penryn Road to Route 49	6	8	10
	Auburn Ravine to Clipper Gap Road	6	6	8
	Applegate Road to Heather Glen	6	6	8
	Colfax/Route 174 to Magra	4	6	8
Route 65	Harding Boulevard to Blue Oaks Boulevard	4	4	6
	Sunset Blvd to Industrial Blvd	2	4	6
	Wise Road to Yuba Co Line	2	4	6
Route 193	Auburn Ravine to Sierra College Blvd	2	4	6
Route 49	Foresthill Road to I-80	2	2	4
	Dry Creek Road to Nevada County Line	2	4	6
Route 174	I-80 to Auburn Street	2	2	4
Route 89	Pineland to Route 28	2	2	4
Route 28	Route 89 to Lardin Way	2	2	4
	Coon Street to Nevada State Line	2	2	4
UNINCORPORATED PLACER COUNTY				
Douglas Blvd	Sierra College Blvd to Barton Road	2	4	6
Sierra Colege Blvd	Douglas Blvd to Rocklin south city limits	2	6	8
	Loomis north limits to English Colony Way	2	4	6
	English Colony Way to Route 193	2	2	6
Taylor Road	Loomis Town limits to Callison Road	2	2	4
Sunset Blvd	Route 65 to Industrial Blvd	4	4	6
Barton Road	Douglas Blvd to Olive Branch Road	2	2	4
	Olive Ranch Road to Loomis Town Limits	2	2	4

TABLE 4-24 (Continued)

ROADWAYS OPERATING AT LOS F (Continued)

Roadway	Limits	Lanes		
		1990	2040 Base System[1]	2040 Needs[2]
CITY OF ROSEVILLE				
Foothills Boulevard	Vineyard Road to Cirby Way	4	6	8
Cirby Way	Foothills Boulevard to Riverside Avenue	4	6	8
Riverside Avenue	Douglas Boulevard to Darling Way	2	2	4
	Darling Way to Cirby Way	4	4	6
	Cirby Way to I-80 (Eastbound)	6	6	8
Vernon/Atlantic	Douglas Blvd to Grant Street	4	4	6
	Grant Street to I-80	2	4	6
Sunrise Avenue	Sacramento County to Douglas Boulevard	4	6	8
Washington Boulevard	Route 65 to Industrial Boulevard	2	4	6
	Junction Boulevard to Oak Street	4	4	6
Blue Oaks Boulevard	Route 65 to Foothills Boulevard	2	6	8
Pleasant Grove Boulevard	Washington Boulevard to Foothills Boulevard	0	6	8
	Woodcreek Oaks Blvd to Fiddyment Road	0	4	8
Roseville Parkway	Sunrise Ave to Harding Blvd	0	6	8
	Harding Boulevard to Pleasant Grove Boulevard	0	6	8
TOWN OF LOOMIS				
Taylor Road	Horsehoe Bar Road to Loomis Town limits	2	2	4
CITY OF AUBURN				
Auburn-Folsom Road	Auburn Limits to Maidu Road	2	2	4
Nevada Street	Fulweiler Avenue to Palm Avenue	2	2	4
UNINCORPORATED PLACER COUNTY				
Baseline Road	Sutter County Line to Watt Avenue	2	6	8
Watt Avenue	Sacramento County Line to Baseline Road	2	6	8

TABLE 4-24 (Continued)

ROADWAYS OPERATING AT LOS D OR E

Roadway	Limits	Lanes		
		1990	2040 Base System[1]	2040 Needs[2]
UNINCORPORATED PLACER COUNTY (continued)				
Sierra College Blvd	Sacramento County Line to Baseline Road	2	6	8
Auburn-Folsom Road	Sacramento County to Douglas Blvd	2	6	8
	Laird Road to Auburn south city limits	2	2	4
Bell Road	Route 49 to New Airport Road	4	4	6
	New Airport Toad to I-80	2	4	6
Bowman Road	Auburn Ravine Road to Bowman Undercrossing	2	2	4
Foresthill Road	Lincoln Way to Foresthill City limits	2	2	4
Lincoln Way	Auburn Ravine Road to Bowman Undercrossing	2	2	4
Taylor Road	Callison Road to State Route 193	2	2	4
Foothills Boulevard	Athens Road to Lincoln Crossing	2	4	6
Cook-Riolo Road	Sacramento County Line to Baseline Road	2	2	4
Fiddyment Road	Sunset Boulevard West to Moore Road	2	2	4
	Sunset Boulevard to Moore Road	2	2	4
Barton Road	Sacramento County line to Douglas Boulevard	2	2	4
CITY OF ROSEVILLE				
Baseline Road	Fiddyment Road to Woodcreek Oaks Boulevard	2	4	6
Foothills Boulevard	Vineyard Road to Pleasant Grove Boulevard	4	6	8
Douglas Boulevard	I-80 to Sierra College Boulevard	6	6	8
Blue Oaks Boulevard	Foothills Boulevard to Fiddyment Road	0	6	8
Pleasant Grove Boulevard	Rocklin south city limits to Washington Boulevard	0	6	8
	Foothill Blvd to Woodcreek Oaks Blvd	0	6	8
Junction Boulevard	Woodcreek Oaks Boulevard to Fiddyment Road	0	4	6
Roseville Parkway	Douglas Blvd to Rocky Ridge	6	6	8
	Rocky Ridge to Sunrise Ave	0	6	8

TABLE 4-24 (Continued)

ROADWAYS OPERATING AT LOS D OR E

Roadway	Limits	Lanes		
		1990	2040 Base System[1]	2040 Needs[2]
CITY OF ROCKLIN				
Sierra College Boulevard	Rocklin south city limits to I-80	2	6	8
Sunset Boulevard	Pacific Avenue to Stanford Ranch Road	4	6	8
Rocklin Road	Pacific Avenue to I-80 I-80 to Sierra College Blvd	4 4	4 6	6 8
Pacific Avenue	Sunset Blvd to Rocklin Road	4	4	6
Stanford Ranch Road	Route 65 to Fairway Drive Fairway Drive tp Sunset Boulevard	2 4	6 6	8 8
TOWN OF LOOMIS				
Sierra College Boulevard	I-80 to Rocklin city limits	2	4	6
Taylor Road	Sierra College Boulevard to Horseshoe Bar Road King Road to Loomis Town Limits	2 2	2 2	4 4
King Road	Sierra College Blvd to Taylor Road	2	2	4
Horsehoe Bar Road	Taylor Road to I-80	2	2	4
CITY OF AUBURN				
Auburn-Folsom Road	Maidu Road to Lincoln Way	2	4	6
Lincoln Way	El Dorado Street to Oak Street	2	2	4
Nevada Street	I-80 to Fulweiler Ave	2	2	4

1. Includes all funded and unfunded improvements from the 2010 Mitigated Transportation System (shown in Tables 4-3, 4-4 and 4-21) plus unfunded improvements from the Placer County Regional Transportation Plan (shown in Table 4-7)
2. Reflects roadway lanes needed to achieve level of service standards based on 2040 travel demand with the 2040 Base Transportation System. The required lanes may not be feasible to implement and alternative mitigations may be possible (such as new or widened parallel roadways, grade separations, significant transit and/or travel demand management measures, etc.). The 2040 lane needs are intended only to guide right-of-way preservation in future planning efforts.

TABLE 4-25

LANE MILES BY LEVEL OF SERVICE FOR YEAR 2040
Placer County Major Roadways

		Existing		Proposed Project with 2010 Base		Proposed Project with 2040 Base	
Area	**LOS**	**Lane Miles**	**Percent**	**Lane Miles**	**Percent**	**Lane Miles**	**Percent**
South Placer	A-C	425.2	89.7%	553.2	78.0%	366.0	42.7%
	D-E	42.8	9.0%	97.8	13.8%	249.4	29.1%
	F	6.0	1.3%	58.4	8.2%	241.4	28.2%
Subtotal		*474.0*		*709.2*		*856.8*	
Auburn-Foothills	A-C	243.4	92.2%	188.8	65.8%	83.0	26.3%
	D-E	20.6	7.8%	63.4	22.1%	107.0	33.9%
	F	0.0	0.0%	34.6	12.1%	125.8	39.8%
Subtotal		*264.0*		*286.8*		*315.8*	
Lower Sierra	A-C	81.2	100.0%	92.6	100.0%	38.4	41.5%
	D-E	0.0	0.0%	0.0	0.0%	39.4	42.5%
	F	0.0	0.0%	0.0	0.0%	14.8	16.0%
Subtotal		*81.2*		*92.6*		*92.6*	
Sierra/Tahoe	A-C	190.6	90.6%	94.0	44.7%	94.0	44.7%
	D-E	19.8	9.4%	101.6	48.3%	101.6	48.3%
	F	0.0	0.0%	14.8	7.0%	14.8	7.0%
Subtotal		*210.4*		*210.4*		*210.4*	
Total	**A-C**	**940.4**	**91.3%**	**928.4**	**71.5%**	**581.4**	**39.4%**
	D-E	83.2	8.1%	262.8	20.2%	497.4	33.7%
	F	6.0	0.6%	107.8	8.3%	396.8	26.9%
Subtotal		*1029.6*		*1299.0*		*1475.6*	

4.4 TRANSIT

SETTING

Local transit service in Placer County is currently provided by local governments and social service agencies, not independent transit operators. Most of these services are oriented toward senior citizens, disabled persons and other transit dependents (i.e., those without access to a car) and are not geared toward congestion relief. Placer County Transit, Roseville Commuter Service, and Lincoln Transit currently provide some limited commuter services.

The transit and paratransit services currently being offered by the transportation and social service agencies within Placer County are summarized in Table 4-26.

TABLE 4-26

PUBLIC TRANSIT PROVIDERS IN PLACER COUNTY

Transit Provider	Operator/Administrator	Service Area	Type of Service
Auburn Transit	City of Auburn	Auburn area	Fixed Route
RADAR	City of Roseville	Roseville area	Dial-a-Ride
RUSH	City of Roseville	Roseville area	Fixed Route
Roseville Commuter Service	City of Roseville	Roseville to Sacramento	Fixed Route/Express
Lincoln Transit	City of Lincoln	Lincoln area	Fixed Route
Placer County Transit Service	Placer County	Unincorporated County area	Fixed Route/Deviation
TART	Placer County	North and West Shore of Tahoe	Fixed Route
CTSA	CTSA of Placer	Placer County	Demand Response

Source: Placer County Congestion Management Program, PCTC, January 1994.

The Placer County Transportation Commission has prepared a Short Range Transit Plan to determine the overall demand for transit and paratransit services and to determine if all transit needs are being met in the county. The Proposed Plan has recommended service restructuring, a capital improvement plan to meet the service recommendations, and a financial plan addressing the operating and capital requirements of Placer County Transit over the next seven years. The City of Roseville has developed a similar Short Range Transit Plan for its Roseville Urban Shuttle Transit (RUSH), Roseville Commuter Service, and Roseville Area Dial-a-Ride (RADAR) systems and has recently developed a Long Range Master Transit Plan. The City will soon undertake the development of their Transit Opportunities Plan that is intended to establish transit corridors and land use/design guidelines within those corridors. The City expects amendments to its General Plan policies as a result of the Transit Opportunities Plan.

Extension of light rail service from Sacramento to Roseville has been studied as part of Sacramento Regional Transit's Systems Planning Study. There is no implementation schedule for the full extension at this time, although plans are underway to extend service as far as Antelope in Sacramento County by 1996. The City of Roseville is currently under a $450,000 contract with Sacramento Regional Transit to prepare preliminary engineering studies and an EIR for the light rail extension from Antelope Road to Roseville Parkway.

The Placer County Transportation Commission (PCTC) undertook a study of commuter rail service from Placer County through Sacramento to Davis in Yolo County along the Southern Pacific corridor. Stations in Placer County would be served at Roseville, Rocklin, Loomis, Newcastle, Auburn, Bowman, and Colfax. There is no implementation schedule for this project, although interest remains high.

PCTC is currently undertaking a long-range transit organization study expected to be completed by June 1994. The study will recommend various service levels and organizational alternatives for future transit service delivery in Placer County.

There are two providers of intercity transit service: Greyhound and AMTRAK. Greyhound provides intercity bus transportation in Placer County. Service is provided to major urban centers throughout the nation. AMTRAK provides intercity rail service to Placer County via stations in Roseville and Colfax. The "California Zephyr" provides east-west service between Chicago and Oakland with one stop in each direction daily. Placer County residents can also access the California Zephyr at Truckee in Nevada County. AMTRAK's Pacific Coast Route has a stop in Sacramento and travels through Roseville, but does not have a stop in Placer County. Other AMTRAK trains can be accessed at Sacramento, or by using the AMTRAK Thruway Bus Connections to Roseville.

Capital Corridor Intercity Rail began operation in December 1991. This service links the Bay Area with the Sacramento area and Placer County. At present, one round trip train accesses Roseville daily. Additional trains and an extension as far as Rocklin and Bowman are planned.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Substantial increases in traffic volumes would occur by 2010 due to land use development and growth in Placer County under the *General Plan*, especially the southern part of the county as discussed under Section 4.2. With the anticipated large increases in population and employment in South Placer County, it would be difficult for the County to maintain its roadway level of service standard and meet the goals and standards of the Placer County Air Quality Attainment Plan and the Placer County Congestion Management Program. For these reasons, the need for intra- and inter-county transit services will be important to the County as future development occurs. This would require improvements to transit services, including service to the proposed growth areas, to achieve level of service, air quality, and the average vehicle ridership (AVR) standards. Such transit improvements would require adequate funding for operations as well as capital costs.

The County currently has limited transit services. The level of transit funding in PCTC's "Draft Projects List" for the 1993 RTP would allow modest additional capital expenditures and operating costs for transit operators compared to the anticipated growth in population and employment in the County. The analysis of Year 2010 travel demand includes the extension of light rail transit (LRT) to Antelope in Sacramento County. The bus system assumed for this analysis would include a feeder service to the Antelope end-of-the-line LRT station and a limited increase in intra-county services. With the *General Plan* Land Use and the limited transit services, travel within and through the county would increasingly rely on the automobile, as shown by the mode choice percentages in Table 4-8 and discussed in Section 4.2.

GENERAL PLAN POLICY RESPONSE

Improvements to the County's transit service will be needed to help achieve its roadway level of service standard as well as trip reduction standards in both the County's Trip Reduction Ordinance and the Placer County Air Quality Attainment Plan (AQAP) to achieve air quality goals.

The following policies and programs address the transit-related implications of the *Land Use Diagram.*

Policies

3.B.1. *The County shall work with transit providers to plan and implement additional transit services within and to the county that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.*

3.B.2. *The County shall promote the provision of high quality transit service in the transit corridors designated in Figure I-7 in Part I of this Policy Document.*

3.B.3. *The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with other vehicles.*

3.B.4. *The County shall pursue all available sources of funding for transit services.*

3.B.5. *The County shall support and pursue the extension of light rail service to Roseville.*

3.B.6. *The County shall support and remain actively involved in expanding the Capital Corridor Service for the needs of commuters.*

3.B.7. *The County shall continue to explore development of other rail systems, such as Roseville to Marysville service, to serve Placer County residents, workers, and businesses.*

3.B.8. *The County shall undertake, as funding permits, and participate in studies of inter-regional recreational transit services, such as rail, to the Sierra.*

3.B.9. *The County shall require development of transit services by ski resorts and other recreational providers in the Sierra to meet existing and future recreational demand.*

3.B.10. *The County shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.*

3.B.11. *The County shall support efforts to provide demand-responsive service ("paratransit") and other transportation services for those unable to use conventional transit.*

3.B.12. *The County shall encourage the development of facilities for convenient transfers between different transportation systems. (e.g., train-to-bus, bus-to-bus)*

3.B.13. *The County shall designate transportation corridors that provide linkages with other regional transportation corridors, Light Rail Terminus Stations, and major transportation facilities.*

Programs

3.7. *The County shall work with the Placer County Transportation Commission in periodically reviewing and updating its short-range transit plan at least as often as required by State law.*

3.8. The County shall work with the Placer County Transportation Commission in preparing, adopting, and implementing a long-range strategic transit master plan to develop and maintain a viable transit system for the county. The master plan should include planning for transit corridors. The plan should be reviewed and updated on a regular basis.

3.9. The County shall continue to participate in planning for and implementing improved passenger rail service to Placer County, including the proposed Auburn/Sacramento/Oakland/San Jose service.

3.10. The County shall work with other agencies to identify transit corridors and to acquire abandoned rights-of-way and preserve right-of-way and tracks structures within transit corridors.

3.11. The County shall work with Caltrans and other agencies to determine the need for additional or expanded park-and-ride lots and to identify additional sites for such lots.

3.12. The County shall assist transit planning agencies and transit providers in assessing transit demand and the adequacy of existing services.

3.13. The County shall prepare and adopt land use and design standards for areas within designated transit corridors consistent with the policies and standards in this Policy Document. The County shall also develop design standards that can be applied in all urban/suburban areas to promote transit accessibility and use, and require the provisions of transit amenities as conditions of project approval.

3.14. The County shall work with other agencies to identify and pursue funding for transit.

3.15. As appropriate, the County shall adopt resolutions in support of local, state, and federal legislation and funding for rail service.

3.16. The County shall adopt and implement funding mechanisms to support adopted transit plans throughout the county. Such mechanisms may include service area fees and transit impact fees.

3.17. The County shall participate in a multi-modal corridor study of the I-80 corridor that will explore improvements to passenger rail service and high occupancy vehicle (HOV) facilities to maximize the person-carrying capacity of the corridor.

Policies 3.B.1 through 3.B.12 call for the County to actively pursue and support transit system improvements, particularly funding mechanisms and land use guidelines. Implementation Program 3.8 would require completion of a long-range strategic transit master plan for the county. That study would include a plan for the transit corridors described in Part I of the Policy Document and address the feasibility of a commuter-oriented transit system for the county.

Policy 3.B.2. and Implementation Program 3.13 advocate the land use planning component for promoting transit accessibility and land use by calling for preparation of land use and design standards within the designated transit corridors. The purpose of the standards is to maximize transit utilization. Emphasis will be placed on coordinating land use and transit planning to increase the viability of high quality transit services (e.g., express bus, rail).

Policies 3.B.5 through 3.B.8 call for the County to pursue rail services, both light rail and commuter rail, which would partially address the anticipated traffic congestion levels expected in the I-80 corridor. Implementation Program 3.17 would require the County to participate in a multi-modal corridor study for I-80, which would include investigating passenger rail service. Implementation Program 3.9 would require the County to participate in the implementation of planned passenger rail services. Policy 3.B.3 and Implementation Program 3.10 call for the County to plan for future transit services by working with other agencies to identify, acquire and/or pursue right-of-way for future transportation corridors.

Policies 3.B.8 and 3.B.9 relate to the County's promotion of transit services for recreational travel, particularly to and from the Sierra as well as within the Sierra.

Policies 3.B.10 and 3.B.11 address the need for the County to consider and support efforts to provide transit services to senior, disabled, low-income, and transit-dependent persons. Funding for providing transit service in compliance with the Americans with Disabilities Act (ADA) should be pursued and secured.

IMPACTS

If the policies contained within the *General Plan* are effectively implemented, including policies directed towards securing funding for transit improvements (Policies 3.B.4 and 6.G.5), less than significant effects on transit services would be anticipated. The effective implementation of the policies also includes the coordination with the cities, especially in developing land use design standards for transit corridors that pass through the cities.

MITIGATION MEASURES

No mitigation measures are necessary.

ANALYSIS OF 2040 CONDITIONS

As population and employment in the County continues to grow to the year 2040, travel demand will substantially increase. It will become more difficult to widen roadways, particularly in the infill/developed areas of the county. Widening beyond a certain number of lanes would not be a practical solution in the long-term.

As well as capacity constraints, air quality and energy conservation will become more of an issue as the county increases its population and employment. Unless technology diminishes the concern about air quality and energy, trip reduction measures will become more critical by 2040.

The impacts of the Transit Corridor land use and design guidelines and standards may not have a significant effect by 2010, but by 2040, the guidelines and standards may have a significant effect on single-occupant vehicle trip reduction, if they are effectively implemented over this extended period. The preservation of transit corridors over time may allow new or upgraded rail service or express bus service to be implemented and viable as the densities become higher in the corridors. Funding may also be secured for capital purchases and operations to implement rail service. The designation of Transit Corridors through areas expected to accommodate substantial new urban development can influence design now so that in the future, high-quality transit service becomes more feasible.

4.5 TRANSPORTATION SYSTEMS MANAGEMENT

SETTING

Along with highway and transit improvements, Placer County clearly needs to more efficiently use the existing transportation system if it is to meet the increased demand of the future. Management techniques such as ridesharing, variable work hours, high occupancy vehicle lanes, increased use of public transit and "operational improvements" on the transportation system are receiving increased attention. Transportation System Management (TSM) focuses on reducing the number of vehicles on highways during peak periods through techniques such as ridesharing, increased use of transit, and staggered work hours. Such measures can be integrated into the land use planning process by providing incentives to developers, such as reduced parking requirements or reduced development impact fees, when certain trip reduction techniques are implemented. TSM is an approach to solving transportation problems by improving the efficiency of the existing transportation system by better managing the demand for transportation facilities. TSM considers existing streets and highways, rail trackage, parking facilities, bike and pedestrian facilities, and public and private vehicles as elements of a single transportation system. TSM attempts to organize these elements through operating, regulatory, and pricing policies into one efficient, productive, and integrated transportation system.

The Placer County Congestion Management Program (CMP) includes a Trip Reduction and Travel Demand Management Element, as required by California Government Code section 65089(b)(3). This legislation requires that the trip reduction and travel demand element of a CMP promote alternative transportation methods, such as carpools, vanpools, transit, bicycles, and park-and-ride lots; improvements in the balance between jobs and housing; and other strategies, including flexible work hours and parking management programs. The CMP legislation also makes this element a conformance requirement; local governments that do not adopt trip reduction and travel demand ordinances may risk losing the increment in their gasoline tax subvention provided by Proposition 111.

The County of Placer revised its Trip Reduction Ordinance (TRO) in 1993. The County's TRO ensures that developers, property owners, and employers will share the burden of growth by developing, implementing and monitoring their Transportation Plan. The intent of the ordinance is that "employers strive to reach the goal of an Average Vehicle Ridership (AVR) of 1.4 persons per vehicle within the air basin by 1999 in compliance with the California Clean Air Act." Simply described, AVR is the ratio of person trips to vehicle trips for all purposes (work and non-work related) during commute periods, and reflects the extent to which vehicle travel is reduced by carpools, transit, bicycles and walking.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Significant increases in population and employment are anticipated in South Placer County over the next two decades. With the anticipated growth and related traffic volume increases discussed in Section 4.3, it would be difficult for the County to maintain its roadway level of service policy, meet the goals and standards of the Placer County CMP and AQAP, and meet the County's goal of an AVR of 1.4 persons per vehicle in the Trip Reduction Ordinance. The mode choice analysis of the 2010 Base Transportation System indicated that Placer County would only achieve 1.27 to 1.29 AVR without an aggressive TSM program. To achieve the level of service, air quality, and average vehicle ridership standards, significant TSM measures are required as future development occurs.

GENERAL PLAN POLICY RESPONSE

The following General Plan policies and programs promote transportation systems management:

Policies

3.C.1. The County shall promote the use of transportation systems management (TSM) programs that divert automobile commute trips to transit, walking, and bicycling.

3.C.2. The County shall promote the use, by both the public and private sectors, of TSM programs that increase the average occupancy of vehicles.

3.C.3. The County shall work with other responsible agencies to develop other measures to reduce vehicular travel demand and meet air quality goals.

3.C.4. During the development review process, the County shall require that proposed projects meet adopted Trip Reduction Ordinance (TRO) requirements.

Programs

3.18. The County shall regularly monitor performance under its Trip Reduction Ordinance (TRO) and shall periodically review its TRO and revise it as necessary.

3.19. The County shall work with Placer County cities and other agencies, such as Sacramento RIDESHARE and South Placer County Transportation Management Agency (TMA), in developing programs and facilities.

These policies call for the County to promote TSM programs and work with other agencies to efficiently utilize transportation facilities. Implementation Program 3.18 would require the County to regularly monitor its performance under its Trip Reduction ordinance and periodically review and revise it as necessary. Policies 3.G.1 through 3.G.4 address the development and performance of the transportation system that promotes the use of TSM measures. The responsibility of the County to encourage the efficient use of the transportation system would go beyond monitoring and review of its Trip Reduction Ordinance. Implementation Program 3.19 calls for the County to participate and be involved in developing programs and facilities to efficiently utilize the County's transportation system. The County should develop these programs in coordination with other agencies, such as Sacramento RIDESHARE, South Placer County Transportation Management Association (TMA), and the cities.

IMPACTS

Effective implementation of the policies and programs in the *Policy Document*, including policies intended to secure funding for transit improvements (Policies 3.A.13, 3.A.14, and 3.D.3), impacts would be less-than-significant.

MITIGATION MEASURES

No mitigation measures are necessary.

ANALYSIS OF 2040 CONDITIONS

As discussed is Section 4.4, the travel demand by the year 2040 would become very large if travel behavior and patterns do not change. Severe level of service problems would develop for roadways unless there is a change in travel behavior. It will become critical that the County have a more active role in promoting TSM measures. By 2040, major technology differences may make TSM measures more available and practical. The County's Trip Reduction Ordinance should be reviewed and updated to reflect the new technologies.

If travel behavior does not change over time, then TSM measures implemented over this extended period may play a major role by 2040. As TSM programs are developed and new facilities and development are constructed with design standards that encourage alternative modes of transportation, over time, communities will develop a transportation system that relies less on the automobile. The programs, facilities and change in the transportation system could influence people's behavior over an extended period.

Carpool lanes in the I-80 corridor from Sacramento County to Sierra College Boulevard will be implemented by 2010. As the I-80 "transit corridor" intensifies and develops, these HOV lanes should have a significant effect. HOV lanes could be implemented in other transit corridors such as SR 65, as those corridors develop.

4.6 NON-MOTORIZED TRANSPORTATION

SETTING

Bikeways

A limited number of bikeways are provided in Placer County. Officially designated bicycle facilities are classified as follows:

Class I: Off-street bike trails or paths which are physically separated from streets or roads used by motorized vehicles.

Class II: On-street bike lanes with signs, striped lane markings, and pavement legends.

Class III: On-street bike routes marked by signs and shared with motor vehicles and pedestrians. Optional four inch edge lines painted on the pavement.

Bikeway plans have been developed within a number of community plan areas, within the Tahoe area, the City of Roseville, and on a countywide basis through the Placer County Bikeways Master Plan. This master plan includes the communities of Colfax, Weimar, Meadow Vista, Auburn, Newcastle, Lincoln, Penryn, Loomis, Rocklin, Roseville, and Granite Bay.

Specific funding for bikeways has been allocated by the Placer County Transportation Commission by dedicating two percent of Transportation Development Act funds for bicycle and pedestrian projects. These funds are distributed to Cities and the unincorporated county based upon population and other criteria. A set of bicycle improvement guidelines has been developed. Table 4-27 summarizes the *Placer County Bikeways Master Plan* prioritization list of bikeway needs.

As part of the *Regional Transportation Plan - Air Quality Plan* prepared by the Tahoe Regional Planning Agency (TRPA) in 1992, TRPA identified bicycle trails to be constructed in the Tahoe Area, with the following proposed bicycle trails being located in Placer County:

- Class I - Fanny Bridge to Tahoe State Recreation Area
- Class I - North Tahoe Regional Park to Dollar Hill
- Class II - SR 28, Dollar Hill to California/Nevada State line
- Class II - Country Club Drive, Lake Shore Drive to Driver Way

Walkways

The Placer County Public Works Department has design standards for sidewalks that are currently used for new development.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Bikeways

While the demand for safe and convenient routes for recreational and transportation related bicycling is growing, there are deficiencies in the County's existing and planned bikeway system. The projected level of development under the *General Plan Land Use Diagram* would significantly affect the bikeway system. The current deficiencies in the system include the following:

- The County's existing bikeway system is very limited and current funding sources for bikeways will not keep-up with the growth in demand for bicycle use.

- There is no official provision for planning of bicycling amenities, such as rest facilities and parking areas.

- There is a lack of designated County staff to coordinate bikeway issues and follow through with the planning, development, and implementation of the bikeway system, including working with the cities.

The *Placer County Bikeways Master Plan* prepared for the Placer County Transportation Commission was developed in 1988. The plan provides only a ten-year policy guide. The plan was developed prior to the development of the *General Plan Land Use Diagram* and does not cover the portion of the County east of Colfax. A bikeway plan for the Lake Tahoe region is included in TRPA's Regional Transportation Plan - Air Quality Plan and provides for increased recreational use in the future.

Walkways

The *General Plan Land Use Diagram* would accommodate increased development in the county and increase the need for pedestrian accessibility. As development occurs, standards for walkways should be used as a guide to provide consistency and continuity within the walking areas. However, standards that vary depending upon the type of development do not currently exist in the county and, therefore, the provision and adequacy of the walkways can vary among developments.

TABLE 4-27

PLACER COUNTY BIKEWAY MASTER PLAN

Roadway	Section	Bikeway Class	Priority
Auburn-Folsom Road	Sacramento County Line to Highway 193	3	1
Sierra College Boulevard	Sacramento County Line to Roseville City Limit	3	1
	Old Auburn Road to Milepost 0.50	3	1
	Eureka Road to Rocklin City Limit	3	1
	Rocklin Road to I-80	3	1
	Loomis Town Limit to Highway 193	3	1
Lincoln Way	Auburn City Limit to Bowman Undercrossing	2	1
Bowman Road	Bell Road to Dry Creek Road	2	1
	Dry Creek Road to Luther Road	2	1
	Luther Road to Auburn Ravine Road	3	1
Lake Arthur Road	Dry Creek Road to Crother	3	1
Applegate Road	South and to I-80	3	1
Giesendorfer Road	I-80 to I-80	3	1
Canyon Way	I-80 to Colfax City Limit	3	1
Douglas Boulevard	Sierra College to Oak Knoll Drive	2	2
Luther Road	Highway 49 to Bowman Road	3	2
Bell Road	Bowman Road to Wilson Drive	3	2
	Wilson Drive to Joerger Road	3	2
King Road	Loomis Town Limit to Sugarloaf Mountain Rd	2	2
	Sugarloaf Mountain Road to Auburn-Folsom Rd	3	2
Sunset Boulevard	Rocklin City Limit to Highway 65	2	2
	Highway 65 to Placer Boulevard	3	2
	Placer Boulevard to West end	2	2
Indian Hill Road	I-80 to Auburn-Folsom Road	3	2
Horseshoe Bar Road	Loomis Town Limit to Auburn-Folsom Road	2	2
	Auburn-Folsom Road to East end	3	2
Dry Creek Road	Richardson Drive to Lake Arthur Road	3	2
W Weimar Cross Road	Placer Hills Road to I-80	2	2
Placer Hills Road	Lake Arthur Road to Colfax City Limit	3	2
Wells Road	Loomis Town Limit to Val Verde Road	2	2
Ophir Road	Highway 193 to Wise Road	3	2
Industrial Avenue	Roseville City Limit to Highway 65	3	3
Newcastle Road	Rattlesnake Bar Road to Indian Hill Road	3	3
English Colony Road	Sierra College Boulevard to Taylor Road	3	3
Rock Springs Road	Taylor Road to Auburn-Folsom Road	3	3
Penryn Road	King Road to Taylor Road	3	3
Val Verde Road	Wells Road to King Road	3	3
Crother Road	Placer Hills Road to Applegate Road	3	3
Atwood Road	Richardson Road to Highway 49	3	3
Tokayana Road	Placer Hills Road to Ben Taylor Road	3	3
Rattlesnake Bar Road	Shirland Tract Road to Folsom Lake State Park	3	3
Foresthill Road	Lincoln Way to Clementine Road	3	3

1. Highest Priority Elements are numbered "1".
Source: Placer County Bikeways Master Plan, Omni-Means Engineers-Planners, 1988.

GENERAL PLAN POLICY RESPONSE

The General Plan includes the following policies to address the implications of the *Land Use Diagram* on non-motorized transportation:

Bikeways

Policies

3.D.1. *The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the county's major employment and housing areas and between its existing and planned bikeways.*

3.D.2. *The County shall work with neighboring jurisdictions to coordinate planning and development of the County's bikeways and multi-purpose trails with those of neighboring jurisdictions.*

3.D.3. *The County shall pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian).*

3.D.4. *The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.*

Programs

3.20. *The County shall review and revise its Bikeways/Trails Master Plan consistent with the General Plan.*

3.21. *The County shall require that bikeways recommended in the Bikeways/Trails Master Plan be developed when roadway projects are constructed and when street frontage improvements are required of new development.*

These policies call for the development and promotion of a comprehensive bikeway system that would provide connections between the county's major employment and housing areas and between its existing and planned bikeways. To ensure the development of the Bikeway Master Plan, Implementation Programs 3.19, 3.20, and 3.21 require the review and revision of the current Master Plan to establish consistency with the *General Plan.* These programs also require the construction of bikeways in conjunction with the construction of a roadway and street frontage improvements required of new development. To promote bicycle use, Implementation Program 3.22, which calls for preparation and availability of a bicycle route map, along with programs 3.19 through 3.20, would be employed.

The key to implementation of the bikeway plan will be adequate funding mechanisms. The pursuit of funding sources is addressed by Policy 3.D.3. The County should provide resources to identify funding mechanisms for implementing the revised bikeway plan (as set forth in Policy 3.D.1) consistent with timing of development. Funding availability and schedule for the implementation of the bikeway plan may not coincide with development. As an area intensifies its land use, the transportation system improvements, including bikeways, should occur concurrently.

Walkways

Policies

3.D.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.

3.D.5. The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.

3.D.6. The County shall support the development of parking areas near access to hiking and equestrian trails.

Program

3.24. The County should develop and adopt standards for bicycle, pedestrian, and equestrian facilities. These standards should vary by types of land use and terrain.

Policies 3.D.4 through 3.D.6 would promote pedestrian travel through required provision of facilities. Implementation Programs 3.24 would require development of standards to use as a guide for design of trails.

IMPACTS

Bikeways

Effective implementation of the *General Plan* would resolve existing deficiencies in the County's bikeway system over the long-term. Less-than-significant impacts are anticipated under implementation of the *General Plan* policies and programs.

Walkways

Effective implementation of the *General Plan* policies and programs would prevent significant impacts from occurring as a result of development under the *Land Use Diagram*. The impacts would therefore be less-than-significant.

MITIGATION MEASURES

No mitigation are necessary.

ANALYSIS OF 2040 CONDITIONS

By 2040, the implementation of the land use and facility design standards that promote bicycling and walking would have more of an effect on trip reduction than would occur by 2010. As new development occurs and the standards are implemented and enforced, the bicycle network and walkway system will become more extensive. Over time, an integrated bicycle and walkway system could link communities and have substantial use if design standards are effectively implemented.

4.7 GOODS MOVEMENT

SETTING

Highway Freight Transportation

The majority of goods movement in Placer County is provided by truck transportation. Placer County has considerable long-distance trucking activity, because of the presence of Interstate 80. Trucks are defined as heavy freight vehicles which meet the Service Transportation Assistance Act of 1982 (STAA) definitions as found in the California Vehicle Code. Truck routes on city or county roads can be designated by the specific city or county. Additionally, the County can specifically prohibit trucks from using State or National highways if needed. Placer County has not developed a system of truck routes for the unincorporated county. Trucks are, however, prohibited from using specific bridges and roadways (see list in the *General Plan Background Report*).

Rail Freight Transportation

Rail freight service in Placer County is provided by the Southern Pacific Transportation Company. Roseville is the site of a major Southern Pacific Rail Yard. From Roseville, lines extend northeast across the Sierra, north through the Sacramento Valley, and southwest into Sacramento and on to the Bay Area and San Joaquin Valleys. The route from Sacramento through Roseville and across the Sierra is a major transcontinental rail corridor. The Roseville yard serves as a major switching center as eastbound railcars and locomotives are organized for the substantial climb over the Sierra, and westbound railcars are redistributed for delivery to West Coast destinations.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

The population and employment would increase substantially under the *General Plan* Land Use. The regions around Placer County are also expected to experience significant growth. The demand for goods as well as truck volumes, would increase in response to the increased development. Congestion is expected in major travel corridors, particularly I-80, which is a regional and interstate link in goods movement transport. Roadway congestion, insufficient system capacity, such as limited railroad track usage, and poor scheduling may cause delays. Delays in transporting goods translate into higher costs to the shipper which usually are passed to the consumer. Therefore, it is important for the County to maintain a balanced freight transportation system.

GENERAL PLAN POLICY RESPONSE

The following policies and programs address the implications of the *Land Use Diagram* concerning goods movement:

Policies

3.E.1. The County shall promote efficient inter-regional goods movement in the I-80 corridor.

3.E.2. The County shall encourage continued freight service on the Southern Pacific rail line.

3.E.3. The County shall plan for and maintain a roadway system that provides for efficient and safe movement of goods within Placer County.

3.E.4. The County should assist public and private agencies in integrating railroad freight services into regional transportation and economic development strategies.

3.E.5. The County shall support federal and state efforts to levy higher user charges for mitigating truck traffic impacts.

3.E.6. The County shall investigate and encourage the use of heavy rail for interurban transport of goods and materials in the I-80 corridor.

3.E.7. The County shall participate in regional coordination efforts to assure that land use and transportation plans are integrated with rail development plans.

Programs

3.25. The County shall develop and adopt transportation design standards that address truck traffic conflicts with transit, bicycles, and foot traffic.

3.26. The County shall participate in a multi-modal corridor study of the I-80 corridor to examine opportunities to reduce truck traffic and increase rail capacity.

These policies call for the County to promote efficient inter-regional goods movement in the I-80 corridor while encouraging continued freight service on the Southern Pacific Rail line. Policy 3.E.6 calls for the County to investigate the use of rail for interurban transport in the I-80 corridor and Implementation Program 3.26 implements this policy by requiring the County to participate in a multi-modal corridor study for I-80 that includes investigating goods movement.

These policies address freight truck travel by requiring the County to maintain a roadway system that provides safe, efficient goods movement and is consistent with air quality, congestion management, and land use goals. Implementation Program 3.25 calls for the County to develop transportation design standards that minimize truck traffic interference with other person-movement modes, i.e., transit, bicycles and walking.

Policies also address integrating rail freight plans and services, requiring the County to consider rail freight service in coordination with other agencies when developing regional transportation and economic strategies and land use and transportation plans.

IMPACTS

No significant impacts on goods movement would be anticipated if the policies contained in the *General Plan* are effectively implemented.

MITIGATION MEASURES

No mitigation measures are necessary.

ANALYSIS OF 2040 CONDITIONS

Rail facilities and service in the I-80 corridor will become more important by 2040 as population and employment increase in Placer County and other regions around Placer County. Goods movement in this

corridor may increasingly rely on rail as roadways become congested. The County should continue to preserve rail facilities and service in the corridor and support the upgrade of these facilities over time.

4.8 AVIATION

SETTING

On the western slope of Placer County, there are three general purpose airports; Auburn Municipal Airport, Blue Canyon Airport, and Lincoln Municipal Airport. The Blue Canyon Airport, which is operated by the County, is an emergency airstrip. It presently has only two based aircraft, both single engine. From the standpoint of overall aviation in Placer County, the Blue Canyon Airport plays a relatively minor role.

In the eastern county, the Truckee-Tahoe Airport is located near the northeastern edge of the county. The airport lies northwest of the Lake Tahoe Basin, about two miles east of the town of Truckee along Highway 267 and roughly in the center of a 70 square mile area known as the Martis Valley. The majority of the airport lies in Nevada County. Only 15 percent of the airport is in Placer County. The Truckee-Tahoe Airport District owns and operates the airport. As of August 1985, there were 12 based aircraft and an estimated 74,100 annual operations. In 1988, the Truckee-Tahoe Airport Master Plan was completed. This study predicts that aircraft operations at the airport will remain primarily single and multi-engine, although business jet activity is expected to show strong growth. While certified air carrier service is not expected to occur during the master plan time frame, it is predicted that there will be extensive air passenger movement by commuter airlines and aircraft charter, by air taxi operations related to the fixed-base operators, and by personal and business aircraft.

Auburn Municipal Airport is located north of the City of Auburn on Airport Road, north of Bell Road. In 1989, there were 206 based aircraft, 195 single engine and eleven multi-engine at the airport. The airport had a total of 68,000 operations in 1989. Future projections range from an estimate of 249 based aircraft in 2005 with 77,400 annual operations (preliminary California Aviation System Plan) to 360 based aircraft with 144,000 annual operations in 2007 (Auburn Municipal Airport Master Plan and Environmental Impact Report, 1989).

Lincoln Municipal Airport is operated by the City of Lincoln. It is located on the western edge of the City, north of Nicolaus Road. The City of Lincoln reports that in FY 1989-90, there were 244 based aircraft including 213 single engine, 22 multi-engine, 4 turbo-props, 2 turbo jets and 1 rotocraft. The total number of operations for FY 1989-90 was 103,000. Future projections, according to City of Lincoln, are for 125,500 operations per year and 404 based aircraft in 2005.

For long-distance commercial air travel, Placer County residents generally use the major airports in South Lake Tahoe, Sacramento, Reno, and San Francisco.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Under the *General Plan* Land Use, the land uses near the airport approach and departure zones are limited to uses compatible with aviation operations. The significant increase in population and employment under the *General Plan* Land Use would result in a significant increase the use of the airports located within Placer County.

GENERAL PLAN POLICY RESPONSE

The following policies and programs address the implications of the *Land Use Diagram* on air transportation.

Policies

3.F.1. *The County shall support the continued use of the Auburn Municipal Airport, the Lincoln Municipal Airport, and the Truckee-Tahoe Airport as general purpose airports.*

3.F.2. *The County shall work with the Airport Land Use Commission in the planning of land uses around the Auburn Municipal Airport, the Lincoln Municipal Airport, and the Truckee-Tahoe Airport to ensure protection of airport operations from urban encroachment.*

3.F.3. *The County shall support the continued use of the Blue Canyon Airport as an emergency airstrip.*

8.D.1. *The County shall ensure that new development around airports does not create safety hazards such as lights from direct or reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards.*

8.D.2. *The County shall limit land uses in airport safety zones to those uses listed in the applicable airport comprehensive land use plans (CLUPs) as compatible uses. Exceptions shall be made only as provided for in the CLUPs. Such uses shall also be regulated to ensure compatibility in terms of location, height, and noise.*

8.D.3. *The County shall ensure that development within the airport approach and departure zones complies with Part 77 of the Federal Aviation Administration Regulations (objects affecting navigable airspace).*

Programs

3.27. *The County shall provide the necessary maintenance of the Blue Canyon Airport to support its continued use for emergency operations.*

8.8. *The County shall review all development projects within the overflight zones of Placer County airports for consistency with applicable airport comprehensive land use plans (CLUPs).*

These policies and programs call for the County to ensure that the planning of land uses and new development be compatible with airport activities to minimize airport hazards. The County should recognize that such land uses will be subject to noise protection, locational, use and height restrictions. Policy 8.D.1 ensures that new development around airports does not generate safety hazards such as lights from direct or reflective sources, smoke, electrical interference, hazardous chemical, or fuel storage that would affect the safety of the airport operations.

Policies 3.F.1 and 3.F.3 call for the County to support the continued use of the Auburn Municipal Airport. Lincoln Municipal Airport and Truckee-Tahoe Airport, as general purpose airports and the Blue Canyon Airport as an emergency airstrip.

Implementation Program 8.8 has the County review development projects within overflight zones of the airports for compatibility with applicable airport comprehensive land use plans (CLUPs).

IMPACTS

If the policies contained in the *General Plan* are effectively implemented, effects on airport operations would be less-than-significant.

MITIGATION MEASURES

No mitigation measures are necessary.

ANALYSIS OF 2040 CONDITIONS

As population and employment growth occur under the *General Plan,* there would be greater demand for aviation operations, both general and commercial. There would be a substantial population growth in South Placer County between 2010 and 2040 that is close to Sacramento County and would result in an increase in commercial aviation use of Metro Airport. This growth also would require the County and cities to preserve the airport facilities in Placer County to accommodate the increased demand for general aviation use.

Chapter 5
Non-County Infrastructure and Services

CHAPTER 5

NON-COUNTY INFRASTRUCTURE AND SERVICES

5.1 INTRODUCTION

This chapter assesses the potential effects of development under the *General Plan Land Use Diagram* on the infrastructure systems and services serving the unincorporated area of Placer County that are not provided by the County, including water, sewer, drainage, solid waste, and schools. The assessment is necessarily general because the type of information required to provide a more specific analysis is not available at the countywide general plan level, and will not become available until more precise information is developed for actions implementing the *General Plan* (e.g., community plan updates, specific plans, major development projects). Accordingly, the assessment presented in this chapter focuses on a much broader level, providing a general understanding of the demand for various services generated by development at 2010 and 2040, as well as the capacity of existing systems to serve that demand. Where existing systems do not appear to have adequate capacity to serve development under the *Land Use Diagram*, the analysis suggests the type of improvements that may be necessary to provide such capacity.

5.2 WATER SUPPLY AND DELIVERY

ENVIRONMENTAL SETTING

Domestic and agricultural water supply in Placer County is provided in two common ways: community systems and individual systems. On-site wells are commonly used for domestic use for single, ranch style residential homes on large lots; irrigation of farm land; and domestic use for small groups of houses. Community water systems range from small systems serving a few homes to large capacity systems serving large communities. Information presented in the *Background Report* outlines the types, conditions, and capacities of the existing water facilities and methodologies used in Placer County. While some of that information is summarized here, the *Background Report* should be referenced for greater detail.

This section of the *Final EIR* outlines the prospective impacts of development under the *General Plan* on both the community and individual onsite water supply systems in Placer County. The development estimates used for this analysis are summarized in Tables 2-3 through 2-8 in Chapter 2 of this *EIR*.

ASSUMPTIONS AND METHODOLOGY

Water Demands

Municipal

The intent of this analysis is to determine the projected increase in water demand from 1990 to 2010 and 2040 and to quantify the impacts to various water sources (as well as groundwater aquifers). It should be noted that there is a substantial number of homes in Placer County that are currently using individual groundwater wells for domestic use. The number of these individual wells per analysis area was not made available to the EIR consultants. Therefore, estimated existing and future demands have been calculated based on total dwelling units (in addition to commercial, office, and industrial acreages).

For purposes of this analysis, average daily flows for residential uses were estimated to be 400 gallons per day per dwelling unit. This demand amount is based on Placer County Water Agency (PCWA) record data. Residential demands used for the Tahoe Basin were assumed to be 250 gallons per day per dwelling unit. This smaller demand is based on the fact that occupancies in the Basin area are assumed to be approximately 66 percent and that very little water is used for landscape irrigation. Also, this assumption results in demand figures that correlate well with the amount of water used in record years. In the Summit and Alpine Meadows areas, 140 gallons per day per dwelling unit was used for demand estimates. Again, this smaller demand results from occupancies in these areas of approximately 50 percent and very little landscape irrigation. The Squaw Valley and Martis Valley analysis areas, although similar in make-up to the Summit and Alpine Meadows, use much more water per dwelling unit based on record data. For these areas, a demand estimate of 320 gallons per dwelling unit per day was used.

In calculating the total water demands for each analysis area for the various scenarios, the consultants have assumed that all demand will be serviced by a community source. This assumption creates a conservative estimate of the amount of water, and therefore the costs of serving that water, to be served by the community water systems to meet the estimated demands.

An attempt has been made to correlate the water demand estimates and estimated sewage flow quantities used in this report. In some cases, there are significant differences in these numbers. Due to the scope of this analysis, these differences cannot be fully explained, although factors such as amount of water used to make snow, infiltration into the sewer systems, and water spillage and reuse influence actual water supply and sewage disposal amounts.

Average daily flows for commercial uses were estimated to be 2,000 gallons per day per acre. This demand amount is based on PCWA's maximum daily estimated demand of 4,200 gallons per day per acre (Nolte and Associates, *Zone 1 Water System Master Plan*, February 1993, Table 2-8). Dividing this maximum daily demand by a peaking factor of 2.1 results in an average daily demand of 2,000 gallons per day per acre. The analysis assumes the same demand rate for office uses.

Average daily flows for all industrial uses were estimated to be 2,917 gallons per day per acre. This demand amount is based on PCWA's maximum daily estimated demand of 6,125 gallons per day per acre (Nolte and Associates, *Zone 1 Water System Master Plan*, February 1993, Table 2-8). Dividing this maximum daily demand by a peaking factor of 2.1 results in an average daily demand of 2,917 gallons per day per acre.

Agricultural Irrigation

The acreage amount and associated water demand for agricultural irrigation were determined from a report entitled *Western Placer County Water Supply Appraisal Investigation*, prepared by Boyle Engineering Corporation in 1989, for Placer County, Placer County Water Agency, the Bureau of Reclamation, and the California Department of Water Resources. Since the geographic areas of analysis of the Boyle report do not correspond with the analysis areas used in this report, the irrigation water demand for each analysis area were determined by the following procedure:

1. The acreage of irrigated agricultural land in years 1990, 2010, and 2040 was estimated by applying the percentage of potential irrigated cropland given in the Boyle report to the ultimate areas designated for agriculture uses on the *Land Use Diagram*. These designated agricultural areas did not include community planning areas such as the Auburn-Bowman community planning area. The agricultural acreages for the community planning areas were

obtained from the individual Community Plan reports and discussions with County staff. The Boyle report projected irrigation demands up to the year 2020. The EIR consultants have assumed that this projection will hold true for the year 2040 for analysis areas that do not have community plans.

2. Water application rates, which were also obtained from the Boyle report, were applied to the number of acres to be irrigated to determine the total annual amount of water required for irrigation within each analysis area. In determining the amount of surface water necessary to meet the various scenario's calculated demands, it was assumed that existing demands (1990) would continue to be met by their current sources, whether it be groundwater or surface water. Also, it was assumed that the existing agricultural uses within non-agriculturally designated areas would remain in agricultural use until developed.

Only the agricultural irrigation needs for areas analyzed in the Boyle report were addressed. The western area of the county, which made up the study area for the Boyle report, represents the vast majority of the land currently being used for agriculture.

Municipal Irrigation

All estimated municipal irrigation demands are included in domestic water demands calculated for residential, office, commercial, and industrial uses.

Treatment Requirements

Future, additional treatment requirements were estimated by determining each analysis area's existing treatment capacity and comparing that amount to the estimated, future treatment requirements. The future requirements were based on estimated average daily demands, multiplied by a peaking factor of 2.1, resulting in an estimated maximum day demand. It was assumed that treatment facilities would be sized to handle a maximum day demand.

Recent amendments to the Federal Safe Drinking Water Act (the Surface Water Treatment Rule) require a higher level of treatment of potable water. These changes have led to increased cost for using and developing surface water resources. Many of the community water purveyors operating surface water treatment plants in Placer County must make improvements to their raw water supplies and plants to meet the new water quality requirements; these improvements are independent of the improvements necessary to meet increased demands due to development under the *General Plan*. Existing community water systems that utilize surface water and/or groundwater sources that do not require treatment with conventional treatment plants were, however, assumed to treat future municipal water demands with conventional treatment plants. This assumption is a worst case scenario that attempts to take into account the changes to regulations concerning surface water treatment.

The amount of existing treatment in a given area is the product of all treatment provided by each water purveyor in that area. Total future treatment for each area was compared to the total existing treatment to arrive at an estimated future treatment need. It should be noted that this total estimated treatment value does not reflect individual water purveyor's treatment needs, but an aggregate total for that area.

Storage Requirements

Storage requirements were calculated from the following criteria:

- Storage for emergency use = 25 percent of maximum day
- Storage for operational use = 25 percent of maximum day
- Storage for fire flows = 3,000 gallons per minute for 4 hours

Many of the water purveyors in Placer County have different standards for storage than the criteria listed above. These general criteria were, however, used to estimate the impacts of future development on the existing water systems while using a uniform standard to allow comparisons between systems.

The amount of existing storage in a given area is the product of all storage provided by each water purveyor in that area. Total future storage for each area was compared to the total existing storage to arrive at an estimated future storage need. It should be noted that this total estimated storage value does not reflect individual water purveyor's storage needs, but an aggregate total for that area.

Organization of Analysis

The analysis presented in this section is organized according to the unincorporated analysis areas listed in Table 2-2 of Chapter 2 of this EIR and shown in Figure 2-1. For each area, existing (1990) and future (2010 and 2040) conditions are assessed. The determination of the significance of impacts focuses on the 2010 assessment.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

The implications of the *General Plan Land Use Diagram* on each of the analysis areas' domestic water supply were analyzed by estimating both existing and future water demands for potential development. Tables 5-1 and 5-2 summarize these demands for 2010 and 2040, respectively.

The implications on agriculture irrigation water supply were analyzed based on the development scenario for each of the analysis areas. It was determined that there is no significant existing agriculture irrigation demand and that no significant agriculture uses are planned in most of the analysis areas, except where noted (the Auburn-Bowman, Dry Creek, Placer Central, Placer West, Sunset, and Sheridan analysis areas contain agricultural land designations).

Following are summaries of the effects that estimated development years 2010 and 2040 will have on the water systems serving each of the analysis areas. Each summary includes a description of the water purveyors serving the area and their facilities along with estimates of the demand generation estimates and the capacity needed to serve that development.

TABLE 5-1

WATER DEMAND PROJECTIONS

Unincorporated Placer County

2010

	1990 Demand		2010 Water Demand Projections							1990 to 2010 Change	
	GPD	Acre-Feet	Residential (GPD)	Commercial (GPD)	Office (GPD)	Industrial (GPD)	Irrigation (AF/YR)	Total (GPD)	Total (AF/YR)	Acre-Feet Per Year	Percentage
Tahoe Basin Total	**2,403,352**	**2,692**	**3,187,500**	**226,706**	**46,768**	**70,715**	**0**	**3,531,689**	**3,956**	**1,264**	**46.9%**
Alpine Meadows	76,372	86	74,560	6,034	971	0	0	81,564	91	6	6.8%
Martis Valley	148,766	167	196,000	18,994	3,308	1,339	0	219,641	246	79	47.6%
Squaw Valley	152,162	170	193,920	14,965	2,572	0	0	211,457	237	66	39.0%
Sierra Resorts	**377,300**	**423**	**464,480**	**39,992**	**6,851**	**1,339**	**0**	**512,662**	**574**	**152**	**35.9%**
Gold Run/Dutch Flat/Alta	222,271	249	230,400	10,571	1,811	268	0	243,049	272	23	9.3%
Placer East	325,652	365	343,200	9,333	1,568	4,286	0	358,386	401	37	10.1%
Summit	96,622	108	104,000	1,025	184	0	0	105,208	118	10	8.9%
Sierra	**644,545**	**722**	**677,600**	**20,928**	**3,562**	**4,554**	**0**	**706,644**	**792**	**70**	**9.6%**
Colfax CPA	421,348	472	561,600	2,905	99	2,679	0	567,282	635	163	34.6%
Foresthill	871,931	977	1,081,200	36,104	3,270	33,974	0	1,154,548	1,293	317	32.4%
Meadow Vista	606,898	680	787,200	19,110	1,431	0	0	807,740	905	225	33.1%
Weimar/Applegate/Clipper Gap	691,564	775	914,800	12,061	761	3,214	0	930,837	1,043	268	34.6%
Lower Sierra	**2,591,741**	**2,903**	**3,344,800**	**70,180**	**5,561**	**39,867**	**0**	**3,460,408**	**3,876**	**973**	**33.5%**
Auburn-Bowman	10,479,401	11,739	4,825,200	621,529	289,360	337,138	9,090	14,187,614	15,893	4,154	35.4%
Horseshoe Bar/Penryn	1,039,929	1,165	1,256,800	20,631	2,114	804	0	1,280,349	1,434	269	23.1%
Newcastle/Ophir	704,098	789	778,400	50,041	29,716	19,352	0	877,509	983	194	24.6%
Auburn -Foothills	**12,223,428**	**13,693**	**6,860,400**	**692,201**	**321,190**	**357,294**	**9,090**	**16,345,472**	**18,311**	**4,618**	**33.7%**
Dry Creek	4,436,095	4,969	2,032,000	99,473	53,003	126,651	4,691	6,498,696	11,971	7,002	140.9%
Granite Bay	2,181,650	2,444	3,118,400	233,436	28,575	0	0	3,380,412	3,787	1,343	54.9%
Placer Central	135,392,034	151,669	1,388,400	762	211	4,326	191,251	171,659,804	192,297	40,628	26.8%
Placer West	119,111,946	133,432	263,200	1,837	0	4,554	177,576	158,788,515	177,878	44,446	33.3%
Sheridan	828,245	928	112,800	2,794	184	2,411	1,354	1,326,700	1,486	558	60.2%
Sunset	7,163,585	8,025	11,600	124,614	230,983	1,011,912	11,660	11,787,777	13,205	5,180	64.6%
South Placer	**269,113,554**	**301,466**	**6,926,400**	**462,915**	**312,955**	**1,149,853**	**386,532**	**353,441,904**	**400,624**	**99,157**	**32.9%**
										0	0.0%
TOTAL	**287,353,920**	**321,900**	**21,461,180**	**1,512,923**	**696,887**	**1,623,621**	**395,622**	**377,998,778**	**428,133**	**106,233**	**33.0%**

TABLE 5-2

WATER DEMAND PROJECTIONS

Unincorporated Placer County

2040

	1990 Demand		2040 Water Demand Projections							1990 to 2040 Change	
	GPD	Acre-Feet	Residential (GPD)	Commercial (GPD)	Office (GPD)	Industrial (GPD)	Irrigation (AF/YR)	Total (GPD)	Total (AF/YR)	Acre-Feet Per Year	Percentage
Tahoe Basin Total	**2,403,352**	**2,692**	**3,187,500**	**311,767**	**59,920**	**70,715**	**0**	**3,629,902**	**4,066**	**1,374**	**51.0%**
Alpine Meadows	76,372	86	85,280	6,884	1,102	0	0	93,267	104	19	22.1%
Martis Valley	148,766	167	281,600	24,948	4,229	1,339	0	312,116	350	183	109.8%
Squaw Valley	152,162	170	179,200	21,344	3,558	0	0	204,103	229	58	34.1%
Sierra Resorts	**377,300**	**423**	**546,080**	**53,176**	**8,889**	**1,339**	**0**	**609,485**	**683**	**260**	**61.5%**
Gold Run/Dutch Flat/Alta	222,271	249	256,000	13,973	2,337	268	0	272,578	305	56	22.6%
Placer East	325,652	365	405,649	12,682	1,798	4,286	0	424,414	475	111	30.3%
Summit	96,622	108	119,589	1,556	184	0	0	121,329	136	28	25.6%
Sierra	**644,545**	**722**	**781,238**	**28,211**	**4,318**	**4,554**	**0**	**818,321**	**917**	**195**	**27.0%**
Colfax CPA	421,348	472	875,600	4,181	625	2,679	0	883,084	989	517	109.6%
Foresthill	871,931	977	1,364,400	53,010	10,241	24,309	0	1,451,960	1,627	650	66.5%
Meadow Vista	606,898	680	926,400	22,459	2,318	0	0	807,740	905	225	33.1%
Weimar/Applegate/Clipper Gap	691,564	775	1,313,600	14,294	1,353	3,214	0	930,837	1,043	268	34.6%
Lower Sierra	**2,591,741**	**2,903**	**4,480,000**	**93,944**	**14,537**	**30,202**	**0**	**4,073,621**	**4,563**	**1,660**	**57.2%**
Auburn-Bowman	10,479,401	11,739	5,911,600	807,599	381,424	404,793	10,839	17,181,104	19,247	7,507	64.0%
Horseshoe Bar/Penryn	1,039,929	1,165	1,515,600	27,861	2,903	804	0	1,547,168	1,733	568	48.8%
Newcastle/Ophir	704,098	789	1,010,400	59,422	42,868	19,352	0	1,132,042	1,268	479	60.8%
Auburn -Foothills	**12,223,428**	**13,693**	**8,437,600**	**894,883**	**427,195**	**424,949**	**10,839**	**19,860,314**	**22,248**	**8,555**	**62.5%**
Dry Creek	4,436,095	4,969	5,978,947	213,454	123,497	230,260	4,691	10,733,728	16,715	11,746	236.4%
Granite Bay	2,181,650	2,444	3,536,842	323,813	38,439	0	0	3,899,095	4,368	1,924	78.7%
Placer Central	135,392,034	151,669	1,604,863	762	211	4,326	224,349	201,422,245	225,637	73,968	48.8%
Placer West	119,111,946	133,432	320,000	1,837	0	4,554	196,995	176,180,478	197,361	63,929	47.9%
Sheridan	828,245	928	134,737	2,794	184	2,411	1,636	1,600,373	1,793	865	93.2%
Sunset	7,163,585	8,025	16,842	167,995	311,605	1,688,066	13,780	14,485,661	16,227	8,202	102.2%
South Placer	**269,113,554**	**301,466**	**11,592,232**	**710,655**	**473,936**	**1,929,616**	**441,451**	**408,321,580**	**462,101**	**160,635**	**53.3%**
										0	0.0%
TOTAL	**287,353,920**	**321,900**	**29,024,649**	**2,092,636**	**988,796**	**2,461,375**	**452,290**	**437,313,224**	**494,578**	**172,678**	**53.6%**

Tahoe Basin

Water service for the Tahoe Basin analysis area is currently provided by 13 public and private water purveyors, as well as some individual wells. The water purveyors and the source of their water supply are the following:

Water Purveyor	Source of Supply
Agate Bay Water Company	Underground spring and Lake Tahoe
Fulton Water Company - Main and Links System	Lake Tahoe and wells
Lake Forest Water Company	Lake Tahoe and well
Madden Creek Water Company	Lake Tahoe (through connection with Tahoe Swiss Village Utility) and well
McKinney Water District	Wells
North Tahoe Public Utility District -Kings Beach, Carnelian Woods, and Dollar Cove	Well and Lake Tahoe
Tahoe Cedars Water Company	Wells, Lake Tahoe, and wells through connection with McKinney Water District
Tahoe City Public Utility District - Main, Alpine Peaks, McKinney Shores, Quail Lake Water Company	Wells, underground springs, and Lake Tahoe
Tahoe Park Water Company - Main, Skyland, Neilson	Underground springs and Lake Tahoe
Tahoe Swiss Village Utility	Lake Tahoe
Talmont Resort Improvement District	Well and Lake Tahoe and underground springs through connection with Tahoe Park Water Company
Ward Well Water Company	Wells

Due to the number of water purveyors in the Tahoe Basin, the condition of the existing transmission systems and the water quality status of treatment facilities vary. Lake water sources are currently treated by chlorination only. Many of the water purveyors in the Tahoe Basin area are exploring alternatives to the Lake Tahoe water source in lieu of plant upgrades to meet the new Surface Water Treatment Rule (SWTR) guidelines. If alternative sources (i.e., groundwater) are not found for surface water in the Tahoe Basin area, existing treatment facilities must be upgraded to meet these water quality regulations.

According to the California-Nevada Interstate Water Compact, California has a 23,000 acre-feet per year allocation of water diverted for use within the Lake Tahoe Basin. In addition, the Interstate Water Compact limits maximum surface water diversions in the Truckee River watershed in California (which includes parts of Placer, Nevada, and Sierra Counties) to 10,000 acre-feet annually.

Based on the projected demands for water supply in the year 2010, there is sufficient water available which may be diverted for use within the Lake Tahoe Basin. Projected water supply demand for the year 2040 also indicates that there will be sufficient supply available for diversion from the Lake Tahoe Basin.

New water treatment and storage facilities will be necessary to accommodate additional demands resulting from new development. These new facilities include water treatment plants, storage tanks, pressure control devices, groundwater wells and pumps, and main transmission lines, all of which are assumed to be paid for by new development. Even though some additional storage will be necessary in some areas of the Tahoe Basin, the overall area does not require additional storage.

Alpine Meadows

Water service for the Alpine Meadows analysis area is provided by Alpine Springs County Water District. Water is supplied via groundwater pumping by four horizontal springs and three vertical wells. Based on current water quality standards, additional treatment will not required for the groundwater source in Alpine Meadows for estimated 2010 and 2040 development levels. The existing groundwater pumping system has additional capacity which could accommodate the planned new development. New treatment facilities and additional transmission mains and appurtenances may, however, be necessary to serve new development. The consultants assume that the costs of any additional facilities (i.e., transmission lines) would be borne by new development.

Martis Valley

Water service for the Martis Valley analysis area is provided by Northstar Community Service District, Truckee-Donner Public Utilities District (T-DPUD), and the Donner Lake Utility District (DLUD). The Northstar CSD supplies water via groundwater pumping by two springs and by surface water via a reservoir. Currently, the Northstar CSD provides full conventional treatment through its surface water treatment plant; this treatment plant will have to be up-sized to meet future demands in both the 2010 and 2040 time frames. A recently-constructed well (that is not currently on-line) will also need to be connected to the existing system to meet future demands. Also, an additional water source must be provided to adequately serve the future needs for new development estimated by the year 2010 and 2040. Currently, the Northstar CSD has permits for 1,206 acre-feet per year of surface water for their use. District staff has indicated that there is sufficient groundwater available to meet the future demands in areas expected to rely on groundwater.

The Truckee-Donner PUD serves a total of 6,000 water connections, about 500 of which are located in the Placer County part of Martis Valley. The District, which relies on deep wells for its water supply, anticipates serving a limited amount of future development in Placer County. The Donner Lake Utility District also serves a small number of water connections in Placer County, but does not anticipate expanding its facilities to provide additional services to development in Placer County.

Squaw Valley

Most of the water service for the Squaw Valley analysis area is provided by Squaw Valley County Water District via groundwater pumping by five wells. Currently, some chlorination treatment is provided throughout the system whenever necessary. Little is known about the capacity of the Olympic Valley Aquifer, although the District is currently trying to determine if there is sufficient groundwater available to meet the future demands. An additional water source or additional storage capacity will have to be provided to adequately provide fire protection and backup storage for new development predicted for 2010 and 2040.

The Squaw Valley Mutual Water Company also serves approximately 300 homes, but is not expected to expand to provide additional service.

Gold Run/Dutch Flat/Alta

Water service for the Gold Run/Dutch Flat/Alta analysis area is provided by Placer County Water Agency (PCWA) Alta System and individual wells. Surface water from Lake Spaulding is supplied via canals to PCWA's 300 gpm capacity treatment plant. Currently, conventional treatment is provided by the treatment plant. Some planned improvements to the plant will be necessary to allow it to meet future demands and correct other existing deficiencies. In addition to the treatment plant upgrades, additional storage capacity will have to be provided to adequately provide fire protection and backup storage for new development estimated by the years 2010 and 2040. PCWA has ample water rights to serve expected demand in this area.

Placer East

Water service for the Placer East analysis area is provided by groundwater pumping by individual wells and springs, as well as by the PCWA Monte Vista System, which serves a small number of connections in the northern part of the area. Due to the limited development planned for this area, and the size of lots to be developed, nearly all future water supply will be served by individual wells and springs. The use of the limited aquifers in this analysis area should have a negligible effect on the groundwater resource. New development in the Monte Vista System's service area, will however, require some additional water treatment and storage capacity and new facilities will have to be provided.

The Emigrant Gap Estates water system also serves approximately 40 homes in this area, but is not expected to expand to provide additional service.

Summit

Water service for the Summit analysis area is provided by Sierra Lakes County Water District. Water is supplied via a pipeline from Lake Serena to the treatment plant. A small groundwater well provides additional backup supply. Currently, conventional treatment is provided at the treatment plant. Some planned improvements must be made to the plant to meet increased future demands. Additional storage capacity will have to be provided to the system to adequately provide fire protection and backup storage for new development predicted by the years 2010 and 2040. Sierra Lakes County Water District has ample water rights to adequately serve the domestic water demands for this area, but is currently exploring drilling a new well because of the ramifications of Surface Water Treatment Rule requirements.

Colfax Analysis Area

Water service for the Colfax analysis area is provided by Placer County Water Agency (PCWA) Colfax System and individual wells. Surface water from Lake Spaulding, Jackson Meadows, and Lake Fordyce is supplied via the Boardman Canal to PCWA's 1.3 mgd capacity treatment plant. Complete treatment is provided by the treatment plant, which is currently operating at capacity and must be up-sized to meet the future demands. In addition to the treatment plant upgrades, many of the existing transmission mains will have to be replaced or up-sized to allow peak flows to be delivered throughout the system. Also, additional storage capacity will probably have to be provided to adequately provide fire protection and backup storage for new development predicted by the year 2010 and 2040. PCWA has ample water rights to adequately serve the domestic water demands projected for this area.

Foresthill

Water service for the Foresthill analysis area is provided by Foresthill Public Utility District and individual wells and springs. In 1990, the District's system produced about 906 acre-feet of the total analysis area's estimated demand of 977 acre-feet. The District's source water supply is supplied via a pipeline from Sugar Pine Reservoir and Mill Creek to the treatment plant. Two groundwater wells provide additional backup supply. Currently, treatment is provided by a 3 mgd capacity, gravity, direct filtration treatment plant. With the recent closure of the sawmill in the Foresthill area, actual annual water demands are now (September 1993) lower than those estimated for 1990. The existing system has sufficient supply, storage, treatment capacity, and system capacity to handle current demands. System improvements will, however, be required to meet the estimated development demands by the years 2010 and 2040. The district has water rights of 3,000 acre-feet per year from the Sugar Pine Reservoir, which appears to be adequate for the 2010 and 2040 demands.

Meadow Vista

Water service for the Meadow Vista analysis area is provided by Placer County Water Agency (PCWA) Colfax System, Meadow Vista County Water District, Midway Heights County Water District, and individual wells. Surface water from Lake Spaulding, Jackson Meadows, and Lake Fordyce is supplied via the Boardman Canal to PCWA's 1.3 mgd capacity treatment plant in Colfax. Source water for the Meadow Vista 2.5 mgd treatment plant is from the Bowman Feeder Canal. Midway Heights CWD receives treated water from the Weimar Water Company. Currently, complete treatment is provided by the PCWA, Weimar Water, and the Meadow Vista treatment plants. The PCWA treatment plant is currently operating at capacity and will have to be up-sized (new storage and transmission facilities may also be required) to meet estimated demand at 2010 and 2040 and to adequately provide fire protection and backup storage for new development. PCWA has ample water rights to adequately serve the additional demand resulting from development in this area.

Weimar/Applegate/Clipper Gap

Water service for the Weimar/Applegate/Clipper Gap analysis area is provided by Placer County Water Agency (PCWA) Colfax System, the Weimar Water Company, Midway Heights County Water District, and individual wells. Surface water from Lake Spaulding, Jackson Meadows, and Lake Fordyce is supplied via the Boardman Canal to PCWA's 1.3 mgd capacity treatment plant in Colfax and to Weimar Water Company's 1 mgd capacity treatment plant in Weimar. Midway Heights County Water District purchases treated water from Weimar Water Company. Currently, complete treatment is provided by the PCWA Colfax System treatment plant and the Weimar Water Company's plant. The PCWA treatment plant is currently operating at capacity and will have to be up-sized to meet the future demands. The Weimar Water plant will also have to be up-sized to meet future, increased demands. In addition to the treatment plant upgrades, additional storage capacity will be required to adequately provide fire protection and backup storage for new development by 2010 and 2040. PCWA has ample water rights to adequately serve this area in both 2010 and 2040.

Auburn-Bowman

Domestic water service for the Auburn-Bowman analysis area is currently provided by the Nevada Irrigation District--North Auburn System (NID-NAS), PCWA, and a small portion of the area is served by Christian Valley Community Services District. The direct source of the NID water supply is the PG&E-owned Rock Creek Reservoir, impounding water from the Wise Canal. Water supplied by PCWA

Bowman-Auburn System originates in Lake Spaulding and is obtained from PG&E's Boardman Canal and transmitted to the treatment plants in Auburn and Bowman. Except for the North Auburn Treatment Plant, an expansion of which was completed by NID in early 1994, the domestic distribution systems in this analysis area are currently operating at capacity. PCWA and NID will have to expand their existing facilities to meet the projected demands. The western portion of the Auburn-Bowman analysis area consists of some agricultural uses. Additional agriculture irrigation demands could potentially be supplied by either NID, PCWA, or a combination of these sources. PCWA and NID have ample water rights to adequately service the additional, domestic demand in this area. NID has an ongoing contract with PG&E for a maximum of 12 million gallons per day (13,443 acre-feet per year). This contract can be renegotiated, if necessary, with one year notice by either party. PCWA has water rights for their Zone 1 water system, (of which the Auburn-Bowman analysis area is a part), in the amount of 292, 000 acre-feet per year (beginning in the year 2007).

Horseshoe Bar/Penryn

Water service for the Horseshoe Bar/Penryn analysis area is provided by Placer County Water Agency (PCWA) Foothill/Sunset System and individual wells. The Foothill treatment plant draws surface water from the PG&E's South Canal with the Boardman Canal serving as a secondary source. The Sunset plant draws water from Whitney Reservoir via the Caperton Canal. Currently, complete treatment is provided by the PCWA treatment plants. These plants will either have to be up-sized or replaced by a larger plant, or a combination of these measures, to meet the estimated future demands. In addition to the treatment plant upgrades, many of the existing PCWA transmission mains, raw water canals, and storage tanks will have to be replaced or up-sized to deliver the estimated demands to the system. PCWA has ample water rights to adequately serve this area.

Newcastle/Ophir

Domestic water service for the Newcastle/Ophir analysis area is provided by the PCWA Newcastle System and individual groundwater wells. The PCWA supply originates from Lake Spaulding via the Newcastle Canal which is fed by the Boardman Canal. Currently, complete treatment is provided by the Newcastle treatment plant, although PCWA plans to abandon this plant in the near future and serve the Newcastle area from the Auburn treatment plant. Many of the existing PCWA Newcastle System's transmission mains must be replaced or up-sized to deliver the expected demands to the system. PCWA has ample water rights to adequately serve the projected domestic water demands for this area.

Dry Creek

The Dry Creek analysis area is currently served by individual groundwater wells. The Dry Creek-West Placer Community Plan prohibits new development based on a groundwater source. Domestic water service for this area will probably be supplied by the same source that supplies the Villages of Dry Creek Specific Plan. It appears that PCWA will supply the treated surface water on a temporary basis through the Roseville Water Treatment Plant utilizing excess treatment capacity in the plant.

To supply water through the Roseville system on a permanent basis would require substantial improvements to Roseville's treatment plant, and additional storage capacity and transmission lines would be necessary. For the purposes of this analysis, therefore, it has been assumed that PCWA would ultimately construct a new pipeline to serve this area and the Sunset analysis area with treated water. It is assumed that the cost of this pipeline project will be apportioned to development in these areas based on their expected water demands.

With no new agricultural areas projected in Dry Creek (due to the potential for conversion to urban uses), the agriculture irrigation demands will probably continue to be served by groundwater sources, although they could be served by surface water carried by canals to the north of the analysis area. Groundwater sources are still available, although the aquifer in this area has been affected by groundwater pumping in the past. The County Service Area (CSA 28, Zone 29) for the western region of Placer County is responsible for planning and constructing facilities for irrigation purposes. PCWA has ample water rights to adequately serve the projected irrigation and domestic water demands for this area.

Granite Bay

Water service for the Granite Bay analysis area is provided by Placer County Water Agency (PCWA) Foothill/Sunset System, PCWA Los Lagos System, San Juan Suburban Water District (SJSWD), and individual wells. The Foothill treatment plant draws surface water from the PG&E's South Canal, with the Boardman Canal serving as a secondary source. The Sunset plant draws water from Whitney Reservoir via the Caperton Canal. The SJSWD draws water from the American River via the Folsom Dam. Currently, complete treatment is provided by the PCWA and SJSWD treatment plants. These plants must be up-sized or replaced by a larger plant, or a combination of these measures, to meet the estimated future demands. In addition to the treatment plant upgrades, many of the existing PCWA and SJSWD transmission mains, raw water canals, and storage tanks must be replaced or up-sized to deliver the expected demands to the system. PCWA has ample water rights to adequately serve this area.

Placer Central

Water service for the Placer Central analysis area, for urban uses as well as irrigation, is provided by individual groundwater wells. Additional irrigation water could potentially be supplied from the American River by PCWA or the Bear River by NID and transported through Auburn Ravine. The County Service Area (CSA 28, Zone 29) for the western region of Placer County is responsible for planning and constructing facilities for irrigation purposes in this area. There is a significant amount of land in this area used for agriculture, although agricultural use in the area is less extensive than it could be, partly because of the lack of an adequate supply of irrigation water. To accommodate future expansion demanding additional water supply for both domestic and irrigation uses, PCWA and/or NID must provide additional water supply. Both PCWA and NID have sufficient water rights to adequately serve the domestic demands projected for this area.

The Placer Central analysis area includes the proposed Bickford Ranch project. Development of this project will require that a reliable domestic supply be available. Placer County Water Agency (PCWA) Foothill/Sunset System has indicated that they will provide service to this project. PCWA system improvements necessary for this project would include raw water transmission facilities, treatment plant expansion or replacement with a new plant, transmission lines, pressure control devices, and storage tanks. PCWA's *Zone 1 Water System Master Plan*, dated February 1993, proposes a new water treatment plant located within the limits of the Bickford Ranch project. For the purposes of this report, it has been assumed that this project would share in the costs of extending the 36-inch line (as shown in PCWA's study) to this site.

Placer West

Water service for the Placer West analysis area is provided by individual groundwater wells. Additional irrigation water could potentially be supplied from the American River by PCWA or the Bear River by

NID and transported through Auburn Ravine. The County Service Area (CSA 28, Zone 29) for the western region of Placer County is responsible for planning and constructing facilities for irrigation purposes in this area. While there is a substantial amount of agricultural development in this area, there is less than there might be if an adequate supply of irrigation water were available. To accommodate future expansion demanding additional water supply for both domestic and irrigation uses, PCWA and/or NID would have to provide additional water supply. Both PCWA and NID have sufficient water rights to adequately serve the domestic demands projected for this area.

Sheridan

Domestic water service for the Sheridan analysis area is provided by Placer County Service Area Zone #28 - Zone #6 Sheridan. Water is supplied via groundwater pumping by two wells with limited chlorination treatment. The existing groundwater pumping system has extra capacity which could accommodate the planned, new development. Additional transmission mains and appurtenances may, however, be necessary to serve new development. It is assumed that the costs of any additional facilities will be borne by new development. Groundwater levels in the surrounding area are high, so it is likely that the existing and planned development could be served by the existing groundwater system. Agriculture irrigation water could also continue to be served by groundwater. If surface water is chosen as a irrigation supply option, water from the Bear River or the American River via Auburn Ravine may be alternatives. Pumping would, however, be required to get the water to the higher elevation at Sheridan. The County Service Area (CSA 28, Zone 29) for the western region of Placer County is responsible for planning and constructing facilities for irrigation purposes.

Sunset

Water service for the Sunset analysis area is provided by Placer County Water Agency (PCWA) Foothill/Sunset System and individual wells. The Foothill treatment plant draws surface water from the PG&E's South Canal with the Boardman Canal serving as a secondary source. The Sunset plant draws water from Whitney Reservoir via the Caperton Canal. Currently, complete treatment is provided by the PCWA treatment plants. These plants will have to be up-sized or replaced by a larger plant, or a combination of these measures, to meet the estimated future demands. The western portion of the Sunset analysis area consists of some agriculture uses. It has been assumed that PCWA would construct a new pipeline to serve this area and the Dry Creek/West Placer area with treated water. The cost of this pipeline project will be apportioned to projects in these areas based on their expected water demands.

Future irrigation needs could be served by PCWA with American River water via the Auburn Ravine. The County Service Area (CSA 28, Zone 29) for the western region of Placer County is responsible for planning and constructing facilities for irrigation purposes. PCWA has ample water rights to adequately serve this area under both the 2010 and 2040 scenarios.

Summary of Impacts

Domestic water demand in all of the identified analysis areas in Placer County will increase due to development under the *General Plan*. While water purveyors in the county have sufficient water rights to serve this development, the increase in domestic water demand will require, in nearly all cases, upgrading of treatment capabilities. Also, the storage and the transmission capabilities of many of the systems must be improved to meet the planned development's needs. Finally, this increase in domestic water demand will require the various water purveyors to expand and extend their water distribution systems to provide service to areas not currently served.

Demand for irrigation water will continue to be substantial, particularly in the western part of the county. This demand will, however, be difficult to satisfy without provision of a reliable surface supply. While the water purveyors serving the western part of the county have sufficient rights to surface water, the facilities necessary to transmit water to agricultural users have not been developed.

GENERAL PLAN POLICY RESPONSE

The following policies and programs address the implications of the *Land Use Diagram* water supply and delivery.

Policies

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.

4.C.2. The County shall approve new development based on the following guidelines for water supply:

a. Urban and suburban development should rely on public water systems using surface supply.
b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.

4.C.3. The County shall encourage water purveyors to require that all new water services be metered.

4.C.4. The County shall require that water supplies serving new development meet state water quality standards.

4.C.5. The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies.

4.C.6. The County shall promote efficient water use and reduced water demand by:

a. Requiring water-conserving design and equipment in new construction;
b. Encouraging water-conserving landscaping and other conservation measures;
c. Encouraging retrofitting existing development with water-conserving devices; and
d. Encouraging water-conserving agricultural irrigation practices.

4.C.7. The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.

4.C.9. The County shall support opportunities for groundwater users in problem areas to convert to surface water supplies.

4.C.10. The County shall promote the development of surface water supplies for agricultural use in the western part of the county.

4.C.11. The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds.

Programs

4.8. The County shall work with local water purveyors and members of the California Groundwater Association, Mother Lode Branch, to adopt and implement a water availability monitoring program that includes the following components:

a. A private well sampling program to evaluate the quality of groundwater supplied to newly constructed private domestic wells;
b. A program to evaluate the quantity and quality of groundwater in small public water systems (the County shall support state monitoring of larger systems); and
c. A program to monitor and evaluate surface water quality in major reservoirs and rivers, and
d. A geo-based, digitized database which plots groundwater and water well information, and shall become the basis of conclusions about groundwater quality and quantity.

4.9. The County shall initiate a review of any water system that persistently fails to meet applicable standards and shall encourage consolidation or regionalization of surface water treatment systems to address problems in common.

4.10. The County should identify precise locations of severe groundwater contamination or overdrafting. The County shall work with water users in these areas to investigate methods for shifting to reliance on surface water supplies or other appropriate solutions.

These policies and programs require that new development occur only when there is a demonstrated long-term reliable water supply, promote the maintenance of state water quality standards in domestic water supplies, and promote efficient use of water and water conservation in new and existing development. These policies also support the conversion to surface water supply for current users of groundwater in problem areas and in agricultural areas in the western county.

In addition, the policies and programs under Goal 6.A promote the protection of water quality and the policies and programs under Goal 4.B address funding of public facilities and services.

IMPACTS

The *Policy Document* policies cited above would reduce the impact on water supplies due to development under the *General Plan*. Facilities necessary to serve anticipated growth can be constructed as necessary and, according to the policies of the *General Plan Policy Document*, will have to be provided by the proponents of new development. The impact of the *General Plan* on water supply and distribution systems is, therefore, less-than-significant.

MITIGATION MEASURES

No mitigation measures are necessary.

5.3 COMMUNITY AND INDIVIDUAL WASTEWATER SYSTEMS

This section assesses the potential effects of development under the *General Plan* on community and individual wastewater systems. The information outlined in this section is presented on an analysis area basis at a broad level of detail. A more detailed analysis would require more precise information about the type and location of development than is available for this *EIR*. This level of detail will more appropriately be provided at the project level.

ENVIRONMENTAL SETTING

Wastewater collection, treatment, and disposal in Placer County takes two forms: community systems and individual onsite systems. Rudimentary onsite "septic" systems are commonly used on single parcels, mostly in outlying areas. Community wastewater systems range in complexity from simple, small flow systems to highly technical, large capacity systems serving extended areas.

The *General Plan Background Report* outlines wastewater management methodologies generally available and the types, conditions, and capacities of the existing wastewater facilities used in Placer County. While brief summaries of these existing facilities are presented here, the *Background Report* should be consulted for greater detail.

Existing Community Wastewater Systems

The *Background Report* describes thirty-seven (37) community wastewater systems included on the Regional Water Quality Control Board's permitted facility list. Figure 5-1 shows the approximate locations of the various existing community wastewater facilities throughout the county and their locational relationship to the analysis areas. Technical Appendix B from the *Background Report* shows the generalized service area boundaries of these systems. Table 5-3 lists the 1990 flow, permit/design capacity, and remaining capacity for the State-permitted (RWQCB) community wastewater systems by analysis area. The 1990 flow estimates were compared with flow estimates developed for the *Background Report* to verify reasonable accuracy and to calibrate the analysis.

Some of the permitted community wastewater facilities serve small, isolated communities and are, therefore, not well-suited for expansion to accommodate future growth. These restricted facilities are highlighted in Table 5-3 and are primarily located in the central (foothill region) analysis areas and upper elevation zones of the eastern analysis areas. Because of their isolation and small size, these facilities are, in most cases, considered unsuitable for purposes of satisfying future community wastewater demands.

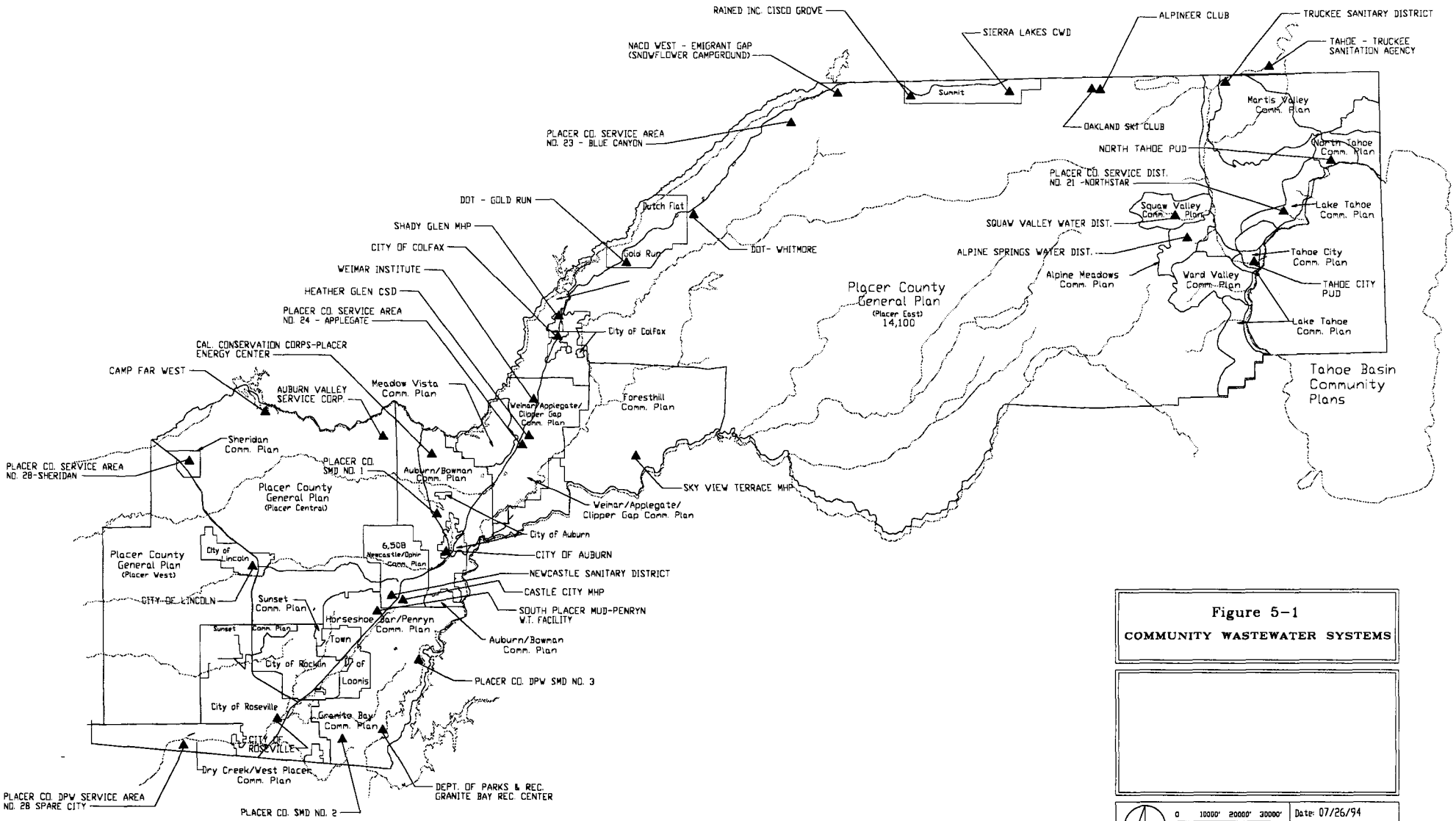


Figure 5-1

COMMUNITY WASTEWATER SYSTEMS

0 10000' 20000' 30000'
SCALE

Date: 07/26/94

Prepared by:

TABLE 5-3

CURRENT COMMUNITY WASTEWATER FACILITIES BY ANALYSIS AREA
(1990-91 Data, Flows in MGD)

Analysis area	Available Permitted Facilities	Existing Flow	Permit/Design Capacity	Remaining Capacity
Tahoe Basin	North Tahoe PUD	0.95	11.0	10.05
	Tahoe City PUD	1.08	6.0	4.92
Alpine Meadows	Alpine Springs CWD	0.05	0.5	0.45
Martis Valley	Northstar CSD	0.13	2.2	2.07
	Tahoe-Truckee Sanitation Agency [1]	± 2.51	± 5.31	± 2.80
	Truckee Sanitary District [2]	± 0.13	± 0.87	± 0.75
Squaw Valley	Squaw Valley CWD	± 0.17	1.0	± 0.83
Gold Run/Dutch Flat/Alta	DOT - Gold Run Rest Stop **	± 0.040	0.041	± 0.001
Placer East	DOT - Whitmore **	± 0.0039	0.0039	± 0.0
	Pla. Co. SA No. 23 - Blue Canyon **	± 0.015	0.025	± 0.010
	Naco West - Emigrant Gap **	± 0.03	0.030	± 0.0
	Rainco Inc. - Cisco Grove **	± 0.005	0.010	± 0.005
Summit	Oakland Ski Club **	± 0.0024	± 0.0024	± 0.0
	Alpineer Club **	± 0.0024	0.0024	± 0.0
	Sierra Lakes CWD (convey to DSPUD)	± .080	1.05	± 0.97
Colfax Analysis area	No Permitted Community Facilities			
Colfax City	City of Colfax WWTP	0.140	1.50	1.36
	Shady Glen MHP **	0.015	0.024	0.009
Foresthill	Sky View Terrace MHP**	0.0375	0.039	0.0015
Meadow Vista	No Permitted Community Facilities			
Weimar/Applegate/Clipper	Weimar Institute **	0.011	0.027	0.016
	Heather Glen CSD **	± 0.010	0.020	± 0.010
	Pla. Co. SA No. 24 - Applegate **	± 0.010	0.010	± 0.0
Auburn-Bowman	CCC - Placer Energy Center **	0.0036	± 0.01	± 0.0064
	Pla. Co. SMD No. 1	± 1.80	± 1.80	± 0.0
Auburn City	City of Auburn	1.00	1.23	0.23
Horseshoe Bar/Penryn	So. Pla. MUD - Penryn	0.213	0.364	0.151
	Pla. Co. DPW SMD No. 3	0.070	0.350	0.280
Loomis Town	Collection to Roseville RWWTP			
Newcastle/Ophir	Newcastle Sanitary District	0.048	0.070	0.022
	Castle City MHP **	± 0.017	0.022	± 0.005
Dry Creek	Pla. Co. DPW SA No. 28 - Sabre City	± 0.045	0.045	± 0.0
Granite Bay	Dept. Parks & Rec. - Granite Bay**	0.005	± 0.005	± 0.0
	Pla. Co. SMD No. 2 (convey to RWWTP)	1.30	± 1.30	± 0.0
Lincoln City	City of Lincoln WWTP	0.800	1.4	0.6
Placer Central	So. Sutter - Camp Par West **	0.043	0.053	0.010
	Auburn Valley Services Corp. **	± 0.02	0.043	0.023
Placer West	No Permitted Community Facilities			
Rocklin City	Collection to Roseville RWWTP			
Roseville City	Roseville RWWTP	± 6.0	11.75	± 5.75
Sheridan	Pla. Co. SA No. 28 - Sheridan	± 0.040	0.040	± 0.0
Sunset	Collection to Roseville RWWTP			
TOTALS[3]		**14.32**	**42.84[4]**	**28.53[4]**

Notes: ** = Isolated facility, limited expansion capability, discounted from future capacity considerations.
± = Estimated flow based on best available data.
1. The Tahoe-Truckee Sanitation Agency facility is located out of Placer County (in Nevada Co). T-TSA receives flows from all Tahoe area analysis areas (i.e., NTPUD, TCPUD, ASCWD, NCSD, and TSD). Placer County contributions only are tabulated (Total T-TSA existing flow is approximately 3.5 MGD and plant capacity is 7.4 MGD, ADDW).
2. Flows and estimated capacities shown are for Placer County portions of TSD flow only (total TSD flows to T-TSA are ± 1.3 MGD).
3. Total does not include T-TSA flows since they are already summed by analysis area.
4. Permit/Design and Remaining capacity totals are exaggerated by Tahoe analysis area's collection systems capacities which indicate peak flow capacities for the facilities. T-TSA treatment plant capacity is the actual area-wide capacity limitation.

MHP = Mobile Home Park.
CSD = Community Services District
SA = Service Area
SMD = Sewage Maintenance District
CCC = California Conservation Corps
DPW = Department of Public Works
WWTP = Wastewater Treatment Plant
RWWTP = Regional Wastewater Treatment Plant
CWD = County Water District
DOT = Dept. of Transportation (CalTrans)

Onsite Wastewater Disposal

Development relying on onsite wastewater systems in Placer County follows a usage trend similar to other counties in the eastern Sacramento Valley area which are primarily located along the "foothill" region. Recently, however, changes in the frequency of application of onsite systems having higher technical design sophistication has been realized by the Placer County Department of Health and Medical Services (PCDHMS). The PCDHMS is the local jurisdictional agency for approval and permitting of onsite systems in Placer County.

Table 5-4 summarizes recent requests for onsite system permits received by PCDHMS. These requests, which relate to non-standard systems, are approaching the 50th percentile level for the indicated service period. This trend may signal a change in onsite system design and application which could result in more appropriate application of onsite systems, decreases in failures, increases in public health protection and favorable allowance in the case of previously marginal or undevelopable areas. One concern connected to the use of onsite systems, including alternative systems, is determining technical solutions for the reduction of groundwater contamination, particularly resulting from nitrate discharges.

TABLE 5-4

PCDHMS SERVICE REQUESTS FOR LAND DEVELOPMENT APPLICATION
(From Period 07/01/92 to 06/30/93)

Task Description	Number of Requests
Recertifications	2
Standard System	131
Deep Trench System	3
Steep Slope System	2
Intermittent Sand Filter System	28
Pressure Dose Distribution	64
Total Number of Non-Standard Systems	**97**
Percentage of Non-Standard Systems	**43%**

Source: Placer County Department of Health and Medical Services.

Table 5-5 indicates currently understood general conditions for individual onsite wastewater system soils suitability and design and regulatory aspects for the various community analysis areas. Additional information is presented in the *Background Report* and associated state and local documents. The information presented here is general in nature and is based on agency staff field experience and limited hydrogeological data. Current County policy mandates that any proposed onsite system, or development proposing the use of onsite disposal systems, meet the applicable regulations and that any such systems be reviewed and approved by the appropriate regulatory agencies on an individual basis.

TABLE 5-5

ONSITE SYSTEM SUITABILITY
By Analysis Area

Analysis area	Use Suitability	Rec. Min. Lot Size (acres)	Regulatory and Design Aspects
Tahoe Basin	N/A	N/A	Prohibited.
Alpine Meadows	N/A	N/A	Prohibited.
Martis Valley	Individual Evaluation	5	5-ac. minimum, exempted lots
Squaw Valley	N/A	N/A	Prohibited.
Gold Run/Dutch Flat/Alta	Individual Evaluation	2.3	Areas w/poor soil & HGW.
Placer East	Individual Evaluation	2.3	Limited Data.
Summit	Individual Evaluation	2.3	Some areas have shallow soils.
Colfax Analysis area	Individual Evaluation	2.3	Some fractured rock areas.
Colfax City	Community Service	N/A	High density.
Foresthill	Individual Evaluation	2.3	Areas with unsuitable soils.
Meadow Vista	Individual Evaluation	2.3	HGW in downtown area.
Weimar/Applegate/Clipper	Individual Evaluation	2.3	Some poor soils areas
Auburn-Bowman	Individual Evaluation	2.3	Thin soils and HGW areas.
Auburn City	Community Service	N/A	High density.
Horseshoe Bar/Penryn	Individual Evaluation	2.3	HGW area, GWP, comm. serv. avail.
Loomis Town	Individual Evaluation	2.3	HGW, comm. serv. available.
Newcastle/Ophir	Individual Evaluation	2.3	Community service available.
Dry Creek	Individual Evaluation	7.0	Community service available.
Granite Bay	Individual Evaluation	2.3	Thin soils, HGW, comm. serv.
Lincoln City	Community Service	N/A	High density.
Placer Central	Individual Evaluation	10	Poor soils, HGW, GWP.
Placer West	Individual Evaluation	10	Poor soils, HGW, GWP.
Rocklin City	Community Service	N/A	High density/Comm/Indust.
Roseville City	Community Service	N/A	High density/Comm/Indust.
Sheridan	Individual Evaluation	10	Poor soils, HGW, GWP.
Sunset	Community Service	N/A	High density/industrial.
Placer Villages	Community Service	N/A	High density.
Villages of Dry Creek	Community Service	N/A	High density.
Bickford Ranch	Community Service	N/A	High density.
Stanford Ranch West	Community Service	N/A	High density.

Notes: HGW = High (elevated) groundwater levels can cause system failure and health risks.
GWP = Groundwater pollution potential or contaminated groundwater areas.

METHODOLOGY AND ASSUMPTIONS

For planning purposes, residential wastewater generation rates are typically determined as a percentage of the average daily water demand. Commercial, office, and industrial generation rates are generally based on the type of land use proposed using a flow per unit basis (e.g., gallon per acre per day). In addition, wastewater generation rates from planning and design studies are usually referenced.

For this analysis, residential generation volumes were based on percentage of water demand and existing planning documents. Placer County Water Agency (PCWA) water demand rates were referenced for comparison with the generation rates used in this analysis since PCWA is the largest purveyor of raw and finished water in Placer County. Planning documents for the various analysis areas were referenced where available to develop and verify generation rates. In addition, the ongoing Roseville regional plant wastewater master planning effort was referenced since the City of Roseville is the largest manager of wastewater in Placer County. Table 5-6 summarizes the land use categories and the associated generation rates selected for use in this analysis.

Using the population estimates, as well as the commercial, office and industrial square footage projections for 2010 and 2040 (see Tables 2-3 to 2-8) with the previously-established generation rates, future wastewater generation volumes were projected for residential, commercial, office, and industrial dischargers.

TABLE 5-6

WASTEWATER GENERATION RATE FACTORS USED FOR ANALYSIS
(Average Daily Dry Weather Flow)

Land Use Designation	Unit	Generation Rate
Residential SFDU	gpd/DU	260
Residential - Tahoe Basin	gpd/DU	220
Residential - Other Tahoe & Summit	gpu/DU	130
Commercial	gpd/acre	1,040
Office	gpd/acre	1,040
Industrial	gpd/acre	1,560

Notes: gpd = gallons per day
DU = Dwelling unit

For the Tahoe Basin, surrounding Tahoe region, and Summit analysis areas, reduced residential wastewater generation rates of 220 and 130 gpd/du were used to reflect the higher vacancy rates typical of these resort areas. For the remainder of the county, residential and non-residential generation rates comparable to the *Roseville Regional Wastewater Treatment Plant Master Plan* were selected. Calculated generation volumes for each of the analysis areas were compared with known record volumes from the community treatment facilities where available to calibrate the calculation method.

The wastewater analysis is based upon estimated populations for residential generation and upon square footage projections for estimated non-residential development generation for each analysis area. The analysis does not consider the influences and considerations that would affect the overall "water use-to-wastewater disposal cycle," such as reclaimed water use for irrigation or other policy goals; the result is a more conservative range of wastewater generation estimates (i.e., higher volumes than would be estimated with consideration of these factors).

Wastewater generation factors were used for determining total potential volumes for both community and individual onsite systems. The information summarized in the "Implications of the Land Use Diagram" section outlines existing and expected future wastewater generation. While wastewater generation rates may vary between communities or locations within the county, general countywide factors were used to simplify the analysis. Total wastewater generation estimates by analysis area have been used to estimate the general size of wastewater system improvements necessary to serve assumed development levels.

This analysis assumes that wastewater characteristics will remain relatively consistent for residential and non-residential generators throughout the time frame being analyzed (i.e., 2040). Although not considered for this analysis, peak flow rates and volumes would be required for adequate design level facilities sizing and would be considered part of the work to be performed at a project-specific planning level.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

The *General Plan Land Use Diagram* provides for significant growth of residential and non-residential (commercial, office and industrial) development in Placer County. Wastewater characteristics are expected to generally remain consistent with existing quality, although quantities of wastewater generated will increase as population and non-residential development increase. Wastewater treatment within Placer County analysis areas will, in the future, rely on both onsite systems and community facilities to manage varying flow quantities and wastewater strengths.

General concerns associated with use of individual (onsite) systems include the following:

- groundwater contamination issues
- geotechnical considerations
- system failures
- use density
- cumulative impacts
- drinking water protection
- public health issues
- environmental considerations
- septic sludge disposal

General concerns associated with the use of community wastewater systems include the following:

- point source discharge contamination
- cumulative impacts
- concentration of specific waste constituents
- public health issues
- environmental considerations
- appropriate technology application
- economics
- sewage sludge disposal
- air pollution

The use of onsite systems and community facilities will continue to be regulated by federal, state, and local codes and ordinances that are independent of the *General Plan*. Onsite systems must continue to comply with primary design considerations based on soils, health, and groundwater aspects.

Since some of the areas of the county currently employing onsite wastewater systems will experience failure, and some developments in rural and/or suburban areas will require community wastewater treatment systems, a percentage of this existing development will be required to shift to community wastewater facilities. It is also feasible that new onsite system technologies developed in the future may allow a higher percentage of new development to rely on onsite systems. The calculation of the percentage of these systems that will rely on new "alternative" onsite systems or conversion to community systems would be speculative and is, therefore, impractical for this analysis.

Community facilities must continue to comply with changing regulations that mandate technological upgrades to meet increasingly-stringent discharge requirements. Design and technological advancements will assist in improving the use of community facilities and will, thereby, reduce some of the detrimental impacts associated with their use. Commercial/industrial dischargers will continue to be required to employ pretreatment systems to assist in source reduction of contaminants being exported to community wastewater facilities.

The following pages summarize the impacts of development permitted under the *General Plan* by unincorporated analysis area. No analysis of systems serving incorporated areas is included since each city is responsible for addressing the impacts of development within its jurisdiction. For each of the analysis areas, the analysis reviews both onsite and community treatment systems and summarizes the specific impacts in terms of general facilities improvements or development necessary to serve development at 2010 and 2040. Tables 5-7 and 5-8 summarize estimated wastewater generation used for this analysis in millions of gallons per day (MGD) and year (MG/YR), respectively.

TABLE 5-7

WASTEWATER GENERATION ESTIMATES
Unincorporated Placer County
1990, 2010, and 2040
Average Daily Flow in Millions of Gallons Per Day (MGD)

	1990			2010			1990 to 2010 Change		2040			1990 to 2040 Change	
	Onsite	Community	Total	Onsite	Community	Total	MGD	Percentage	Onsite	Community	Total	MGD	Percentage
Tahoe Basin Total	**0.000**	**2.320**	**2.320**	**0.000**	**2.994**	**2.994**	**0.674**	**29.1%**	**0.000**	**3.046**	**3.046**	**0.726**	**31.3%**
Alpine Meadows	0.000	0.060	0.060	0.000	0.064	0.064	0.004	6.8%	0.000	0.073	0.073	0.013	22.2%
Martis Valley	0.080	0.118	0.198	0.100	0.172	0.272	0.074	37.3%	0.100	0.245	0.345	0.147	74.2%
Squaw Valley	0.000	0.156	0.156	0.000	0.167	0.167	0.011	7.0%	0.000	0.159	0.159	0.003	1.7%
Sierra Resorts Total	**0.080**	**0.334**	**0.414**	**0.100**	**0.403**	**0.503**	**0.089**	**21.4%**	**0.100**	**0.477**	**0.577**	**0.163**	**39.4%**
Gold Run/Dutch Flat	0.103	0.040	0.143	0.122	0.034	0.156	0.013	9.1%	0.137	0.039	0.175	0.032	22.2%
Placer East	0.067	0.130	0.197	0.116	0.116	0.232	0.035	17.6%	0.137	0.137	0.274	0.077	39.1%
Summit	0.000	0.080	0.080	0.049	0.036	0.085	0.005	6.4%	0.057	0.041	0.098	0.018	22.6%
Sierra Total	**0.170**	**0.250**	**0.420**	**0.287**	**0.186**	**0.473**	**0.053**	**12.6%**	**0.330**	**0.217**	**0.547**	**0.127**	**30.2%**
Colfax Community Plan Area	0.276	0.000	0.276	0.332	0.037	0.368	0.092	33.3%	0.516	0.057	0.573	0.297	107.5%
Foresthill	0.536	0.038	0.573	0.716	0.030	0.746	0.173	30.2%	0.899	0.037	0.936	0.363	63.3%
Meadow Vista	0.393	0.000	0.393	0.470	0.052	0.523	0.129	32.9%	0.554	0.062	0.615	0.222	56.4%
Weimar/Applegate	0.423	0.031	0.454	0.543	0.060	0.603	0.150	33.0%	0.778	0.086	0.864	0.410	90.4%
Lower Sierra Total	**1.628**	**0.069**	**1.697**	**2.061**	**0.179**	**2.241**	**0.544**	**32.1%**	**2.746**	**0.243**	**2.989**	**1.292**	**76.2%**
Auburn/Bowman	0.541	1.804	2.344	1.266	2.570	3.835	1.491	63.6%	1.561	3.170	4.731	2.387	101.8%
Horseshoe/Penryn	0.396	0.283	0.679	0.373	0.456	0.829	0.150	22.1%	0.451	0.551	1.002	0.322	47.5%
Newcastle/Ophir	0.395	0.065	0.460	0.392	0.168	0.561	0.101	21.9%	0.510	0.219	0.729	0.269	58.6%
Auburn-Foothills Total	**1.332**	**2.152**	**3.483**	**2.031**	**3.194**	**5.225**	**1.742**	**50.0%**	**2.522**	**3.940**	**6.462**	**2.979**	**85.5%**
Dry Creek/West Placer	0.123	0.045	0.168	0.742	0.742	1.485	1.317	782.8%	2.108	2.108	4.215	4.047	2406.3%
Granite Bay	0.124	1.305	1.429	0.433	1.731	2.163	0.734	51.4%	0.497	1.990	2.487	1.058	74.0%
Placer Central	0.450	0.063	0.513	0.552	0.432	0.985	0.471	91.9%	0.680	0.589	1.269	0.756	147.3%
Placer West	0.148	0.000	0.148	0.175	0.000	0.175	0.027	18.5%	0.212	0.000	0.212	0.064	43.5%
Sheridan	0.024	0.040	0.064	0.031	0.046	0.076	0.012	19.5%	0.036	0.054	0.091	0.027	41.7%
Sunset	0.000	0.360	0.360	0.000	1.004	1.004	0.644	178.6%	0.000	1.389	1.389	1.028	285.4%
South Placer Total	**0.869**	**1.813**	**2.683**	**1.933**	**3.955**	**5.888**	**3.206**	**119.5%**	**3.534**	**6.129**	**9.663**	**6.980**	**260.2%**
Total Unincorporated	**4.079**	**6.937**	**11.017**	**6.413**	**10.912**	**17.325**	**6.308**	**57.3%**	**9.232**	**14.051**	**23.283**	**12.267**	**111.3%**

TABLE 5-8

WASTEWATER GENERATION ESTIMATES
Unincorporated Placer County
1990, 2010, and 2040
Average Annual Flow Millions of Gallons Per Year (MG/YR)

	1990			2010			1990 to 2010 Change		2040			1990 to 2040 Change	
	Onsite	Community	Total	Onsite	Community	Total	MG/YR	Percentage	Onsite	Community	Total	MG/YR	Percentage
Tahoe Basin Total	**0.0**	**846.8**	**846.8**	**0.0**	**1,093.0**	**1,093.0**	**246.2**	**29.1%**	**0.0**	**1,111.6**	**1,111.6**	**264.8**	**31.3%**
Alpine Meadows	0.0	21.9	21.9	0.0	23.4	23.4	1.5	6.8%	0.0	26.8	26.8	4.9	22.2%
Martis Valley	29.2	43.1	72.3	36.5	62.7	99.2	26.9	37.3%	36.5	89.4	125.9	53.6	74.2%
Squaw Valley	0.0	56.9	56.9	0.0	60.8	60.8	4.0	7.0%	0.0	57.9	57.9	1.0	1.7%
Sierra Resorts Total	**29.2**	**121.9**	**151.1**	**36.5**	**147.0**	**183.5**	**32.4**	**21.4%**	**36.5**	**174.1**	**210.6**	**59.5**	**39.4%**
Gold Run/Dutch Flat/Alta	37.7	14.6	52.3	44.5	12.6	57.1	4.8	9.1%	49.8	14.1	63.9	11.6	22.2%
Placer East	24.5	47.5	71.9	42.3	42.3	84.5	12.6	17.6%	50.0	50.0	100.0	28.1	39.1%
Summit	0.0	29.2	29.2	18.0	13.1	31.1	1.9	6.4%	20.8	15.0	35.8	6.6	22.6%
Sierra Total	**62.2**	**91.3**	**153.4**	**104.8**	**67.9**	**172.7**	**19.3**	**12.6%**	**120.6**	**79.1**	**199.7**	**46.3**	**30.2%**
Colfax CPA	100.9	0.0	100.9	121.0	13.4	134.5	33.6	33.3%	188.4	20.9	209.3	108.4	107.5%
Foresthill	195.5	13.7	209.2	261.5	10.9	272.4	63.2	30.2%	328.0	13.7	341.6	132.5	63.3%
Meadow Vista	143.5	0.0	143.5	171.7	19.1	190.8	47.2	32.9%	202.0	22.4	224.5	80.9	56.4%
Weimar/Applegate/Clipper Gap	154.3	11.3	165.6	198.2	22.0	220.3	54.6	33.0%	283.9	31.5	315.4	149.8	90.4%
Lower Sierra Total	**594.2**	**25.0**	**619.2**	**752.4**	**65.4**	**817.8**	**198.6**	**32.1%**	**1,002.3**	**88.6**	**1,090.8**	**471.6**	**76.2%**
Auburn-Bowman	197.4	658.3	855.7	462.0	938.0	1,399.9	544.3	63.6%	569.9	1,157.1	1,727.0	871.3	101.8%
Horseshoe Bar/Penryn	144.7	103.3	247.9	136.2	166.5	302.7	54.7	22.1%	164.5	201.1	365.6	117.7	47.5%
Newcastle/Ophir	144.1	23.7	167.8	143.2	61.4	204.6	36.8	21.9%	186.3	79.8	266.1	98.3	58.6%
Auburn -Foothills Total	**486.1**	**785.3**	**1,271.4**	**741.4**	**1,165.8**	**1,907.2**	**635.8**	**50.0%**	**920.7**	**1,438.0**	**2,358.7**	**1,087.3**	**85.5%**
Dry Creek	45.0	16.4	61.4	271.0	271.0	541.9	480.5	782.8%	769.3	769.3	1,538.6	1,477.3	2406.3%
Granite Bay	45.3	476.3	521.7	157.9	631.7	789.6	267.9	51.4%	181.6	726.3	907.9	386.2	74.0%
Placer Central	164.3	23.0	187.3	201.5	157.8	359.4	172.1	91.9%	248.2	214.9	463.1	275.8	147.3%
Placer West	53.9	0.0	53.9	63.9	0.0	63.9	10.0	18.5%	77.4	0.0	77.4	23.4	43.5%
Sheridan	8.8	14.6	23.4	11.2	16.7	27.9	4.5	19.5%	13.2	19.9	33.1	9.8	41.7%
Sunset	0.0	131.5	131.5	0.0	366.5	366.5	235.0	178.6%	0.0	506.9	506.9	375.4	285.4%
South Placer Total	**317.3**	**661.9**	**979.2**	**705.5**	**1,443.8**	**2,149.2**	**1,170.0**	**119.5%**	**1,289.8**	**2,237.3**	**3,527.0**	**2,547.9**	**260.2%**
Total Unincorporated	**1,489.0**	**2,532.2**	**4,021.1**	**2,340.6**	**3,982.8**	**6,323.4**	**2,302.3**	**57.3%**	**3,369.8**	**5,128.6**	**8,498.5**	**4,477.4**	**111.3%**

Tahoe Basin

The implications of the *General Plan Land Use Diagram* and population projections in the Tahoe Basin indicate a slight, but significant, increase in wastewater generation volumes within the area. Total wastewater generation is estimated to increase 29 percent by 2010 and 31 percent by 2040.

Onsite Facilities: With very few exceptions, individual onsite wastewater collection, treatment, and disposal facilities are prohibited in the Tahoe Basin, primarily in the interest of protecting the water quality of the lake. This policy is enforced in accordance with the Porter-Cologne Water Quality Control Act. It is highly unlikely that regulatory directives will be modified to allow significant use of onsite facilities for future development.

Community Facilities: The Tahoe Basin analysis area is, by regulatory mandate, entirely sewered with collected wastewaters being conveyed through a system of gravity and force mains to the Tahoe-Truckee Sanitation Agency (T-TSA) wastewater treatment and disposal facilities located in the Martis Valley in nearby Nevada County. There are two State-permitted public (collection) systems serving the portion of the Tahoe Basin analysis area located in Placer County (northwestern lake). The two community collection facilities are the North Tahoe PUD and Tahoe City PUD. Specific detailed information on the community wastewater systems serving the Tahoe Basin analysis area are described in the *Background Report.*

During the 1990 base year period, the North Tahoe PUD reported an average daily flow of 0.95 MGD whereas Tahoe City PUD reported an average daily flow of 1.08 MGD for a total average daily flow of 2.03 MGD. The estimated 2010 average daily wastewater generation volume for the Tahoe Basin analysis area is 3.00 MGD and the estimated 2040 average daily wastewater generation volume is 3.05 MGD by the end of the 2040 planning period.

The total capacity of North Tahoe PUD collection facilities is currently designed to accommodate a flow of 11.0 MGD and the Tahoe City PUD collection system has a design capacity of between 3 and 6 MGD. The main interceptor pipeline that parallels the Truckee River to the T-TSA WWTP has an estimated capacity of 7.4 MGD which is shared by the overall treatment and disposal system capacity at T-TSA. The facilities at T-TSA are designed to accommodate an average daily flow of about 2.5 MGD from Placer County.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal impacts associated with the implementation of the *Land Use Diagram* for 2010 and 2040 specifically associated with the Tahoe Basin analysis area are expected to be minimized by the requirements of mandatory sewerage for all residential and non-residential wastewater generators. New collection system tributary lines, trunk mains and sewage lift stations may be required to accommodate the increased flow.

The T-TSA treatment plant and main interceptor line have sufficient capacity to accommodate the projected 2010 and 2040 growth in the Tahoe Basin analysis area.

Alpine Meadows

The implications of future development estimated under the *General Plan Land Use Diagram* on the Alpine Meadows analysis area indicate a slight increase in wastewater generation volumes within the analysis area. Tables 5-7 and 5-8 indicate that a 7 percent increase in total wastewater generation would occur by 2010 and a 22 percent increase by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are prohibited in the Alpine Meadows analysis area where drainage is toward the Truckee River primarily in the interest of protecting the water quality of the river. This policy is enforced in accordance with the California Regional Water Quality Control Board's *North Lahontan Basin Plan*. It is highly unlikely that regulatory directives will be modified to allow the use of onsite facilities for future development.

Community Facilities: The Alpine Meadows analysis area is by regulatory mandate entirely sewered with collected wastewaters being conveyed through a system of gravity and force mains to the Tahoe-Truckee Sanitation Agency (T-TSA) wastewater treatment and disposal facilities located in nearby Nevada County in the Martis Valley. The facilities at T-TSA are designed to accommodate an average daily flow of about 2.5 MGD from Placer County. There is only one State-permitted public (community) system serving this analysis area; the Alpine Springs County Water District. Specific detailed information on this community wastewater facility is available in the *Background Report*.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal impacts associated with the implementation of the *Land Use Diagram* for 2010 and 2040 are expected to be minimized by the requirements of mandatory sewerage for all residential and non-residential wastewater generators. New collection system tributary lines, trunk mains and sewage lift stations may be required to accommodate the increased flow.

The T-TSA treatment plant and interceptor line have sufficient capacity to accommodate the projected 2010 and 2040 growth in the Alpine Meadows analysis area.

Martis Valley

The *General Plan Land Use Diagram* and population projections for the Martis Valley analysis area indicate an increase in wastewater generation volumes within the analysis area. The wastewater generation estimate tables indicate that a 46 percent community wastewater generation would occur by 2010, and a 108 percent increase would occur by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are permitted in the Martis Valley analysis area only under exceptional circumstances. There are several existing subdivisions that rely on onsite systems.

Community Facilities: The Martis Valley analysis area is sewered and collected wastewaters are conveyed through a system of gravity and force mains to the Tahoe-Truckee Sanitation Agency (T-TSA) wastewater treatment and disposal facilities located in the Nevada County part of Martis Valley. There are three State-permitted public (community) systems available to serve this analysis area: the Northstar Community Services District, Truckee Sanitary District, and the Tahoe-Truckee Sanitation Agency. Currently the Northstar CSD conveys the majority of flow. Specific detailed information on these community wastewater facilities is available in the *Background Report*.

During 1990, the Northstar CSD reported an average daily flow of 0.13 gpd to the T-TSA Truckee River interceptor force main which conveys this flow to the T-TSA treatment facility. Tables 5-7 and 5-8 indicate the estimated average daily wastewater generation volume (in MGD) for the Martis Valley analysis area is 0.17 for 2010 and 0.25 for 2040.

Total facilities capacity at T-TSA is designed to accommodate the estimated future average daily flow from the Martis Valley analysis area. Some improvements will be required to the local collection system

to support the expected growth at 2010. In particular the new subdivisions proposed for the Martis Valley area will require new collection system components and connection to the existing collection system.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal impacts associated with the implementation of the *Land Use Diagram* for 2010 and 2040 specifically associated with the Martis Valley analysis area are expected to be minimal because the majority of development will be required to rely on community facilities for residential and non-residential wastewater services. New collection system tributary lines, trunk mains and sewage lift stations may be required to accommodate the increased flow.

The T-TSA treatment plant has sufficient capacity to accommodate the projected 2010 and 2040 growth in the Martis Valley analysis area.

Squaw Valley

Development expected under the *General Plan Land Use Diagram* in the Squaw Valley analysis area will result in an increase in wastewater generation volumes, with a 7 percent increase in community wastewater generation in 2010 and a 2 percent increase by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are prohibited in the Squaw Valley analysis area. This policy is enforced in accordance with the California Regional Water Quality Control Board's *North Lahontan Basin Plan.* It is highly unlikely that regulatory directives will be modified to allow the use of onsite facilities for future development.

Community Facilities: The Squaw Valley analysis area is, by regulatory mandate entirely sewered, and collected wastewaters are conveyed through a system of gravity and force mains to the Tahoe-Truckee Sanitation Agency (T-TSA) wastewater treatment and disposal facilities located in nearby Nevada County in the Martis Valley. There is only one State-permitted public (community) wastewater system serving this analysis area: the Squaw Valley County Water District. Specific detailed information on this community wastewater facility is available in the *Background Report.*

During the 1990 season the Squaw Valley CWD reported an average daily flow of 170,000 gpd to the T-TSA Truckee River interceptor force main which conveys this flow to the T-TSA treatment facility. Tables 5-7 and 5-8 indicate the estimated 1990 average daily wastewater generation volume for the Squaw Valley analysis area is 0.16 MGD and the estimated flow for 2010 is 0.17 MGD. This results in an estimated 6 percent increase in total flow for the analysis area. The estimated 2040 generation volume is projected at 0.16 MGD; it is higher than the 2010 estimate because of an assumed trend toward smaller household sizes.

The facilities at T-TSA are designed to accommodate the expected future average daily flow of about 2.5 MGD from the Placer County analysis areas.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal impacts associated with the implementation of the *Land Use Diagram* for 2010 and 2040 specifically associated with the Squaw Valley analysis area are expected to be minimized by the requirements of mandatory sewerage for all residential and non-residential wastewater generators. New collection system tributary lines, trunk mains and sewage lift stations may be required to accommodate the increased flow.

The T-TSA treatment plant and interceptor line have sufficient capacity to accommodate the projected 2010 and 2040 growth in the Squaw Valley analysis area. Because the T-TSA interceptor which conveys wastewater from the Squaw Valley CWD is adequately sized, there should be no mainline collection system capacity problems experienced in conveying wastewater to the T-TSA treatment facilities.

Gold Run/Dutch Flat/Alta

Development assumed under the *General Plan Land Use Diagram* for the Gold Run/Dutch Flat/Alta analysis area will result in a mild increase in wastewater generation volumes. Tables 5-7 and 5-8 show that a 9 percent increase in total wastewater generation would occur by 2010 and a 22 percent increase would occur by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are currently extensively used in the Gold Run/Dutch Flat/Alta analysis area. This reliance upon onsite wastewater systems is likely to remain a practical option for this area. It is highly unlikely that regulatory directives will be modified to eliminate the use of onsite facilities for future development.

Community Facilities: Currently the Gold Run/Dutch Flat/Alta analysis area is mostly served by onsite wastewater systems with only one permitted community facility. The one State-permitted public (community) wastewater system serving this analysis area serves the Caltrans rest-stop at Gold Run. It is not likely that additional capacity could be developed using this facility to serve the surrounding areas, so this facility is not considered available for providing future development capacity. Specific detailed information on this community wastewater facility is available in the *Background Report.*

Table 5-7 indicates the estimated 1990 average daily wastewater generation volume for the Gold Run/Dutch Flat/Alta analysis area as 0.14 MGD. The estimated 2010 generation volume for the Gold Run/Dutch Flat/Alta analysis area is 0.16 MGD. This results in an estimated 9 percent increase in flow for the analysis area.

Specific Implications of the Land Use Diagram: The primary wastewater generation and disposal impacts associated with development under the *Land Use Diagram* for 2010 are expected to be associated with the use of onsite disposal systems (i.e., groundwater issues, system failures, density). New community wastewater facilities may be required to serve higher density residential, commercial, office and light industrial development in this analysis area. Use of onsite systems in this analysis area will require careful evaluation on a case-by-case basis, particularly since some parts of the area have unsuitable soils and elevated groundwater.

It is expected that management of wastewater using onsite systems in this analysis area will rely on standard and alternative design methods, and that management of community wastewater flows will be restricted such that small isolated facilities will be employed. Development relying on these systems and facilities is likely to be managed and funded by private entities.

Placer East

Development in the Placer East area under the *General Plan Land Use Diagram* will result in an 18 percent increase in wastewater generation volumes in 2010 and a 39 percent increase in 2040 (see Tables 5-7 and 5-8).

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are currently extensively used in most parts of the Placer East analysis area. The exception is the area within the Truckee River Watershed and upstream of the Boca Reservoir; these areas are under the jurisdiction of the Lahontan Regional Water Quality Control Board, which prohibits the use of onsite systems, with limited exceptions. This predominant reliance on onsite wastewater systems is likely to remain a practical option for this area through 2040. It is highly unlikely that regulatory directives will be modified to eliminate the use of onsite facilities for future development.

Community Facilities: Currently the Placer East analysis area is served about equally by onsite wastewater systems and permitted community systems. There are five permitted community facilities serving this analysis area. There are six State-permitted public (community) wastewater system serving this analysis area: Caltrans - Whitmore Rest Stop; Placer County Service Area No. 23 - Blue Canyon; Naco West - Emigrant Gap; and the Tahoe-Truckee Sanitation Agency.

The first five existing community systems are considered small or isolated facilities and should, therefore, not be considered for providing future development capacity. It is not likely that additional capacity would be developed using these five facilities to serve the surrounding areas. The sixth system, the Tahoe-Truckee Sanitation Agency, covers a portion of the area east of the Sierra divide within its service area and has some capacity for additional connections. Specific detailed information on this community wastewater facility is available in the *Background Report*.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal impacts associated with the implementation of the *Land Use Diagram* for 2040 specifically associated with the Placer East analysis area are expected to be associated both with the use of onsite disposal systems (i.e., groundwater issues, system failures, density) and community wastewater systems (i.e., point source discharge contamination). New community wastewater facilities will be required to serve higher density residential, commercial, office and light industrial development in this analysis area. Use of onsite systems in this analysis area will require careful evaluation on a case-by-case basis because of the presence of unsuitable soils and elevated groundwater.

It is expected that management of wastewater using onsite systems in this analysis area will rely on both standard and alternative design methods, and that management of community wastewater flows will be restricted such that small isolated facilities will be employed. Development relying on these systems and facilities is likely to be typically managed and funded by private entities.

Except under rare circumstances, new development in the Tahoe and Truckee River watersheds will not be allowed to manage wastewater through the use of onsite systems, but it is expected that adequate service capacity will be available at the T-TSA facility or another new community facility.

Summit

Development estimated for the Summit analysis area under the *General Plan Land Use Diagram* will result in an increase in wastewater generation volumes. Most of this growth is expected to occur in the existing Serene Lakes subdivision.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently allowed on isolated parcels in the Summit analysis area. It is likely that this limited use will continue in the long term and unlikely that regulatory directives will be modified to ban the use of onsite facilities.

Tables 5-7 and 5-8 indicate that the estimated 2010 wastewater generation volume expected to be managed by onsite system is negligible.

Community Facilities: The Summit analysis area is currently served by two State-permitted public (community) wastewater facilities: the Sierra Lakes County Water District, which conveys collected wastewater from the Serene Lakes subdivision to the Donner Summit PUD treatment plant, and the Rainco Incorporated - Cisco Grove facility which serves a small private commercial area. During 1990, the Summit community wastewater facilities reported an average daily dry weather flow of 85,000 gpd.

Because the Sierra Lakes CWD collection system is designed to serve full buildout of the subdivision, and the Rainco-Cisco Grove system is an isolated system serving a specific area, it is unlikely that these systems will be available to serve other new development. These two systems should, therefore, not be considered for providing capacity for extensive future development. Specific detailed information on these community wastewater facilities is available in the *Background Report.*

Table 5-7 indicates the estimated 1990 average daily wastewater generation volume for the Summit analysis area is 0.08 MGD. The estimated 2010 generation volume for the Summit analysis area is 0.09. This results in an estimated 6 percent increase in flow for the analysis area by 2010.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal demand resulting from development in the Summit area under the *Land Use Diagram* for 2010 and 2040 is expected to be treated by both onsite and community facilities for all residential and non-residential wastewater generators. New collection system tributary lines, trunk mains, sewage lift stations, treatment plant and disposal systems may be required to accommodate the increased flow. It is expected that most of the population growth in this area will occur in the Serene Lakes subdivision which is served by the Sierra Lakes County Water District which has sufficient collection system capacity for full buildout. Increased capacity at the Donner Summit PUD WWTP facility (in Nevada County) which treats and disposes of Sierra Lakes CWD flows will be required.

Colfax Analysis Area

Development in the Colfax area under the *General Plan Land Use Diagram* is expected to result in a significant increase in wastewater generation volumes which coincides with the projected 35.1 percent increase in population by 2010. Tables 5-7 and 5-8 show that an estimated 33 percent increase in total wastewater generation is expected in this area by 2010, with an increase of 108 percent by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are currently allowed in the Colfax analysis area. It is unlikely that regulatory directives will be modified to ban the use of onsite facilities for future development within this analysis area. Tables 5-7 and 5-8 indicate that the estimated 2010 wastewater generation volume expected to be managed by onsite systems is 0.33 MGD and that the estimated 2040 wastewater generation volume expected to be managed by onsite systems is 0.52 MGD. As Tables 5-7 and 5-8 indicate, it has been assumed that a part (± 10 percent) of future generation will be managed by new or existing adjacent community facilities.

Community Facilities: The Colfax analysis area is currently not served by any State-permitted public (community) wastewater facilities. As noted above, however, this analysis assumes that some future wastewater generated in the area will be treated either by new community systems or by nearby community systems outside of the area.

Specific Implications of the Land Use Diagram: Wastewater generation and disposal demand resulting from development in the Colfax analysis area is expected to be served primarily by onsite systems. It is assumed that a small percentage of higher density growth will occur and that wastewater from this development will require new community facilities or hook-up to adjacent existing facilities. New onsite systems, collection system tributary lines, trunk mains, sewage lift stations, treatment plants and disposal systems will be required to accommodate the substantially increased flow within this analysis area.

It is expected that management of wastewater using onsite systems in this analysis area will rely on standard and alternative design methods, and that management of community wastewater flows will be restricted such that small isolated facilities will be employed. Development relying on these systems and facilities is likely to be managed and funded by private entities.

Foresthill

Development in the Foresthill area under the *General Plan Land Use Diagram* could result in an increase in wastewater generation volumes that coincides with the expected steady increase in population expected.

Tables 5-7 and 5-8 indicate that a 30 percent increase in wastewater generation could occur by 2010, with a 63 percent increase by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently extensively used in the Foresthill analysis area. This reliance on onsite wastewater systems is likely to remain a practical option for this area. It is highly unlikely that regulatory directives will be modified to eliminate the use of onsite facilities for future development.

Community Facilities: The Foresthill analysis area is currently served mainly by onsite wastewater systems and on a very limited basis by permitted community systems. There is only one State-permitted community facility serving this analysis area: the Sky View Terrace MHP WWTP, which is a small, isolated facility that should not be considered available for providing future development capacity. It is not likely that additional capacity would be developed using this facility to serve the surrounding areas. Specific detailed information on this community wastewater facility is available in the *Background Report*.

Specific Implications of the Land Use Diagram: The Foresthill analysis area will continue to rely mainly on the use of onsite wastewater systems, especially in the outlying areas. Use of community systems is expected to remain viable only in higher density residential and non-residential areas.

Problems associated with development under the *Land Use Diagram* are expected to be related to the use of onsite disposal systems (i.e., groundwater issues, system failures, density). Use of both standard and alternative onsite systems is expected. New community wastewater facilities may also be required to serve higher density residential, commercial, office and light industrial development in this analysis area. Use of onsite systems will require careful case-by-case evaluation due to the presence of unsuitable soils.

Meadow Vista

Increased wastewater demand resulting from development in the Meadow Vista area under the *General Plan Land Use Diagram* is expected to be moderate (33 percent in 2010 and 56 percent in 2040). A large percentage of the expected increase in wastewater generation will be managed by onsite wastewater systems.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently extensively used in the Meadow Vista analysis area. This reliance upon onsite wastewater systems is likely to remain a practical option for this area. It is unlikely that regulatory directives will be modified to eliminate the use of onsite facilities for future development. Elevated groundwater levels are, however, a concern in downtown Meadow Vista.

Community Facilities: Currently the Meadow Vista analysis area is not served by any State-permitted community wastewater facilities.

Specific Implications of the Land Use Diagram: Wastewater problems associated with development under the *Land Use Diagram* are expected to be mainly associated with the use of onsite disposal systems (i.e., groundwater issues, system failures, density). Use of community wastewater systems may be employed in areas of higher developmental density.

Use of onsite systems in this analysis area will require careful evaluation on a case-by-case basis due to the presence of unsuitable soils and elevated groundwater in some areas, particularly in downtown Meadow Vista.

Weimar/Applegate/Clipper Gap

The *General Plan Land Use Diagram* for the Weimar/Applegate/Clipper Gap analysis area could result in a moderate increase in wastewater generation volumes. Table 5-7 indicates that a 33 percent increase in total wastewater generation volume is projected to occur within this analysis area by 2010. By 2040, the rate is expected to be approximately 90 percent higher than in 1990.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently extensively used in the Weimar/Applegate/Clipper Gap analysis area. This reliance upon onsite wastewater systems is likely to remain a practical option for this area. It is unlikely that regulatory directives will be modified to eliminate the use of onsite facilities for future development.

Community Facilities: Currently the Weimar/Applegate/Clipper Gap analysis area is served mainly by onsite wastewater systems. There are only three RWQCB-permitted community wastewater facilities serving this analysis area: the Weimar Institute System, Heather Glen CSD, and the Placer County Service Area No. 24 - Applegate facility. All three of these community systems are, for the purposes of this report, considered small or isolated facilities providing limited service and are not considered appropriate for accommodating significant future development.

Specific Implications of the Land Use Diagram: Impacts from wastewater generation resulting from development under the *Land Use Diagram* at 2010 and 2040 are expected to mainly be identified with the use of onsite wastewater systems. General concerns associated with use of individual (onsite) systems include groundwater contamination, system failure, use density, cumulative impacts, drinking water protection, and septic sludge disposal. Use of onsite systems will require careful case-by-case evaluation due to some existing areas within this analysis area having unsuitable soils and/or elevated groundwater.

New community wastewater facilities may be required to serve higher-density residential, commercial, office, and light industrial development in this analysis area. General concerns associated with the use of community wastewater systems include point source discharge contamination, cumulative impacts, concentration of specific waste constituents, and environmental issues, sludge disposal, and odors.

Auburn-Bowman

Development permitted under the *General Plan Land Use Diagram* in the Auburn-Bowman analysis area could result in an increase in wastewater generation volumes coinciding with an expected approximate doubling of population and large increases in non-residential development. The 2010 and 2040 wastewater generation tables indicate that a 64 percent increase in total wastewater generation volume is projected to occur by 2010 and a 102 percent increase is expected by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently used in the Auburn-Bowman analysis area. Despite problems in isolated areas, use of onsite wastewater systems is likely to remain a practical option for this area. The tabulated calculations show that approximately one-third of total wastewater generated in the Auburn-Bowman analysis area would be managed by onsite systems by both 2010 and 2040.

Community Facilities: The Auburn-Bowman analysis area is currently served mainly by community wastewater facilities. There are only two RWQCB-permitted community wastewater facilities serving this analysis area. The two facilities are the CCC-Placer Energy Center and the Placer County Sewer Maintenance District No. 1.

The CCC-Placer Energy Center, is a small, isolated facility providing limited service that is unsuitable for providing future development capacity. Specific detailed information on this community wastewater facility is available in the *Background Report.*

The Placer County SMD No. 1 facility treated an average daily flow of about 1.8 MGD during 1990. Although this facility is currently at design capacity, it could be expanded to provide future development capacity.

Tables 5-7 and 5-8 indicate that approximately one-third of total wastewater generated in the Auburn-Bowman area is expected to be managed by community wastewater facilities by both 2010 and 2040.

Specific Implications of the Land Use Diagram: Problems associated with wastewater generation resulting from development under the *Land Use Diagram* for 2010 and 2040 will result from the use of community wastewater systems rather than onsite systems. Although community facilities will play a major role (67 percent), onsite systems will manage an estimated 33 percent of the wastewater generated in this analysis area at 2010 and 2040, respectively. Use of onsite systems in this analysis area, especially for new development, will however still require careful case-by-case evaluation due to some existing areas having unsuitable soils and/or elevated groundwater.

New community wastewater facilities will be required to serve higher density residential, commercial, office, and light industrial development in this analysis area.

It is expected that increases in wastewater generation within this analysis area associated with development during by 2010 will be handled by an expansion of the existing community facilities. Additional wastewater impacts associated with growth in this analysis area are addressed in the *Auburn/Bowman Community Plan and EIR.*

Horseshoe Bar/Penryn

Development under the *General Plan Land Use Diagram* in the Horseshoe Bar/Penryn area will result in a moderate increase in wastewater generation volumes, with a 22 percent increase by 2010 and a 48 percent increase by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently used more often than community systems in the Horseshoe Bar/Penryn analysis area. This reliance upon onsite wastewater systems is likely to remain an option for this area. The tabulated calculations indicate approximately 45 percent of total wastewater generated in the Horseshoe Bar/Penryn analysis area would be managed by onsite systems in 2010 and 2040.

Community Facilities: There are only two RWQCB-permitted community wastewater facilities serving this analysis area: the South Placer Municipal Utility District - Penryn, and the Placer County Department of Public Works Sewer Maintenance District No. 3.

The South Placer Municipal Utility District - Penryn managed an average daily flow of approximately 213,000 gpd in 1990 and the Placer County Department of Public Works Sewer Maintenance District No. 3 managed about 70,000 gpd. Both of these systems are capable of expansion to provide for future development capacity. Specific detailed information on these community wastewater facilities is available in the *Background Report.*

The South Placer MUD (at Penryn) transports wastewater to Roseville for treatment at the Regional plant; this process is considered viable for development at both 2010 and 2040.

Specific Implications of the Land Use Diagram: Impacts from wastewater generation associated with implementation of the *Land Use Diagram* for 2010 and 2040 are expected to result from both onsite wastewater systems and community facilities. Use of onsite systems in this analysis area, especially for new development, will require careful case-by-case evaluation due to the presence of elevated groundwater and the consequent potential effects on groundwater and surface water quality.

Connection to new or existing community wastewater facilities will be required to serve higher-density residential, commercial, office, and light industrial development in this analysis area, especially in areas with elevated groundwater.

Newcastle/Ophir

Development estimates for the Newcastle/Ophir analysis area indicate a moderate increase in wastewater generation volumes, with increases of 22 percent by 2010 and 59 percent by 2040.

Onsite Facilities: Onsite systems are currently extensively used in the Newcastle/Ophir analysis area, and they are likely to remain a practical option for large lot residential development this area. It is estimated that approximately 70 percent of total wastewater generated in the Newcastle/Ophir analysis area will be managed by onsite systems in 2010 and 2040.

Community Facilities: The Newcastle/Ophir analysis area is served mainly by onsite wastewater systems. There are only two RWQCB-permitted community wastewater facilities serving this analysis area: the Castle City Mobile Home Park facility, which managed an average daily flow of approximately 17,000 gpd, and the Newcastle Sanitary District, which managed about 48,000 gpd of average daily flow in 1990.

Granite Bay

Development in accordance with the *General Plan Land Use Diagram* for the Granite Bay analysis area will result in an increase in wastewater generation volumes of 51 percent by 2010 and 74 percent by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently employed on a limited basis in the Granite Bay analysis area. This use of onsite wastewater systems is likely to remain a restricted option for this area due to the planned density of development, as well as the presence of shallow soils and elevated groundwater.

Community Facilities: The Granite Bay analysis area is currently served mainly by community wastewater facilities. There are two RWQCB-permitted community wastewater facilities serving this analysis area: the State Department of Parks and Recreation - Granite Bay Facility and the Placer County Sewer Maintenance District No. 2 collection system.

The State Parks and Recreation facility managed an average daily flow of about 5,000 gpd during 1990. Because it is small and isolated and provides limited service, this facility will not be available for service to future development.

The Placer County Sewer Maintenance District No. 2 collection system conveyed an average daily flow of 1.3 MGD to the Roseville Regional WWTP facility in 1990. Additional capacity can be developed by expansion of the Placer County SMD facility and the Roseville Regional Plant to serve the surrounding analysis areas. Specific detailed information on this community wastewater facility is available in the *Background Report.*

Specific Implications of the Land Use Diagram: Wastewater generation resulting from future development in the Granite Bay area is expected to be accommodated through the use of both onsite and community wastewater facilities. Use of onsite systems in this analysis area will be restricted to large-lot residential development and will require careful case-by-case evaluation due to the presence of unsuitable soils and/or elevated groundwater. Higher density development will require service by the County Sewer Maintenance District No. 2.

Placer Central

Development in the Placer Central area under the *General Plan Land Use Diagram* will result in an increase in wastewater generation volumes of 92 percent by 2010 and a 147 percent by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are currently extensively used in the Placer Central analysis area. Reliance on onsite wastewater systems is likely to remain a practical option for this area since it is expected that there will be limited community facility capacity available. Most development for the analysis area is expected to be residential. It is unlikely that regulatory directives will be modified to eliminate the use of onsite facilities for future development.

Community Facilities: The Placer Central analysis area is served mainly by onsite wastewater systems rather than community wastewater facilities. There are only two RWQCB-permitted community wastewater facilities serving this analysis area: the South Sutter - Camp Far West facility and the Auburn Valley Services Corporation. Although neither of these facilities is currently operating at design capacity, they are too small and isolated to be relied upon to serve future development outside their current service

areas. Specific detailed information on these community wastewater facilities is available in the *Background Report.*

The Bickford Ranch project, which is in the Placer Central analysis area, is planned to be served by community wastewater facilities. Wastewater generated by Bickford Ranch is expected to be conveyed to a Regional WWTP. There is currently no RWQCB-permitted community wastewater facility located within the planned boundary or nearby the proposed community which could easily serve the expected volume of wastewater generated by this analysis area.

Specific Implications of the Land Use Diagram: Future development in the Placer Central area at both 2010 and 2040 will rely mainly on onsite wastewater systems. Use of onsite systems in this analysis area, especially for new development, will require careful case-by-case evaluation due to the presence of unsuitable soils and/or elevated groundwater. New community wastewater facilities would be required to serve higher-density development, including the Bickford Ranch project.

Placer West

Development in the Placer West area under the *General Plan Land Use Diagram* will result in a minor increase in wastewater generation volumes, with a 19 percent by 2010 and a 42 percent increase by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment and disposal facilities are currently extensively used in the Placer West analysis area. This reliance upon onsite wastewater systems is likely to continue since there will be a limited increase in population and virtually no increase in non-residential development.

Community Facilities: Currently the Placer West analysis area is served by onsite wastewater systems rather than community wastewater facilities. There are no RWQCB-permitted community wastewater facilities serving this analysis area.

Specific Implications of the Land Use Diagram: Future development in the Placer West area at both 2010 and 2040 will rely on onsite wastewater systems. Use of onsite systems in this analysis area, especially for new development, will require careful case-by-case evaluation due to the presence of unsuitable soils and/or elevated groundwater. New community wastewater facilities would be required to serve higher-density development if it should occur.

Sheridan

A 20 percent increase in wastewater generation volumes is projected for the Sheridan analysis area by 2010 and a 42 percent increase is projected by 2040.

Onsite Facilities: Onsite individual wastewater collection, treatment, and disposal facilities are currently employed to manage approximately the same volume of wastewater as is managed using community facilities. Use of onsite wastewater systems is likely to remain a practical option for larger parcels.

Community Facilities: The Sheridan analysis area is served by one RWQCB-permitted community wastewater facility: the Placer County Service Area No. 28 - Sheridan WWTP, which is currently operating at capacity. Specific detailed information on this community wastewater facility is available in the *Background Report.*

Specific Implications of the Land Use Diagram: Future development in the Sheridan area at both 2010 and 2040 will rely on onsite wastewater systems, since the community system serving the area has reached capacity. Use of onsite systems in this analysis area, especially for new development, will require careful case-by-case evaluation due to the presence of unsuitable soils and/or elevated groundwater. New community wastewater facilities would be required to serve higher-density development if it should occur.

Sunset

The *General Plan Land Use Diagram* designates a significant amount of land in the Sunset area for commercial, office, and industrial uses and very little land for residential development. The amount of development estimated to occur in this area by 2010 and 2040 will result in increases in wastewater generation of 178 percent and 285 percent, respectively.

Onsite Facilities: New onsite individual wastewater collection, treatment, and disposal facilities are currently not allowed in the Sunset analysis area, so any use of onsite wastewater systems is likely to remain a very limited option for this area.

Community Facilities: Wastewater generated in the Sunset analysis area is conveyed through the established collection system to the Roseville Regional WWTP. There is no RWQCB-permitted community wastewater facility located within the analysis area boundary.

Since the Roseville Regional WWTP is expected to manage extensive volumes of wastewater from the City of Roseville and other areas, including the Sunset analysis area, the regional plant, or another community facility is the logical choice to manage expected increases in wastewater generated as a result of growth. Specific detailed information on the Roseville WWTP is available in the *Background Report.*

Specific Implications of the Land Use Diagram: Future wastewater generation resulting from development in the Sunset area at both 2010 and 2040 will be treated with community wastewater facilities. Use of onsite systems in the area, especially for new development, will be severely restricted due to density and wastewater strength considerations associated with planned development.

GENERAL PLAN POLICY RESPONSE

The *Countywide General Plan* includes several policies and programs related to wastewater collection, treatment, and disposal that are intended to protect public health and water quality. Where community wastewater facilities are employed, point source discharges are of concern and, where onsite systems are used, cumulative effects on groundwater and system failures are of concern. Wastewater discharges must be carefully regulated due to their potential for elevated levels of health related biological (viruses and bacteria), organic (pesticides, herbicides, solvents) and inorganic (metals and salts) contaminates. Implementation of suitable regulatory policy and development of modern facilities employing appropriate technology will protect public and environmental health from these problems. The following policies and programs from the *Countywide General Plan* pursue these objectives:

Policies

4.D.1. The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided.

4.D.2. The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

4.D.3. The County shall discourage extension of sewer service outside of city spheres of influence and community plan areas, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit.

4.D.4. The County shall promote efficient water use and reduced wastewater system demand by:

a. Requiring water-conserving design and equipment in new construction;
b. Encouraging retrofitting with water-conserving devices; and
c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.

4.D.5. The County shall encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.

4.D.6. The County shall promote functional consolidation of wastewater facilities.

4.D.7. The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.

4.D.8. The County shall require that the on-site treatment, development, operation, and maintenance of disposal systems complies with the requirements and standards of the County Division of Environmental Health.

4.D.9. The County shall require septic tank maintenance by a public entity as a condition of tentative map approval for major subdivisions in which septic tanks are to be used.

4.D.10. The County shall continue use of current technically-based criteria in review and approval of septic tank/leachfield systems for rural development.

4.D.11. The County shall facilitate extension of septic tank effluent pumping (STEP) service or conventional wastewater collection service to areas with failing on-site systems.

Program

4.11. The County shall investigate development of septage disposal facilities at one or more appropriate sites within Placer County so that disposal at out-of-county facilities is not required.

These policies provide for new development only where it can be served by adequate wastewater treatment systems, promote water conservation to reduce the need for unnecessary wastewater facility capacity, promote improvements in existing wastewater treatment systems including improvements to areas which currently have failing onsite systems. Policies also limit new onsite sewage treatment and disposal to areas where the soils and other characteristics will allow for such facilities without threatening surface or

groundwater and where such facilities can meet all other County requirements and standards. The program promotes investigation of developing septage disposal facilities within Placer County to minimize the effects of out-of-county disposal of such waste.

In addition, the policies and programs under Goal 4.B address funding of public facilities and services.

IMPACTS

Based on the policies contained in the *Countywide General Plan Policy Document*, the impacts of the *Land Use Diagram* will be mitigated to less-than-significant levels.

MITIGATION MEASURES

No mitigation measures are required other than adoption and implementation of the goals and policies of the General Plan, implementation of the community plans and specific plans as approved, and development of the appropriate funding mechanisms.

5.4 DRAINAGE

ENVIRONMENTAL SETTING

The *Background Report* describes major existing drainage systems and watersheds. As noted in the *Background Report*, the area of the county east of Auburn contains very few drainage improvements and sparse development with the exception of the Tahoe area. The *Countywide General Plan* does not call for significant changes in the development pattern in this part of the county.

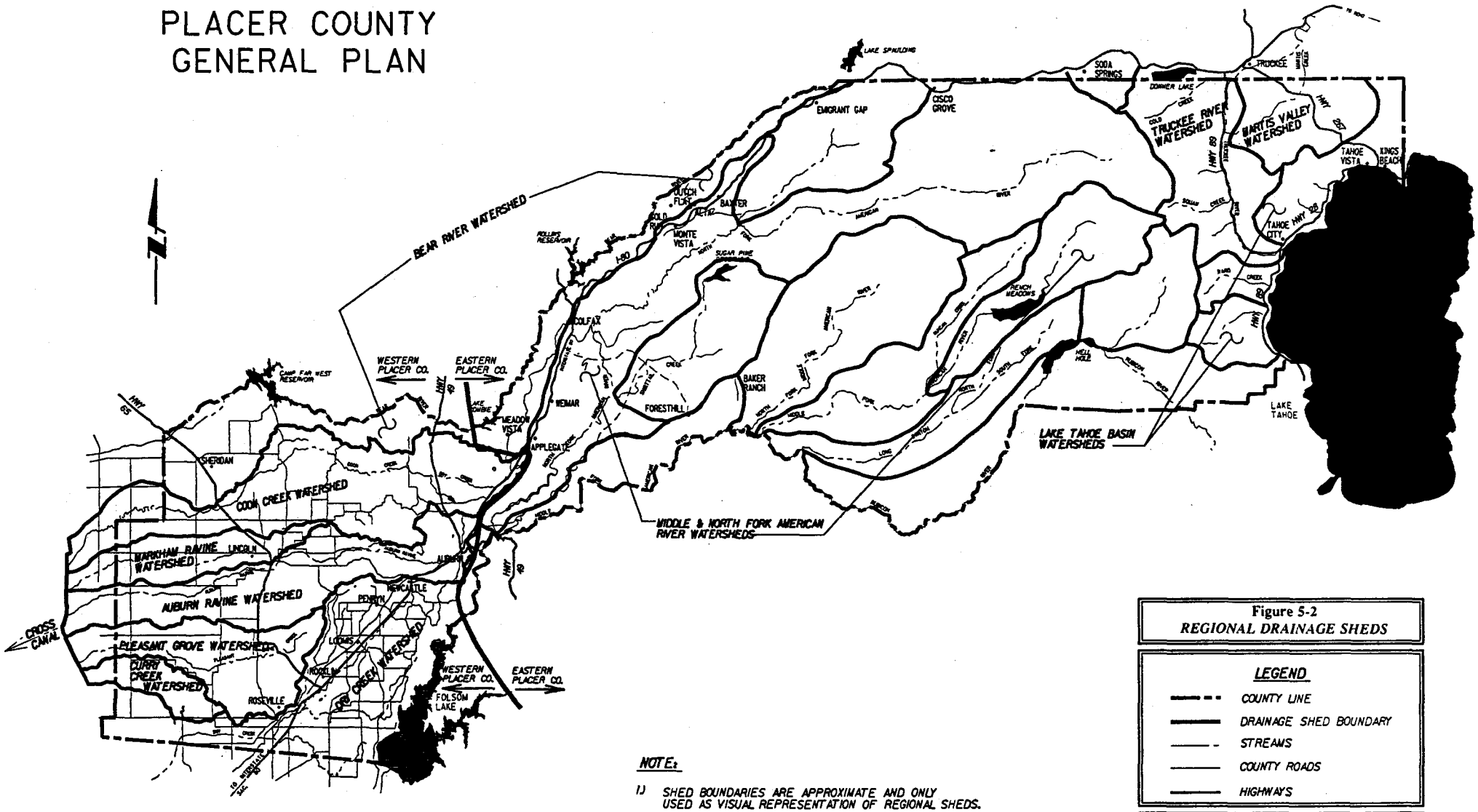
In several areas in the western part of the county and in the Tahoe Region, growth has been and is expected to be quite significant. The impacts of this new development must be evaluated on a continuing basis as development occurs. Several drainage studies have recently been performed to evaluate impacts and recommend mitigations for new development within the major developing watersheds of western Placer County. These studies are listed below and form the basis for this analysis.

- Dry Creek Watershed Flood Control Plan, April 1992
- Placer County Water Conservation and Flood Control District
- Auburn Ravine, Coon, and Pleasant Grove Creeks, Flood Mitigation Plan, June 1993
- Auburn Bowman Drainage Plan 1993, Placer County Public Works Department
- City of Lincoln Public Facilities Element, March 1990, City of Lincoln Public Works

The drainage sheds (watersheds) referred to in this analysis are shown in Figure 5-2.

The above flood control studies identify areas of western Placer County, where increased runoff due to additional development will have significant impact on the existing drainage systems. To mitigate the impacts of increased runoff in these areas, the plans recommend extensive use of detention and retention facilities. These facilities will either "detain" runoff to reduce peak flow rates and or "retain" runoff to reduce the overall volume of flow continuing downstream in a watershed. The basic objective behind the use of these facilities is that no net increase in peak flows be generated and, whenever feasible, that no increase in volume of runoff shall occur from one property to the next due to new development. The studies also point out, however, that there are certain areas of the watersheds where using detention

PLACER COUNTY GENERAL PLAN



NOTE:

1) SHED BOUNDARIES ARE APPROXIMATE AND ONLY USED AS VISUAL REPRESENTATION OF REGIONAL SHEDS.

Figure 5-2
REGIONAL DRAINAGE SHEDS

LEGEND

- COUNTY LINE
- DRAINAGE SHED BOUNDARY
- STREAMS
- COUNTY ROADS
- HIGHWAYS

0 10000' 20000' 30000'
SCALE

Date: 8/26/93
Prepared by: PADMAS AND ASSOC.

actually increases the incidence of flooding downstream. In those identified areas, the studies do not recommend detention as mitigation.

Ideally, if adequate storage was available at every property to insure "no net increase," then the only major flood control facilities necessary to provide adequate protection would be those necessary to remedy existing deficiencies in the drainage systems. In actuality, this is not the case and major facilities such as regional detention facilities and upgraded channel improvements between the detention facilities will be necessary to complement available onsite or local storage.

Existing Drainage Deficiencies

In both the Cross Canal and Dry Creek watersheds, several areas of existing flooding are identified due to inadequate channel capacities and undersized culverts and bridges. Although these facilities are designated for improvement or replacement primarily due to inadequacy under existing conditions, future development may require significant oversizing to handle future flows where local or regional detention facilities are not feasible, not yet built, or do not reduce future flows completely to existing levels.

METHODOLOGY

Watershed analyses using computer models have been performed in the above-mentioned studies in an attempt to meet the criteria of "no net increase." The hydrologic watershed models used in these analyses, and in watershed planning generally, account for the cumulative impacts of development on flows and volumes; these drainage analyses are, therefore, inherently cumulative in nature. The use of both local and regional storage facilities are the basis of the recommended drainage improvements in all of these studies. The recommended upgrades to channel improvements such as levees, culverts, and bridge replacements in these studies are usually located at the site of existing deficiencies. Oversizing of these channel improvements where increased flow mitigation is not feasible by storage facilities must be determined on a case-by-case basis with detailed design analyses.

It is difficult to associate new flood control facilities and drainage improvements with the analysis areas used in this *EIR*. Accordingly, the impacts of development and the facilities necessary to address these impacts are instead analyzed at the watershed level to identify improvements necessary to serve the needs of the entire watershed.

To determine the impacts of development under the *Land Use Diagram* on drainage and flood control facilities, the consultants prepared estimates of the amount of impervious area that could result from this development in each of the analysis areas. These estimates were then apportioned to each of the watersheds; in some cases, this required splitting analysis areas and estimating the proportion of development located in each of the watersheds across which they were split.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Table 5-9 shows the amount of impervious areas expected to result from development at 2010 and 2040 under the *Land Use Diagram*. From a basin-wide perspective, based on the percentage of impervious surface for the major sheds, increase in runoff will be insignificant for all of the sheds in Placer County with the exceptions of the Dry Creek and Cross Canal watersheds. Increase in runoff immediately downstream from any particular development project may be significant and will need to be evaluated on a case-by-case basis and assessed in the environmental review of that project.

Increase in impervious surfaces resulting from development under the *Draft Land Use Diagram* could result in the degradation of surface water quality in county streams, lakes, and reservoirs as a result of pollutants carried by stormwater runoff. Water quality degradation could also result from direct spills and illegal dumping into new drainage systems.

In 1972, the Federal Water Pollution Control Act (also referred to as the Clean Water Act [CWA]) was amended to provide that the discharge of pollutants to waters of the United States from stormwater is effectively prohibited, unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The 1987 amendments to the CWA added Section 402(p), which established a framework for regulating municipal, industrial, and construction stormwater discharges under the NPDES program. In California, these permits are issued through the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCB). In general, municipalities with a population of over 100,000, industries which have been identified by the Environmental Protection Agency to be a probable source of storm water pollutants, and construction projects that disturb more than five acres must obtain NPDES permits. The unincorporated Placer County population is expected to reach 100,000 population prior to 2010. When it does, the County will be required to obtain a municipal NPDES permit from the State Water Resources Control Board. The Lahontan Regional Water Quality Control Board has adopted a municipal NPDES permit for the portion of the county within the Lake Tahoe Basin.

The following paragraphs summarize the effects of development under the *Land Use Diagram* on watersheds in the eastern part of the county (Lake Tahoe, Truckee River/Martis Valley, American River North Fork, American River Middle Fork, and Bear River), the Cross Canal watersheds (Coon Creek, Markham Ravine, Auburn Ravine, Pleasant Grove Creek, and Curry Creek), and the Dry Creek watershed.

Eastern County

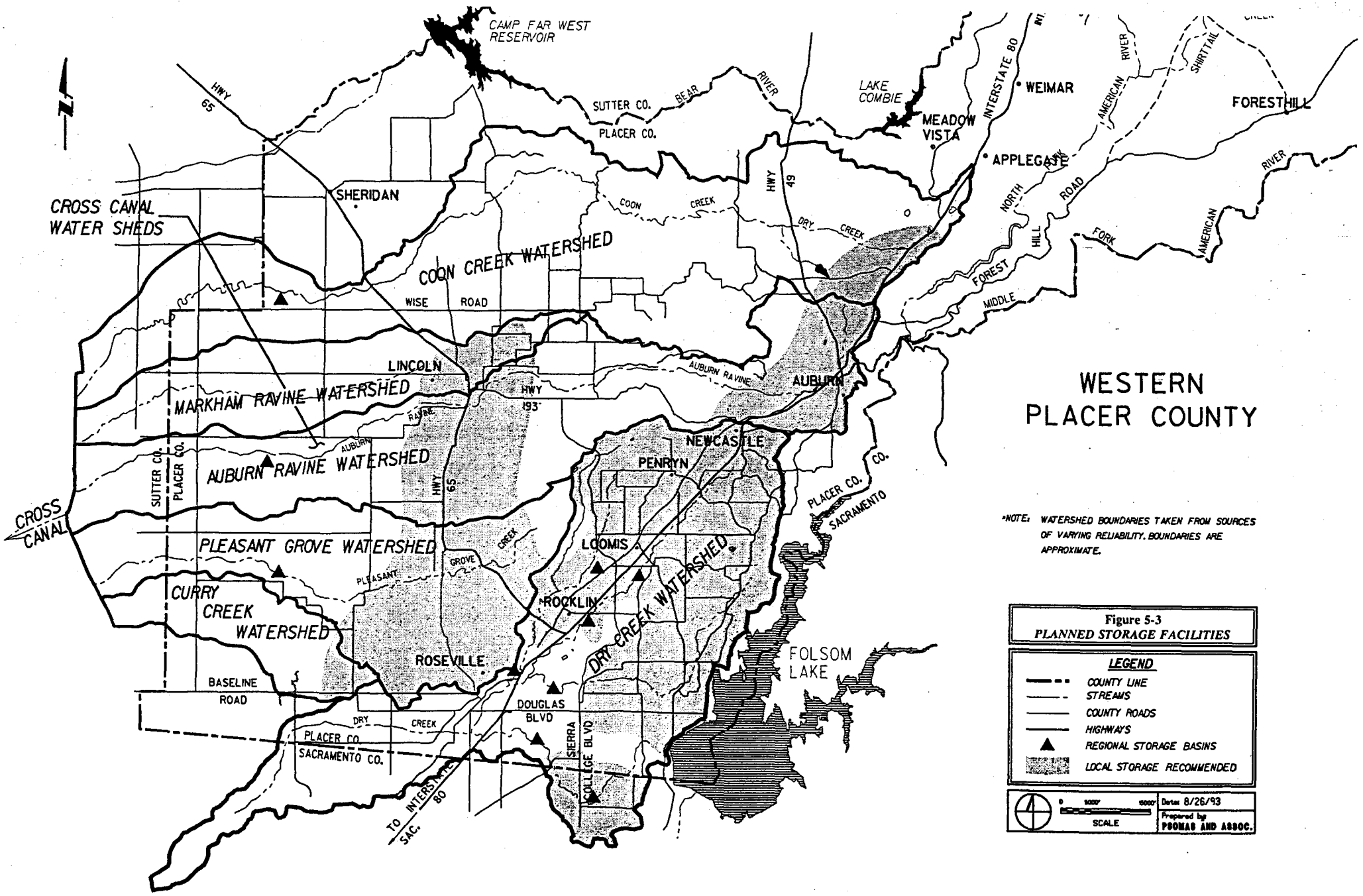
No significant impacts were noted in the eastern watersheds and the Bear River watershed of Placer County due to minimal change in the percent of impervious area to the year 2010. Local increases in flow rates and volumes will be mitigated through local improvements based on General Plan policy to establish no net increase in runoff.

Cross Canal Watersheds

The Cross Canal watersheds consist of Coon Creek, Markham Ravine, Auburn Ravine, Pleasant Grove Creek, and Curry Creek. All of these sheds will experience significant increases in runoff with the estimated 2010 development under the *General Plan*, with Pleasant Grove and Curry Creeks seeing the greatest increase. The total increase in impervious area for the Cross Canal sheds is 4.3 percent from 1990 to 6.9 percent in 2010. While the precise location and extent of local storage will depend on the location and extent of development, Figure 5-3 shows the general areas where local storage will be necessary.

The total increase in impervious area for the Cross Canal watersheds is approximately 154.7 percent from 1990 to 2040, almost all of which will occur in less than 30 percent of the total shed area. While all of the Cross Canal sheds will experience significant increases in runoff as a result of development estimated for 2040, Pleasant Grove and Curry Creeks will experience the greatest. The cities of Rocklin, Lincoln, and Roseville are within these sheds, and all call for significant development.

Auburn Ravine will also be impacted, albeit to a lesser degree, from new development, particularly in Auburn, the Newcastle/Ophir analysis area, and the Bickford Ranch area. Likewise development in


WESTERN
PLACER COUNTY
CAMP FAR WEST RESERVOIR
LAKE COMBIE
MEADOW VISTA
WEIMAR
APPLEGATE
FOREST HILL
SHERIDAN
LINCOLN
AUBURN
NEWCASTLE
PENRYN
LOOMIS
ROCKLIN
ROSEVILLE
FOLSOM LAKE
CROSS CANAL WATER SHEDS
CROSS CANAL
COON CREEK WATERSHED
MARKHAM RAVINE WATERSHED
AUBURN RAVINE WATERSHED
PLEASANT GROVE WATERSHED
CURRY CREEK WATERSHED
DRY CREEK WATERSHED
SUTTER CO.
PLACER CO.
SACRAMENTO CO.
HWY 65
HWY 49
HWY 193
INTERSTATE 80
TO INTERSTATE 80 SAC.
WISE ROAD
BASELINE ROAD
DOUGLAS BLVD
SIERRA COLLEGE BLVD
BEAR RIVER
AMERICAN RIVER
NORTH FORK
MIDDLE FORK
SHIRTTAIL CREEK
COON CREEK
DRY CREEK
AUBURN RAVINE
PLEASANT GROVE CREEK
*NOTE: WATERSHED BOUNDARIES TAKEN FROM SOURCES OF VARYING RELIABILITY. BOUNDARIES ARE APPROXIMATE.
Figure 5-3
PLANNED STORAGE FACILITIES
LEGEND
COUNTY LINE
STREAMS
COUNTY ROADS
HIGHWAYS
REGIONAL STORAGE BASINS
LOCAL STORAGE RECOMMENDED
SCALE
Date: 8/26/93
Prepared by
PSOMAS AND ASSOC.

Lincoln will require improvements on Markham Ravine. Coon Creek, the northernmost of the Cross Canal watersheds, will be impacted mainly by new development within the Auburn-Bowman area.

TABLE 5-9

IMPERVIOUS SURFACE ACREAGE
By Watershed within Unincorporated Placer County
1990, 2010, and 2040

Watershed	Approximate Watershed Area[1]	Impervious Acreage				Impervious Percentage of Total
		Residential[2]	Industrial/ Commercial/ Office[3]	Other[4]	Total Impervious Acreage	
1990						
Lake Tahoe	37,000	890	21	722	1,633	4.4%
Truckee River/Martis Valley	69,000	188	4	1,376	1,568	2.3%
American River--North Fork	245,000	570	12	4,888	5,471	2.2%
American River--Middle Fork	253,000	145	3	5,057	5,205	2.1%
Bear River	74,000	421	2	1,472	1,895	2.6%
Cross Canal Watersheds	187,000	1,190	96	3,714	5,000	2.7%
Dry Creek	47,000	1,146	23	917	2,086	4.4%
Total	**912,000**	**4,551**	**162**	**18,146**	**22,858**	**2.5%**
2010						
Lake Tahoe	37,000	1,139	33	717	1,889	5.1%
Truckee River/Martis Valley	69,000	230	5	1,375	1,610	2.3%
American River--North Fork	245,000	714	16	4,885	5,616	2.3%
American River--Middle Fork	253,000	182	3	5,056	5,242	2.1%
Bear River	74,000	538	3	1,469	2,010	2.7%
Cross Canal Watersheds	187,000	1,994	256	3,695	5,946	3.2%
Dry Creek	47,000	2,496	64	889	3,448	7.3%
Total	**912,000**	**7,292**	**381**	**18,087**	**25,760**	**2.8%**
2040						
Lake Tahoe	37,000	1,139	43	716	1,898	5.1%
Truckee River/Martis Valley	69,000	277	6	1,374	1,658	2.4%
American River--North Fork	245,000	880	21	4,882	5,782	2.4%
American River--Middle Fork	253,000	223	4	5,055	5,283	2.1%
Bear River	74,000	725	4	1,465	2,194	3.0%
Cross Canal Watersheds	187,000	2,491	343	3,683	6,518	3.5%
Dry Creek	47,000	4,835	106	841	5,783	12.3%
Total	**912,000**	**10,571**	**527**	**18,018**	**29,116**	**3.2%**

[1]Total watershed area within Placer County, including incorporated areas.
[2]Residential impervious area is based on 20% rural to 50% urban for single family and 70% impervious for multi-family.
[3]Acres of industrial/commercial/office are based on a 25% coverage for given commercial & office building space, and 20% for industrial; Impervious area for industrial/commercial/office is based on an impervious coverage from 80% to 90%.
[4] Includes 2% to 4% impervious in undeveloped & park areas.

Source: Psomas & Associates, September 1993; J. Laurence Mintier & Associates, July 1994.

Dry Creek

The Dry Creek watershed is anticipated to produce the largest increase in the percentage of impervious surface between 1990 and 2010 of the watersheds analyzed. The percentage is expected to increase from 11.8 in 1990 to approximately 17.0 in 2010. The largest increases will occur in the area south of Baseline Road east of Watt Avenue and in the cities of Rocklin, Loomis and Roseville. Facilities will be necessary to store the excess runoff due to the significant increase in impervious area anticipated for the Dry Creek watershed by the year 2010. The areas where local storage will be necessary are shown in Figure 5-3.

As with development through 2010, the Dry Creek watershed will experience that largest increase in impervious surfaces by 2040 of the watersheds analyzed. The percentage of impervious surface is expected to rise from 11.8 in 1990 to approximately 22.1 in 2040. The largest increases will occur as the result of residential development in the Dry Creek-West Placer area, non-residential development in the cities of Rocklin, Loomis, and Roseville. Significant facilities will be necessary to store the excess runoff due to the increase in impervious area anticipated for the Dry Creek watershed. The Dry Creek Watershed Flood Control Plan identifies approximately 1,750 ac-ft of regional storage required for the ultimate holding capacity of the Dry Creek watershed.

GENERAL PLAN POLICY RESPONSE

In keeping with County drainage policies and the Dry Creek, Auburn Ravine, Coon Creek, and Pleasant Grove Creek flood mitigation plans, major regional storage facilities as well as local detention will be necessary to mitigate increased runoff. Improvements to roadway and railroad crossings will also be necessary to mitigate existing deficiencies. The *Countywide General Plan* also addresses drainage concerns. The following policies and programs from the *Policy Document* address the implications of increased runoff from new development:

Policies

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.*

4.E.5. *The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.*

4.E.6. *The County shall continue to support the programs and policies of the watershed flood control plans developed by the Flood Control and Water Conservation District.*

4.E.7. *The County shall prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards.*

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.*

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).

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.

4.E.12. The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.

4.E.13. The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.

4.E.14. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.

4.E.15. The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).

Programs

4.12. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District.

4.13. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.

These policies and programs provide that new storm drainage systems Placer County will be developed according to all applicable local, state, and federal standards, and seek to minimize urban runoff through project design, good soil conservation practices, and other measures and best management practices (BMPs). Policies require that new development with significant impacts on the quantity and quality of stormwater runoff either provide land for the storm drainage detention or implement other mitigation measures.

Policies 4.E.9 and 4.E.10 require development projects to incorporate appropriate and feasible mitigation for water quality impacts. The adoption of a municipal NPDES permit for the county will include other non-development-related BMPs such as education and street and storm drain maintenance practices that will reduce surface water degradation from stormwater runoff.

Adoption of the flood mitigation plans recommending storage facilities for reduction of increased runoff will also provide appropriate facilities for treatment of stormwater and provide locations for wetland creation. The detention pond is an ideal location to settle and filter out unwanted pollutants from the stormwater, especially during low-flow and "first flush" conditions. Under the flood mitigation plan recommendations and the requirements of the County Flood Control District Stormwater Management Manual, programs to maintain current levels of vegetation, water quality, channel capacity, and channel storage will help meet goals for water quality and environmental enhancement.

IMPACTS

The policies contained in the *Countywide General Plan Policy Document*, in combination with implementation of other flood improvement plans, will mitigate the impacts of the *Land Use Diagram* to less-than-significant levels.

MITIGATION MEASURES

No mitigation measures are necessary.

5.5 SOLID WASTE

SETTING

Existing solid waste management facilities in Placer County consist of two Class III sanitary landfills and four transfer stations.

The Western Regional Sanitary Landfill (WRSL) is located in an unincorporated area of Placer County between the cities of Roseville and Lincoln and west of Highway 65. It is owned by the Western Placer Waste Management Authority (formerly the Western Regional Sanitary Landfill Authority), which is comprised of Placer County and the cities of Lincoln, Rocklin, and Roseville, and is operated by the Western Placer Recovery Company, Inc. The WRSL serves the Auburn-Foothills, South Placer, and Lower Sierra analysis areas, with the exception of the City of Colfax. The landfill, which originally consisted of 320 acres, has recently been expanded to 800 acres. The total capacity of the WRSL is 18,970,000 tons, or 37,940,000 cubic yards. The WRSL is currently operating under a notice of order not to exceed 900 tons per day.

The Eastern Regional Landfill (ERL) is located three miles south of Truckee, west of Highway 89 in the Tahoe National Forest. Placer County recently purchased 292 acres around and including the ERL. The ERL serves the Tahoe Basin, Sierra Resorts and Sierra analysis areas, as well as the City of Colfax. The ERL also currently accepts solid waste from parts of El Dorado and Nevada Counties, currently accounting for approximately 42 percent of the landfill waste stream. The landfill area consists of 102 acres of land. The total capacity of the ERL is 1,420,000 tons, or 2,840,000 cubic yards. The ERL is currently operating under a notice of order allowing a maximum of 250 tons per day. A materials recovery facility (MRF) and a transfer station at the ERL are expected to be completed by the end of 1994; when these facilities are completed, the ERL will cease to serve as a landfill.

METHODOLOGY

The implications of the *General Plan Land Use Diagram* on the County's solid waste facilities were analyzed by applying per capita solid waste disposal rates to the projected populations for 2010 and 2040.

The following criteria were used in this analysis to project Placer County's future solid waste disposal needs:

- The 1990 per capita generation rate was 6.40 pounds solid waste per person per day.
- There will be a 1.2 percent increase per year in the per capita waste generation rate due to more urbanization.
- Placer County will achieve a 50 percent reduction in rate of solid waste disposal by the year 2000.
- The maximum disposal rate, starting in the year 2000, will be 5 pounds per person per day.
- The same percentages of out-of-county wastes will be accepted at the two landfills as in 1990 (4 percent for WRSL and 42 percent for ERL).
- A landfill has 1,000 pounds per cubic yard of compacted refuse.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

In 1990 a total of 222,240 tons of solid waste were delivered to the two Placer County landfills. This equates to approximately 6.40 pounds per person per day, with commercial and industrial uses included in the per capita figures. Projected solid waste disposal for Placer County for the years 2010, 2040, and the base year of 1990, are shown in Table 5-10.

The Integrated Waste Management Act, AB 939, requires that all local jurisdictions with solid waste programs reduce waste disposal rates by 25 percent by 1995 and by 50 percent by the year 2000. Placer County has submitted a *Draft Source Reduction and Recycling Element* (SRRE) to the Local Task Force and the California Integrated Waste Management Board for review. This SRRE identifies cost effective diversion programs for Placer County to maximize the life of the existing landfills by means of source reduction, recycling, composting and environmentally safe transformation and landfill disposal.

If the County is able to meet the goal of 50 percent reduction in disposal rates by the year 2000, then the County's solid waste disposal alone would be 1,587 tons per day. The total waste disposed of in the County would be approximately 1,757 tons per day.

The current projected closure date for the WRSL is 2047; with the above criteria, the revised projected closure date is 2050. The current projected closure date for the ERL is 2007, although, as noted above, the site will be converted to a transfer station by 1995.

By the year 2010, the WRSL permit, or notice of order, must be revised, as the average projected disposal rate, approximately 1,052 tons per day including out-of-County wastes, will exceed the existing limit of 900 tons per day. The ERL permit, or notice of order, should not need revision.

TABLE 5-10

SOLID WASTE GENERATION
1990, 2010, and 2040

	1990		2010			2040		
	Disposal (tons)	Disposal (tons/day)	Disposal (tons)	Disposal (tons/day)	% Change from 1990	Disposal (tons)	Disposal (tons/day)	% Change from 1990
Tahoe Basin Total	**10,812**	**29.6**	**8,388**	**23.0**	**-22.4%**	**11,957**	**32.8**	**10.6%**
Alpine Meadows	1,037	2.8	664	1.8	-36.0%	830	2.3	-19.9%
Martis Valley	1,966	5.4	1,747	4.8	-11.1%	2,740	7.5	39.4%
Squaw Valley	2,185	6.0	1,398	3.8	-36.0%	1,744	4.8	-20.2%
Sierra Resorts Total	**5,188**	**14.2**	**3,809**	**10.4**	**-26.6%**	**5,314**	**14.6**	**2.4%**
Gold Run/Dutch Flat/Alta	1,257	3.4	821	2.3	-34.7%	996	2.7	-20.7%
Placer East	1,858	5.1	1,223	3.4	-34.2%	1,578	4.3	-15.1%
Summit	1,420	3.9	926	2.5	-34.8%	1,163	3.2	-18.1%
Sierra Total	**4,535**	**12.4**	**2,971**	**8.1**	**-34.5%**	**3,737**	**10.2**	**-17.6%**
ERL - TOTAL (above + City of Colfax)	**22,061**	**60.4**	**16,531**	**45.3**	**-25.1%**	**22,337**	**61.2**	**1.3%**
Colfax CPA	3,018	8.3	2,432	6.7	-19.4%	4,318	11.8	43.1%
Colfax City	1,525	4.2	1,363	3.7	-10.6%	1,329	3.6	-12.9%
Foresthill	5,726	15.7	4,613	12.6	-19.4%	6,726	18.4	17.5%
Meadow Vista	4,360	11.9	3,516	9.6	-19.4%	4,567	12.5	4.7%
Weimar/Applegate/Clipper Gap	5,027	13.8	4,054	11.1	-19.4%	6,477	17.7	28.8%
Lower Sierra Total	**19,656**	**53.9**	**15,979**	**43.8**	**-18.7%**	**23,417**	**64.2**	**19.1%**
Auburn-Bowman	21,158	58.0	20,026	54.9	-5.4%	29,146	79.9	37.8%
Auburn City	12,132	33.2	11,404	31.2	-6.0%	18,517	50.7	52.6%
Horseshoe Bar/Penryn	7,620	20.9	5,592	15.3	-26.6%	7,473	20.5	-1.9%
Loomis Town	6,599	18.1	5,242	14.4	-20.6%	6,809	18.7	3.2%
Newcastle/Ophir	4,527	12.4	3,425	9.4	-24.3%	4,982	13.7	10.1%
Auburn -Foothills Total	**52,037**	**142.6**	**45,689**	**125.2**	**-12.2%**	**66,928**	**183.4**	**28.6%**
Dry Creek/West Placer	1,358	3.7	8,737	23.9	543.2%	7,889	21.6	480.7%
Granite Bay	15,244	41.8	13,770	37.7	-9.7%	17,438	47.8	14.4%
Lincoln City	8,356	22.9	14,469	39.6	73.2%	37,533	102.8	349.2%
Placer Central	5,884	16.1	6,780	25.7	59.2%	10,577	42.5	163.5%
Placer West	1,660	4.5	1,188	3.3	-28.4%	1,578	4.3	-4.9%
Rocklin City	22,231	60.9	24,464	67.0	10.0%	50,238	137.6	126.0%
Roseville City	51,372	140.7	69,898	191.5	36.1%	95,659	262.1	86.2%
Sheridan	679	1.9	489	1.3	-27.9%	664	1.8	-2.1%
Sunset	76	0.2	52	0.1	-30.9%	83	0.2	9.4%
South Placer Total	**106,859**	**292.8**	**139,847**	**390.2**	**33.3%**	**221,659**	**620.8**	**112.0%**
WRSL - TOTAL	**177,027**	**485.0**	**200,151**	**555.4**	**14.5%**	**310,675**	**864.7**	**78.3%**
Sub-Total Cities	102,215	280.0	126,839	347.5	24.1%	210,085	575.6	105.5%
Sub-Total Unincorporated	96,873	265.4	89,843	253.2	-4.6%	122,927	350.3	32.0%
TOTAL COUNTY	**199,088**	**545.4**	**216,682**	**600.7**	**10.1%**	**333,012**	**925.9**	**69.7**

NOTES:

1. Based on development estimates for 2010 and 2040 (see Chapter 2).
2. Per capita waste disposal rates in pounds per person per day: 6.40 in 1990; 3.83 in 2010; 4.55 in 2040.

GENERAL PLAN POLICY RESPONSE

The following policies and programs address the solid waste implications of the *Land Use Diagram.*

Policies

4.G.1. The County shall require waste collection in all new urban and suburban development.

4.G.2. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.

4.G.3. The County shall require discretionary permit approval for all new waste disposal facilities.

4.G.4. The County shall ensure that solid waste disposal facilities do not contaminate surface or groundwater in violation of state standards.

4.G.5. The County shall promote the siting of new solid waste collection and transfer facilities in locations as close as practical to the areas they serve.

4.G.6. The County shall ensure that landfills and transfer stations are buffered from incompatible development.

4.G.7. The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.

4.G.8. The County shall encourage the development of regional and community-based recycling facilities in heavy commercial and industrial areas.

4.G.9. The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

4.G.10. The County shall encourage the establishment and implementation of a recycling market development zone in Placer County.

Programs

4.15. The County shall develop and adopt an ordinance requiring solid waste collection in all new urban and suburban development.

4.16. The County shall monitor landfills during operation and after closure to detect groundwater contamination and gas mitigation.

4.17. The County shall cooperate with the cities of the county to study the feasibility of a methane gas recovery operation.

4.18. The County shall prepare, adopt, and regularly review and revise as necessary an Integrated Waste Management Plan.

4.19. The County shall provide incentives to businesses that use locally-recycled materials as part of their manufacturing processes. These incentives may include relaxation of development standards and/or fast-track permitting.

4.20. The County shall assist the Western Placer Waste Management Authority in the establishment of a material recovery facility at or near the Western Regional Sanitary Landfill.

These policies and programs promote safe waste collection, reduction, and recycling and ensure the development of solid waste facilities to serve the needs of Placer County in appropriate locations and sited and designed to minimize the effects of such facilities on adjoining land uses.

In addition, the County should carry out the policies and programs in the *Draft SRRE* including source reduction, recycling, and composting, with the goal of reducing solid waste generation by 25 percent by 1995 and 50 percent by the year 2000.

IMPACTS

While solid waste generation will increase due to development under the *General Plan*, there should be a decrease in the per capita generation rate due to compliance with AB 939. This affects only the existing landfills in that the revised projected lives are longer than previously projected. With successful implementation of General Plan policies, the solid waste impacts of the General Plan are less-than-significant.

MITIGATION MEASURES

No mitigation measures are necessary.

5.6 SCHOOLS

ENVIRONMENTAL SETTING

Development in Placer County is served by 22 school districts, 19 of which serve county residents exclusively. For each of the 19 districts entirely within the county, Table 5-11 shows the current enrollment along with 5- and 10-year enrollment projections.

TABLE 5-11

INDIVIDUAL ENROLLMENT PROJECTIONS
Placer County School Districts

School District	Existing Enrollment 1993/94 *	Enrollment Projection 5 Year	Enrollment Projection 10 Year	10 Year Increase**
Ackerman	363	409	455	+ 92
Alta-Dutch Flat	202	222	242	40
Auburn Union	2,866	3,752	4,638	1,772
Colfax	481	698	915	434
Dry Creek	2,723	5,442	6,815	4,092
Emigrant Gap	18	23	28	10
Eureka Union	2,455	3,353	4,900	2,445
Foresthill Union	808	1,172	1,568	760
Loomis Union	1,799	2,195	2,591	792
Newcastle	309	373	437	128
Ophir	254	306	358	104
Penryn	316	433	550	234
Placer Hills Union	1,597	1,933	2,269	672
Roseville City	5,098	5,616	6,699	1,641
Rocklin Unified	3,970	5,615	11,670	7,700
Tahoe-Truckee	4,419	5,677	6,625	2,206
Western Placer	2,858	3,150	4,047	1,189
Placer High	4,428	5,617	6,806	2,378
Roseville High	4,318	5,556	6,813	2,495
Total	**39,282**	**51,542**	**68,426**	**29,184**

* Based on October, 1993 CBEDs

** The 10 year increase represents the number of new students projected to be added to the 1993/94 enrollment year over the next 10 year period.

Source: Placer County Office of Education, July 1994.

In addition to the districts listed in Table 5-11, three other districts (Elverta, Grant, and Center) serve development in both Placer and Sacramento Counties.

Table 5-12 shows that 12 of the county's 19 districts currently have "unhoused" students (i.e., current enrollment exceeds permanent capacity). These unhoused students are currently accommodated either in overcrowded permanent classrooms, non-classroom space, or in rented/leased portables.

TABLE 5-12

UNHOUSED STUDENT COUNT

School District	District Capacity	District Enrollment	Unhoused[1]
Ackerman	280	363	83
Alta-Dutch Flat	228	202	-26
Auburn Union	1,841	2,866	1,025
Colfax	600	481	-119
Dry Creek	1,682	2,723	1,041
Emigrant Gap[2]	0	18	18
Eureka Union	2,015	2,455	440
Foresthill Union	552	808	256
Loomis Union	1,726	1,799	73
Newcastle	323	309	-14
Ophir	210	254	44
Penryn	360	316	-44
Placer Hills Union	1,173	1,597	424
Roseville City	6,073	5,098	-975
Rocklin Unified[3]	2,589	3,970	1,381
Tahoe-Truckee[4]	4,557	4,419	-138
Western Placer	2,963	2,858	-105
Placer High	3,205	4,428	1,223
Roseville High	4,191	4,318	127
Center Unified	4,995	4,930	-65
Total	**39,563**	**44,212**	**-467**

[1]Unhoused students represent a district's permanent capacity minus their existing enrollment. Those districts with surplus classroom space are shown as negative and those districts with overcrowded classroom space are shown as a positive. Unhoused students are housed in overcrowded classrooms, non-classroom space or in rented/leased portables.
[2]Emigrant Gap operates in a portable classroom
[3]There are currently over 400, 9-12 students from the Rocklin Unified School District being housed at Roseville and Del Oro High Schools due to the Rocklin Unification. Rocklin High School will accommodate just 9th and 10th graders in 1994/95.
[4]The surplus student classroom space occurs at the high school level only.

Placer County residents are also served by the Sierra Community College District. There are approximately 15,000 students at the District's main campus, Sierra College in Rocklin, which has an ultimate enrollment capacity of 23,000. In addition, the District also operates off-campus sites in Truckee, North Tahoe, Grass Valley/Nevada City, and at various high schools around the county.

METHODOLOGY

To assess the potential implications of development under the *General Plan Land Use Diagram*, the County, working with the Placer County Office of Education, calculated the student enrollment associated with residential development estimated through the year 2010 (see Table 2-8 in Chapter 2 of this *EIR*). These total enrollment numbers were used to determine school site needs for elementary (K-5), middle (6-8), and high schools (9-12).

Assumptions

Table 5-13 shows the yield rates used to prepare student enrollment estimates based on assumed residential development.

TABLE 5-13

ASSUMED STUDENT YIELD RATES
Per Dwelling Unit

Type of Residential Unit	K-5	6-8	9-12	Community College
Single Family (SF)	.3776	.1410	.2362	.16
Multi Family (MF)	.127	.047	.0445	

Source: Placer County Office of Education, July 1994.

Table 5-14 shows assumptions regarding the number of students per school, amount of acreage needed for each campus, and per-student and per-school costs for K-5, 6-8, and 9-12 schools.

TABLE 5-14

FACILITY NEEDS COSTS

Type	Students Per School	Typical Size	Cost Per Student	Cost Per School
Elementary (K-5)	600	10 acres	$10,606	$6,363,600
Middle (6-8)	750	18 acres	$14,108	$10,581,000
High (9-12)	1,600	40 acres	$21,071	$33,713,600

Source: Placer County Office of Education, July 1994.

Threshold of Significance

This *EIR* assumes that impacts to school districts are significant if development under the *General Plan* would result in an unmet demand for school facilities.

IMPLICATIONS OF THE DRAFT LAND USE DIAGRAM

Table 5-15 shows the student enrollment demand that would result from development under the *General Plan* by regional analysis area.

TABLE 5-15

STUDENT GENERATION THROUGH 2010
by Regional Analysis Area

Regional Analysis Area	Students by Unit Type	K-5	6-8	9-12	Total
Tahoe Basin	SF	393	146	245	784
	MF	33	12	12	57
	Total	426	158	257	841
Sierra Resort	SF	130	48	81	259
	MF	23	9	8	40
	Total	153	57	89	299
Sierra	SF	12	5	8	25
	MF	0	0	0	0
	Total	12	5	8	25
Lower Sierra	SF	632	236	395	1,263
	MF	27	10	10	47
	Total	659	246	405	1,310
Auburn-Foothills	SF	1,619	604	1,013	3,236
	MF	167	61	58	286
	Total	1,786	665	1,071	3,522
South Placer	SF	3,959	1,478	2,476	7,915
	MF	199	74	69	342
	Total	4,158	1,552	2,545	8,257
TOTALS		**7,194**	**2,683**	**4,375**	**14,254**

Source: Placer County Office of Education, July 1994.

In addition to the increased K-12 student enrollment, development under the *General Plan* will result in increased demand for the community college services provided by the Sierra Community College District. Assuming a per-unit student yield rate of 0.16 students per dwelling unit, residential development under the *Land Use Diagram* will result in an additional 3,000 students.

4.J.13. Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

Higher Education

4.J.17. The County shall work with Sierra College to ensure that higher education programs and facilities are available to Placer County.

These policies call for the County to coordinate its planning efforts with local school districts to ensure that development under the *General Plan* does not result in an unmet demand for school facilities.

IMPACTS

Implementation of the policies listed above will ensure that future development in unincorporated Placer County does not result in unmet school facilities needs. The impacts of the *General Plan* will, therefore, result in less-than-significant impacts on schools.

MITIGATION MEASURES

No mitigation measures are necessary.

Chapter 6
County Facilities and Services

CHAPTER 6

COUNTY FACILITIES AND SERVICES

6.1 INTRODUCTION

This chapter examines the public facilities needed to provide County services to the population and employment expected in Placer County in the future, according to the growth scenario developed for the *Countywide General Plan* (see Chapter 2). Unlike other analyses presented in this EIR, this analysis does not include sections describing "impacts" or "mitigation measures." Instead, it contains a section at the end describing "facility funding options" that addresses the facility needs and cost estimates for all County facilities and services discussed in this chapter. This discussion of funding options provides information for the County to consider in implementing the *General Plan* to ensure that facility and service objectives are met.

Recht Hausrath & Associates (RHA) has prepared for Placer County a comprehensive analysis of the relationship between growth and the capital facilities needed to serve it. This EIR analysis relies on the RHA report prepared for Placer County, *County Facilities Needed to Serve Growth* (referred to here as the *Facilities Study*), which is expected to be released by late summer 1994. The *Facilities Study* serves as the documentation for a countywide development fee or other mitigation measures to provide funding for required facilities. The *Facilities Study*, along with other facility policy issues, will be considered by the Placer County Board of Supervisors in Summer 1994.

The *Facilities Study* draws from the analysis of current and future County facility needs included in the *Comprehensive Facility Master Plan* (FMP) and the *Criminal Justice Master Plan* (CJMP). These master plans were developed to direct the County's facility planning efforts while the *Facilities Study* seeks to serve as documentation for a facility funding program. Thus, the *Facilities Study* addresses a range of funding issues and policy concerns not discussed in the master plans; these differences in focus are addressed in detail in the *Facilities Study*. Additionally, the FMP and the CJMP use different forecasts of population and employment than those used in the *Facilities Study* and in this *EIR*. The result of the differences in approach and assumptions is that the facility requirements presented below cannot be directly compared to those in the FMP and CJMP.

The *Facilities Study* documents the county facilities needed to serve growth in Placer County from 1994 through 2010. To maintain consistency with the *Facilities Study*, the time-period for analysis in this chapter of the EIR differs from the time period presented in other chapters. This chapter, therefore, assumes a base year of 1994 (rather than a base year of 1990 used in the *Draft General Plan EIR* and used in other chapters of the *Final EIR*). In addition, to further the linkage with the parallel effort of the *Facilities Study* and related efforts to develop funding sources for those facilities, this EIR chapter presents facility needs associated with growth through the year 2010. For each functional area of County government, the *Facilities Study* documents in considerable detail the following results (which have been adapted for the EIR analysis):

- Relevant service populations with respect to both jurisdiction (i.e. countywide versus unincorporated area) and user population (i.e. residents and/or businesses which are measured by employees)
- Service standards describing the relationship between service population and facility requirements expressed, for example, as square feet of library space per thousand population; and
- Facility cost estimates (in 1994 dollars).

For the EIR analysis, two adjustments have been made to the facility standards documented in the *Facilities Study*. That report recommends that, in order to remedy current facility deficiencies, the Placer County Board of Supervisors adopt service standards for some functional areas that exceed existing standards, based on the FMP or CJMP analysis. Increasing these standards will, however, require a policy and financial commitment by the County. Pending the conclusion of that policy discussion, the facility requirements presented in this EIR analysis do not assume increased standards. The facilities identified in this analysis as necessary to serve new development are based on the *existing standards*, which means that the level of service provided for existing residents would be unchanged. If the County adopts increased standards, facility requirements to serve growth will be higher for some functional areas. The second adjustment to the *Facilities Study* standards is to express standards on a per resident and per employee basis to simplify presentation.

The County's services can be described in two general categories, municipal-like and countywide. Municipal-like services in the unincorporated area include administrative, public protection services, community and neighborhood parks, and building inspection services. The only parks facility included in this analysis is the office space used by the parks departments; the County has other fee and dedication programs intended to provide sufficient neighborhood and community parks for new development. Countywide facilities serve all residents and employees in both the incorporated and unincorporated areas. Such facilities provide county services that have no municipal counterpart in city governments (e.g., property tax collection or welfare services). Finally, some departments provide countywide and municipal-like functions; the appropriate share of facilities of those departments are addressed in both sections.

6.2 MUNICIPAL-LIKE FACILITIES

SETTING

There are three categories of facilities that the county provides to the unincorporated area exclusively: sheriff's patrol and investigation, public works, and general administration.

The Sheriff's Department provides patrol and investigation services and dispatch services in the unincorporated areas of the county and by contract to the City of Loomis. In general, the Sheriff services covered in this section correspond to the activities of a city's police department within city boundaries. The Sheriff's Department also provides countywide public protection services such as fingerprinting and identification services and administers the jail and other detention facilities. Those facilities and services are covered in countywide facilities.

The Department of Public Works (DPW) performs a wide variety of functions including the administration, maintenance, and operation of County roads, transit systems, utilities, solid waste facilities, and the County's automotive fleet. The Public Works Department also provides engineering, surveying, and mapping services for County land acquisition and facilities planning and development. Additionally, the DPW is responsible for engineering and construction inspection for assessment districts within the County. These DPW functions primarily benefit the County's unincorporated areas.

A portion of County general administration functions provide municipal-like services to the unincorporated area. The *Facilities Study* explains the relevant share of these departments that serve the unincorporated area. These include:

- Administrative Services Support
- Clerk of the Board of Supervisors
- Central Services
- Personnel

- County Executive Office
- County Counsel
- Management Information Systems (MIS)
- Communications Office
- Auditor/Controller
- Parks Department (office space only)
- Facility Services
- Tax Collector
- Procurement
- Revenue Services
- Planning

METHODOLOGY/ASSUMPTIONS

Table 6-1 presents the facility standards for each of these departments by specific type of facility. The facility standards are either expressed as physical quantities, square feet of building space per thousand residents or employees, or as investment standards, dollars per thousand residents or employees. The investment standards are based on the current value of the facility. The standards reflect county facility conditions as of 1994, except for vehicles, which are 1992 inventories (vehicle standards based on 1994 inventories are included in the final *Facilities Study*). The *Facilities Study* discusses the relative weighting of employees and residents by functional area.

TABLE 6-1

MUNICIPAL-LIKE FACILITY STANDARDS

Function/Facility Type	Units	Per 1,000 Residents	Per 1,000 Employees
Sheriff's Patrol and Investigation			
Administration/Main Station/Substations	sq ft	264	82
Sheriff Patrol and Investigation Vehicles	$	$11,317	$3,508
Dispatch Equipment	$	$11,259	$3,490
General Administration			
Administrative Office	sq ft	431	103
Parks Administration	sq ft	81	0
Warehouse/Communications Shop	sq ft	27	6
Archive	sq ft	11	3
Telephone	$	$9,444	$2,267
Automation Systems	$	$36,045	$8,651
Vehicles	$	$10,302	$2,472
Public Works			
Office Space	sq ft	209	50
Vehicles	$	$2,316	$556

Note: Costs expressed in 1994 dollars.

Source: Recht Hausrath & Associates, July 1994

IMPLICATIONS OF THE LAND USE DIAGRAM

Required Municipal-Like Facilities

By applying the facility standards in the Table 6-1 to estimated unincorporated population and employment growth, the consultants determined the municipal-like facilities required to serve growth in the unincorporated area from 1994 to 2010. Table 6-2 presents those facility requirements, in terms of square feet of building space or cost of vehicles and equipment.

TABLE 6-2

MUNICIPAL-LIKE REQUIRED FACILITIES

Function/Facility Type	Units	1994 -2010
Sheriff's Patrol and Investigation		
Administration/Main Station/Substations	sq ft	11,800
Sheriff Patrol and Investigation Vehicles	$	$504,800
Dispatch Equipment	$	$502,300
General Administration		
Administrative Office	sq ft	18,600
Parks Administration	sq ft	3,100
Warehouse/Communications Shop	sq ft	1,100
Archive	sq ft	500
Telephone	$	$391,500
Automation Systems	$	$1,494,400
Vehicles	$	$427,100
Public Works		
Office Space	sq ft	9,000
Vehicles	$	$100,100

Note: Costs expressed in 1994 dollars.

Source: Recht Hausrath Associates, July 1994.

Municipal-Like Facility Costs

The *Facilities Study* includes estimates of per unit costs to construct additional facilities. These estimates are based on cost estimates from the *Comprehensive Facility Masterplan* (FMP), the *Criminal Justice Master Plan* (CJMP), and data from relevant departments. All cost figures are in 1994 dollars. Costs per square foot include land costs, site preparation, direct and indirect construction costs, parking area, and furniture and fixtures. In total, the municipal-like facilities to serve growth in unincorporated Placer County from 1994 through 2010 are estimated to cost $17.4 million. Table 6-3 presents the cost of municipal-like facilities associated with growth in the unincorporated area from 1994-2010.

TABLE 6-3

MUNICIPAL-LIKE FACILITIES COSTS

Function/Facility Type	1994-2010
Sheriff's Patrol and Investigation	
Administration/Main Station/Substations[1]	$2,804,000
Sheriff Patrol and Investigation Vehicles	$505,000
Dispatch Equipment	$502,000
Subtotal	**$3,811,000**
General Administration	
Administrative Office[1]	$4,436,000
Parks Administration[1]	$739,000
Warehouse/Communications Shop[2]	$172,300
Archive[3]	$74,000
Telephone	$392,000
Automation Systems	$1,494,000
Vehicles	$427,000
Subtotal	**$7,735,000**
Public Works	
Office Space[1]	$2,156,000
Vehicles	$100,000
Subtotal	**$2,256,000**
TOTAL	**$13,802,000**

[1] Construction cost is $238 per building square foot in 1994 dollars.
[2] Construction cost is $156 per building square foot in 1994 dollars.
[3] Construction cost is $162 per building square foot in 1994 dollars.

Source: Recht Hausrath & Associates, July 1994.

Areas with Current Deficiencies

The *Criminal Justice Master Plan* (CJMP) identifies the need for substantially more sheriff patrol and investigation space than the County currently has. This is one of the areas where the *Facility Study* recommends adopting a standard that addresses the current deficiency. If the County makes the policy decision to increase the standard, then the impact of growth would be higher than calculated here.

Service Level Assessment

As stated above, the facility standards used in this analysis are based on existing standards, across all unincorporated areas of the County. Necessarily, these standards reflect an average of more densely populated areas and rural areas. In the future, the County intends to reflect in facility requirements the nature of development: urban density development will be required to provide a higher level of facilities

than the countywide average. In some cases, suburban density development may also be required to provide more facilities. The specific facility needs of developing areas can be addressed through the community plan and specific plan process.

Sheriff facilities are a likely area where higher, urban-like facility standards may be appropriate in some higher density areas. For example, to provide adequate sheriff's protection in an urban density area distant from existing substations may require a sheriff substation to be located in the community. This substation may well be larger than the square feet projected using the average facility standards based on the entire unincorporated area.

6.3 COUNTYWIDE FACILITIES

Countywide facilities include the following functions:

- General Administration includes Emergency Services, Assessor, Air Pollution, Environmental Health, Elections, and Recorder.

- Jails and countywide public protection services such as coroner, public administrator, and emergency services. The Sheriff's Department also provides services with a countywide orientation, including fingerprinting and identification services which are included in countywide public protection services.

- All justice system departments consisting of Superior and Municipal Courts, Probation, District Attorney, Public Defender, and Marshal.

- The Agriculture Department and Weights and Measures Division.

- The Public Works Department supports three countywide functions: 1) County landfill management for the Eastern Regional Landfill; 2) County landfill management for the Western Regional Sanitary Landfill Authority; and 3) flood control design and maintenance for the Placer County Flood Control and Water Conservation District. It is estimated that less than two percent of the DPW's office space and vehicles are devoted to these countywide functions.

- Welfare, Health Services, Animal Control and Libraries. These departments serve residents only, rather than a mix of employees and residents. (As the County does not provide library service in Roseville and Lincoln, the library service population is the remainder of the county population.)

Countywide facilities, in addition, include the balance of general administration facilities detailed under municipal-like services.

METHODOLOGY/ASSUMPTIONS

Tables 6-4 and 6-5 present the facility standards for services. Table 6-4 includes those functions that serve both resident and employee populations. The *Facilities Study* details the rationale for relative employee and resident weighting in the standards. Table 6-5 includes functions that strictly serve county residents. As with the municipal-like functions, the standards are expressed either in physical units or investment amounts per thousand residents or employees and reflect 1994 conditions with the exception of vehicle standards, which are based on 1992 inventories.

TABLE 6-4

COUNTYWIDE FACILITY STANDARDS
Functions Serving Residents and Employees

Function/Facility Type	Units	Per 1,000 Residents	Per 1,000 Employees
General Administration			
Administrative Office	sq ft	485	116
Parks Administration	sq ft	0	0
Warehouse/Communications Shop	sq ft	27	6
Archive	sq ft	11	3
Telephone	$	$9,444	$2,267
Automation Systems	$	$36,045	$8,651
Vehicles	$	$10,302	$2,472
Justice System			
Administration/Office Space	sq ft	161	50
Superior Courtrooms and Ancillary Space	sq ft	51	16
Municipal Courtrooms and Ancillary Space	sq ft	87	27
Law Library	sq ft	4	1
Storage Space	sq ft	17	5
Juvenile Beds	beds	0.33	0.10
Vehicles	$	$982	$304
Jails and Countywide Protection			
Adult Jail Beds	beds	2.2	0.7
Jail Administration Office Space	sq ft	24.9	7.7
Sheriff Department Office Space	sq ft	15.8	4.9
Coroners Facilities	sq ft	4.7	1.4
Vehicles	$	$564	$175
Public Works			
Office Space	sq ft	10	2
Vehicles	$	$115	$28
Agriculture			
Office	sq ft	20	5
Lab/Storage	sq ft	14	3
Vehicles	$	$330	$79
Equipment	$	$93	$22

Note: Costs expressed in 1994 dollars.

Source: Recht Hausrath & Associates, July 1994

TABLE 6-5

COUNTYWIDE FACILITY STANDARDS
Functions Serving Residents

Function/Facility Type	Units	Per 1,000 Residents
Libraries		
Library space	sq ft	325
Volumes	volumes	1,683
Automation	$	$1,565
Health		
Office	sq ft	211
Clinic Lab	sq ft	159
Vehicles	$	$866
Equipment	$	$2,852
Welfare		
Office	sq ft	138
Vehicles	$	$1,881
Animal Control		
Office	sq ft	2.2
Shelter	sq ft	52.3
Outdoor Pen/Storage	sq ft	2.4
Vehicles	$	$663

Note: Costs expressed in 1994 dollars.

Source: Recht Hausrath & Associates, July 1994

IMPLICATIONS OF THE LAND USE DIAGRAM

Required Countywide Facilities

Tables 6-6 and 6-7 present the estimated countywide facility requirements for the 1994 to 2010 time period. The figures cited in these tables represent an application of the facility standards shown in Tables 6-4 and 6-5 to estimated population and employment growth throughout Placer County from 1994 to 2010.

TABLE 6-6

COUNTYWIDE REQUIRED FACILITIES
Functions Serving Residents and Employees

Function/Facility Type	Units	1994-2010
General Administration		
Administrative Office	sq ft	64,700
Parks Administration	sq ft	0
Warehouse/Communications Shop	sq ft	3,600
Archive	sq ft	1,500
Telephone	$	$1,261,200
Automation Systems	$	$4,813,400
Vehicles	$	$1,375,700
Justice System		
Administration/Office Space	sq ft	22,500
Superior Courtrooms and Ancillary Space	sq ft	7,200
Municipal Courtrooms and Ancillary Space	sq ft	12,100
Law Library	sq ft	600
Storage Space	sq ft	2,400
Juvenile Beds	beds	46
Vehicles	$	$137,200
Jails and Countywide Protection		
Adult Jail Beds	beds	310
Jail Administration Office Space	sq ft	3,500
Sheriff Department Office Space	sq ft	2,200
Coroners Facilities	sq ft	700
Vehicles	$	$78,800
Public Works		
Office Space	sq ft	1,400
Vehicles	$	$15,400
Agriculture		
Office	sq ft	2,600
Lab/Storage	sq ft	1,800
Vehicles	$	$44,100
Equipment	$	$12,400

Note: Costs expressed in 1994 dollars.

Source: Recht Hausrath & Associates, July 1994.

TABLE 6-7

COUNTYWIDE REQUIRED FACILITIES
Functions Serving Residents

Function/Facility Type	Units	1994 -2010
Libraries		
Library Space	sq ft	18,100
Volumes	volumes	93,600
Automation	$	$87,000
Health		
Office	sq ft	23,700
Clinic Lab	sq ft	17,900
Vehicles	$	$97,300
Equipment	$	$320,300
Welfare		
Office	sq ft	15,500
Vehicles	$	$211,200
Animal Control		
Office	sq ft	200
Shelter	sq ft	5,900
Outdoor pen/storage	sq ft	300
Vehicles	$	$74,500

Note: Costs expressed in 1994 dollars.

Source: Recht Hausrath Associates, July 1994.

TABLE 6-8

COUNTYWIDE FACILITIES COSTS
Functions Serving Residents and Employees

Function/Facility Type	Cost Per Unit*	1990 -2010
General Administration		
Administrative Office	$238	$15,424,000
Parks Administration	$238	$0
Warehouse/Communications Shop	$156	$553,000
Archive	$162	$238,000
Telephone	$1	$1,261,000
Automation Systems	$1	$4,813,000
Vehicles	$1	$1,376,000
Subtotal		$23,666,000
Justice System		
Administration/Office Space	$238	$5,360,000
Superior Courtrooms and Ancillary Space	$213	$1,530,000
Municipal Courtrooms and Ancillary Space	$268	$3,260,000
Law Library	$217	$133,000
Storage Space	$156	$371,000
Juvenile Beds	$96,000	$4,416,000
Vehicles	$1	$137,000
Subtotal		$15,207,000
Jails and Countywide Protection		
Adult Jail Beds	$51,000	$15,810,000
Jail Administration Office Space	$238	$828,000
Sheriff Department Office Space	$238	$525,000
Coroners Facilities	$184	$120,000
Vehicles	$1	$79,000
Subtotal		$17,362,000
Public Works		
Office Space	$238	$331,000
Vehicles	$1	$15,000
Subtotal		$346,000
Agriculture		
Office	$238	$630,000
Lab/Storage	$167	$308,000
Vehicles	$1	$44,000
Equipment	$1	$12,000
Subtotal		$995,000
TOTAL		$57,576,000

*Cost per unit are dollars per square foot or per bed, expressed in 1994 dollars.
Source: Recht Hausrath Associates, July 1994.

TABLE 6-9

COUNTYWIDE FACILITIES COSTS
Functions Serving Residents

Function/Facility Type	Cost Per Unit*	1990 -2010
Libraries		
Library space	$217	$3,921,000
Volumes	$30	$2,807,000
Automation	$1	$87,000
Subtotal		$6,815,000
Health		
Office	$238	$5,647,000
Clinic lab	$213	$3,809,000
Vehicles	$1	$97,000
Equipment	$1	$320,000
Subtotal		$9,873,000
Welfare		
Office	$238	$3,693,000
Vehicles	$1	$211,000
Subtotal		$3,904,000
Animal Control		
Office	$238	$59,000
Shelter	$167	$983,000
Outdoor Pen/Storage	$1	$22,000
Vehicles	$1	$74,000
Subtotal		$1,138,000
TOTAL		**$21,730,000**

*Cost per unit is dollars per square foot or library volume, expressed in 1994 dollars.

Source: Recht Hausrath Associates, July 1994.

Areas with Current Deficiencies

The *Criminal Justice Master Plan* (CJMP) identifies significant current deficiencies in justice facilities, jails and countywide protection facilities. The *Facilities Study* recommends increased standards for these facilities and identifies the current deficiency to be addressed. If the County decides to adopt these higher standards, the facilities required to serve growth would be higher than calculated above.

Similarly, the *Facilities Study* recommends that the County adopt a higher standard for library space than currently exists. The recommended standard is based on the California State Library guidelines which have not yet been adopted as policy by the County. For new development to meet this higher standard, the required facilities would be greater than indicated in Tables 6-7 and 6-9.

Alternative Funding Sources/Net Costs

Although most facility requirements must be funded with local revenue sources, for several functional areas, the County has specialized revenue sources that would meet some of the facility costs associated with growth. These revenue sources are discussed in the presentation of capital funding options. The revenues from those sources that are directly related to specific facilities are estimated below.

Justice and jails and countywide protection facilities can be financed with revenues from penalty assessments. The County deposits these locally derived revenues into two funds: 1) the County Courtroom Facilities Fund (Government Code Section 76005) and 2) the Criminal Justice Facility Temporary Construction Fund (Government Code Section 76004). It is anticipated that new development will contribute to these funds at approximately the same rate per year as the existing population. For the 1994 to 2010 period, new development's contribution to these funds will be approximately $4.0 million. It is important to note that these revenue estimates assume that the penalty levels, rates and fund use restrictions remain constant over time.

The County anticipates that some of the costs of new welfare facilities will be covered by State and Federal assistance. These non-local revenues are determined by complicated cost sharing mechanisms, that are subject to change in the future. Assuming current practices, the County can expect to recover $900,000 of welfare facility costs in the 1994 to 2010 period from State and Federal programs.

SUMMARY OF MUNICIPAL-LIKE AND COUNTYWIDE FACILITY COSTS

Table 6-10 summarizes the total costs of facilities to serve new development. Table 6-10 also shows the net facility costs after considering the specialized revenues dedicated to certain facilities.

TABLE 6-10

FACILITY COST SUMMARY

Municipal-Like Facilities	
Sheriff's Patrol and Investigation	$3,811,000
General Administration	$7,735,000
Public Works	$2,256,000
Subtotal	$13,802,000
Countywide Facilities	
General Administration	$23,666,000
Justice System	$15,207,000
Jails and Countywide Protection	$17,362,000
Public Works	$346,000
Agriculture	$995,000
Libraries	$6,815,000
Health	$9,873,000
Welfare	$3,904,000
Animal Control	$1,138,000
Subtotal	$79,306,000
Cost Total	$93,108,000
Specialized Revenues	
County Courtroom Facility Fund	$1,783,000
Criminal Justice Facility Temp Construction Fund	$2,401,000
State and Welfare Funding	$948,000
Revenue Total	$5,132,000
NET FACILITY COST	**$87,976,000**

Source: Recht Hausrath Associates, July 1994.

6.4 FACILITY FUNDING OPTIONS

This section outlines the funding options for facilities needed to serve new development as described in Sections 6.2 and 6.3. The options described below review existing sources of funding for County-owned buildings, vehicles and equipment. This review is conducted for 11 categories of County facilities: general

government, public health and mental health, welfare, jails, justice system, libraries, public works, roads, and sheriff.

In summary, Federal and State funding for County facilities has been declining and the County has been able to obtain only modest amounts of funding from local funding sources. The County has cut back construction and acquisition of capital facilities despite significant increases in population. The Placer County Board of Supervisors is considering a policy that requires new development to pay for the full cost of facilities needed to serve the future growth accommodated by the *Countywide General Plan.*

This section, therefore, identifies new sources of local funding that will be needed to maintain current facility standards. The most significant of these local sources is a development impact fee levied on all new development within the county. The proposed fee program is described in detail in the *Facilities Study* (summer 1994). The report documents the amount of funding necessary to maintain current facility standards over the next 16 years of countywide growth.

GENERAL GOVERNMENT AND ADMINISTRATION

The facilities housing general government and administrative departments are funded through local revenue sources. The County does not anticipate that there will be any State, Federal, or other outside source of facility funding for these departments. Local sources include general obligation bonds, general fund revenues, and countywide impact fees. Special district funding (e.g., landscape and lighting assessments, Mello-Roos assessments) are generally reserved for project-specific facilities (e.g., schools, sewer treatment, roads, etc.).

PUBLIC & MENTAL HEALTH

Historically, the State has paid for a portion of the Health Department's leased space and funded expansion and remodelling of owned facilities. For example, the County has expanded its main medical clinic using a grant from tobacco tax funds. As of the 1992/93 fiscal year, however, the State implemented realignment policies that gave counties direct control over the revenues the State had previously used to fund health programs (i.e., one percent of the sales tax and a portion of motor vehicle in-lieu revenues). The County, therefore, now has discretion over how these revenues are allocated between annual operating expenditures and capital outlays. As a result of this discretion and dramatic declines in sales tax revenues, the County allocates all of the State's funding to annual operating expenditures. The County must therefore rely on local sources, including general obligation bonds, general fund revenues, and countywide impact fees to fund capital facility expansion and improvement. As noted above, special district funding is generally reserved for project-specific facilities and would not be applicable to County Health Department facilities.

WELFARE

The Welfare Department anticipates that some of the costs of new facilities will be covered by State and Federal assistance. Recent trends in State assistance, however, indicate that the County's local match will increase in the future. The most appropriate local sources include general obligation bonds, general fund revenues, and countywide impact fees.

JAILS

During the 1980's, the State provided limited capital funding for jail construction through allotments of Proposition 52 and 86 funds. At this time, the County has no unused Proposition 52 or 86 funds. Senate Bill 2557 jail booking fees only partially offset State funding cuts for jails operations and these fees do not provide any funding for capital facilities.

The County deposits revenues from fines and forfeitures into two funds: 1) the County Courtroom Facilities Fund and 2) the Criminal Justice Facility Temporary Construction Fund. The majority of these funds are restricted to capital investment, although the County may use some of these revenues for operating expenditures. Placer County uses the Criminal Justice Facility Temporary Construction Fund almost exclusively for jail construction. It is anticipated that the County will continue to use these funds to help construct new jails.

The remaining funding must come from other local sources. The most appropriate local sources include general obligation (G.O.) bonds, general fund revenues, and countywide impact fees. Historically, the Placer County electorate has not passed G.O. bonds for jail construction; thus, local funding sources will most likely be limited to impact fees.

JUSTICE SYSTEM

The majority of local revenues that may be applied to justice facilities come from fines, forfeitures, and other penalty assessments deposited into the County Courtroom Facilities Fund and the Criminal Justice Facility Temporary Construction Fund. Placer County uses the Courtroom Facilities Fund almost exclusively for courtroom construction. The County is using these funds to pay the debt service on the recent renovation of the Historic Courthouse (Superior Court) in Auburn. (This debt will be retired in 1996.) After 1996 these funds will be available for other courthouse construction or renovation projects.

State grants have partially funded County justice facilities in the past. Recently, however, voters have not approved State bond measures for jail construction and justice facilities. The availability of Federal grants for any County capital facilities is also considered to be extremely unlikely in the current Federal budget climate.

The remaining funding, therefore, must come from other local sources. The most appropriate local sources include general obligation bonds, general fund revenues, and countywide impact fees.

LIBRARIES

Until the recent Federal and State budget cutbacks, funding sources for new library construction included State or Federal grants. The State's current fiscal austerity will create strong competition for the few remaining funding sources for new library construction. Since Placer County recently received a grant for Granite Bay, it is unlikely that the Library will succeed in securing additional grants in the near future.

The Library has limited sources of capital funding. Construction of the Auburn-Main library was funded by a bond which will be retired in FY 1993/94. Future general obligation bonds will require a two-thirds vote of the electorate which typically has been difficult to obtain. The County, however, does not rule out this option for the future, and if a bond measure is passed, new development will receive credit for its share of the bond revenues.

Another source of local revenues for library facilities are community donations. They are collected through various "Friends of the Library" groups. These donations have funded several renovations and improvements to the Auburn-Placer Library System branches to better serve existing residents. These donations, however, are episodic and intended to improve existing facilities rather than fund capital expansion to serve growth.

The County used general fund revenues to fund the local match requirements for the Granite Bay Branch grant. Given the recent fiscal squeeze on the County caused by the State's budget problems, however, the Library is unlikely to secure significant funding from the general fund to finance additional capital facilities.

In the past, the Library has accumulated reserve funds from its share of property tax revenue and used these funds toward capital facilities (e.g. a portion of the Granite Bay local match and system-wide automation). The first claim on the Library's property tax revenue is operating costs associated with existing facilities. Looking forward, therefore, the Library System will not be able to use its operating revenues to fund capital acquisitions.

An analysis by the 1991/92 Placer County Grand Jury concluded that the County should impose a library impact fee on new development as well as seeking additional Federal, State, local, and private funds. The County, therefore, expects new development will fund the facility costs associated with meeting its library needs. Specifically, appropriate local funding sources would be impact fees, special district assessments, and developer exactions.

PUBLIC WORKS

The Department of Public Works (DPW) funds expansion of its buildings, vehicles and equipment from a variety of sources in addition to the General Fund. They include Federal funds such as Federal Aid for Roadway Construction and the Forest Reserve Fund. The State also provides funds through the highway user's tax and the vehicle-in lieu tax, special aviation grants, and aid for highway construction. Of these Federal and State sources, DPW reports that almost all are related to road construction, maintenance and equipment. (The aviation grant is allocated to the Blue Canyon airport exclusively).

The DPW also charges a variety of charges for facilities, vehicles and equipment related to services, such as mapping and surveying service, design construction and engineering, and land use applications of various types. The funds from these charges are deposited into the General Fund. The General Fund is not currently considered a likely source for additional facilities funding; thus, some additional local funding such as countywide or unincorporated area impact fees will be necessary to fund at least a portion of these DPW facilities.

ROADS

During the early 1980s, the County Public Works Department created Traffic Limitation (TL) Zones within some of the community plan areas to assess new development for the cost of transportation improvements. The Department imposed impact fees that it initially kept at modest levels. By 1986, the Department had raised TL Zone fees to levels of full cost recovery. These fees fund the majority of road improvements that serve unincorporated growth.

TL Zone fees, however, do not fund improvements due to the cumulative impacts of countywide growth. These impacts cause traffic congestion on major regional arterials. Funding for the majority of

improvements has come from State and Federal sources such as State gas taxes, Federal Highway Trust Funds and ISTEA. The County is currently studying the need for additional funding from local sources that may be needed to fully mitigate the impact of countywide growth on regional arterials. Possible local sources include a half cent sales tax and countywide development impact fee.

SHERIFF

Historically, the County has funded acquisition of Sheriff patrol and investigation facilities entirely with local revenue sources. Currently no state or federal programs provide funding for Sheriff facilities, therefore it is assumed that the Department will not have access to non-local funding sources (i.e., State and Federal assistance).

The County, therefore, must use local sources to fund construction of additional space at its headquarters or new substations. The most appropriate local sources include general obligation bonds, general fund revenues, and countywide impact fees. The County could fund new substations through formation of special districts (e.g., Mello-Roos) or developer exactions.

6.5 GENERAL PLAN POLICY RESPONSE

While the effects of the *General Plan* on County facilities and services are not being considered here as impacts according to CEQA, the *Policy Document* does include several policies and programs that will help address the County's needs in this area. The following are references to those policies:

Policies

4.A.1. Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

4.A.3. The County shall require that new urban development is planned and developed according to urban facility standards.

Programs

4.1. The County, in consultation with school districts and other service providers, shall establish thresholds beyond which new residential development will be restricted until adequate public services and facilities are provided. The extent of development limitations should reflect the severity of the service and facility needs.

4.2. The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels.

4.3. The County should ensure that capital improvement programs (CIPs) or area facilities plans are prepared in conjunction with new community plans and specific plans and annually-updated. These CIPs should identify improvement needs for the succeeding five-year period.

4.4. The County shall continue to require developers to obtain will-serve letters from all providers of public facilities and services to new development.

These policies and programs are intended to ensure that, as new development occurs, the County will be able to ensure the timely development of public facilities and maintenance of adequate service levels.

Policies

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.

4.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development 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.

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.

4.B.4. The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the county.

4.B.5. When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals, and for residential development, housing affordability. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements, including the redesignation of agricultural land for development.

Programs

4.6. The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, and county service areas.

4.7. The County shall adopt fee schedules for new development to fund needed public facilities and services.

These policies and programs provide for policies and funding programs that will help the County ensure that facility and service standards are maintained.

Chapter 7
Recreational and Cultural Resources

CHAPTER 7

RECREATIONAL AND CULTURAL RESOURCES

7.1 RECREATIONAL RESOURCES

This section describes the likely effects of development under the *General Plan* on Placer County's recreational resources. Specifically, this section focuses on how development, and associated population growth, will affect the demand for recreational facilities and services.

ENVIRONMENTAL SETTING

Numerous federal, state, and local jurisdictions and private entities provide recreation opportunities in Placer County. Major recreation areas and park facilities are listed in Table 8-1 and shown in Figure 8-1 in the *Background Report*. Placer County park and recreation amenities are categorized by subregions (western, central, and eastern county areas) to express the regional availability of park and recreation facilities and features throughout Placer County. The western county subregion generally consists of the portion of the county west of Colfax. The central county subregion consists of the portion of Placer County east of Colfax and west of the Donner Lake Area (at the Placer/Nevada County boundary). The eastern county subregion consists of the remainder of Placer County, including a portion of the Tahoe Basin east to the California/Nevada state line. Generalized jurisdictional boundaries of public agencies that provide recreation services and independently formulate recreation policy are shown in Figure 8-2 of the *Background Report*.

Federal Lands

The U.S. Forest Service (USFS) manages lands and operates recreational facilities in Placer County on over 300,000 acres in portions of the Tahoe National Forest (TNF) and Eldorado National Forest (ENF), and portions of the Tahoe Basin, encompassing much of central and eastern Placer County. TNF has 197 developed campgrounds, picnic areas, and organization sites on 1,843 acres within Placer, Nevada, and Sierra Counties. ENF has developed recreation facilities that are capable of accommodating nearly five million recreation visitor days per year in Placer, El Dorado, Alpine, and Amador Counties.

A comprehensive list of all USFS recreational facilities, access roads and trails, and open space features is provided in the Tahoe and Eldorado National Forests Land and Resource Management Plans (U.S. Department of Agriculture Forest Service 1988 and 1990). Most of these facilities are located along the Interstate 80 (I-80) and State Highway 89 corridors, and near rivers, streams, reservoirs, and lakes. The Tahoe and Eldorado National Forests provide a wide variety of dispersed outdoor recreation experiences, including primitive- and developed-area camping, recreation residence use, hunting, fishing, hiking, alpine and nordic skiing, snow play, off-road vehicle use, boating, snowmobile use, and a wide variety of historic and prehistoric and nature appreciation and interpretation opportunities.

The Granite Chief Wilderness is a federally designated wilderness area. This designation provides protection for the outstanding natural features contained in the wilderness area. For example, no vehicular access is allowed in the Granite Chief Wilderness. The Pacific Crest Trail bisects Placer County near the eastern boundary of the Granite Chief Wilderness.

The U.S. Bureau of Land Management (BLM) manages nearly 12,000 acres of land in Placer County, most of which is generally located west of national forest lands. BLM contributes a minor amount of developed land for recreation purposes in Placer County.

State Parks and Recreation Areas

The California Department of Parks and Recreation (DPR) operates eight state parks and recreation areas throughout Placer County (see Table 8-1 and Figure 8-1 in the *Background Report*). These regional recreation and public access facilities provide outdoor recreation opportunities such as camping, hiking, boating, and swimming. State parks consist of large regional recreation areas, such as the Folsom Lake and Auburn State Recreation Areas, and small, specialized park lands, such as the Kings Beach and Tahoe State Recreation areas, Gatekeeper's Museum State Park, Burton Creek State Park, and Ward Creek State Park.

Tahoe Basin Recreation

The Tahoe Basin is a major destination for a regional and statewide population that is drawn to the area to experience the natural beauty of Lake Tahoe and its surrounding watershed. Recreation pursuits include water-oriented activities such as water skiing, sailing, boating, jet skiing, fishing, and beach activities; and land-based recreation activities such as hiking, bicycling, equestrian pursuits, camping, alpine and nordic skiing, driving for pleasure, and golf.

Recreation providers in the Placer County portion of the Tahoe Basin include the State of California, North Tahoe Public Utilities District (NTPUD), Tahoe City Public Utility District (TCPUD), USFS, U.S. Bureau of Reclamation, and private recreation entities (see Figure 8-2 in the *Background Report* for the general service areas of these providers).

Local Parkland

Local parkland is defined as park and recreation facilities that are oriented primarily towards serving neighborhood, community, or district recreation needs. The traditional classification of parks includes mini parks, neighborhood parks, and community parks. Table 8-2 in the *Background Report* summarizes the local parkland acreage in Placer County by type, operator, and county subregion and the following paragraphs briefly summarize local recreation opportunities by subregion.

<u>Western County</u>

Local parks in the western portion of the county are provided primarily by Placer County, the Auburn Recreation District (ARD), and incorporated cities, such as Roseville, Rocklin, and Lincoln. The combined County and ARD local parkland acreage in the western county is approximately 439 acres. These parks are concentrated mainly along the I-80 corridor between Roseville and Auburn.

County-operated recreation facilities in the western county primarily serve communities for which community plans have been developed or for which a County Service Area (CSA) has been created (e.g., Sabre City CSA). A number of the small, unincorporated communities along I-80, such as Granite Bay, Penryn, Newcastle, Applegate, and Weimar, depend on nearby community facilities or incorporated city park facilities for local park and recreation facilities and programs. Placer County also relies on conjunctive use of school facilities as a supplemental source of turf play fields, hard court play areas, and indoor meeting places.

The ARD provides park facilities in a 100-square-mile service area encompassing Auburn and unincorporated communities to the north and northeast, including Bowman, Christian Valley, and Meadow Vista.

Central County

Placer County is the main public provider of local park facilities in the central county, with the Alta-Dutch Flat pool and community center and the Foresthill Community park. This subregion, which is the county's least populated, has a relatively small amount of local park acreage.

Eastern County

The eastern county subregion contains the most abundant and heavily used recreation facilities in the county. Local park and recreation facilities serving the non-tourist, resident population are provided primarily by the North Tahoe Public Utilities District, the Tahoe City Public Utility District, Placer County, and numerous private entities.

The regional tourism draw, the non-resident influx of recreationists during peak periods, and a second-home population in the Lake Tahoe Basin place a great demand on local-serving park facilities that is not reflected in comparisons of resident population levels and local park acreages.

Other Recreational Resources

Joint Use of School Facilities

In addition to County park facilities, Placer County has developed agreements with local school districts for public "after-hours" use of school facilities. The program involves the use of park dedication fees collected from development within 16 fee districts. Rural areas with low population and average parcel sizes of 100-200 acres are generally not included within these park dedication fee districts. Some of the park dedication fees generated within the fee districts are used to fund facility rehabilitation or enhancement projects on school grounds in return for the agreement to make these facilities available for informal public and organized team recreational use when the schools are not in session. Under these agreements, Placer County has developed or rehabilitated playing fields, playgrounds, and irrigation systems. To date, most of these projects have been outdoor recreation facilities, but gymnasium improvements have been made at a school in Newcastle and a swimming pool may be developed at a proposed high school site in Granite Bay. This joint-use program is currently implemented on a project-by-project basis with projects initiated either by Placer County, the schools, or special districts such as the Auburn Recreation District.

City Facilities

The Cities of Roseville, Rocklin, Loomis, and Lincoln and other communities provide local neighborhood and community park sites. Park facilities are supplemented by conjunctive use of school facilities in most cities.

Private Recreation Facilities

The extent of private recreation areas in Placer County has not been inventoried recently. Private sector recreation opportunities, however, account for a substantial portion of the annual recreation visitor days

in Placer County. The private sector primarily provides camping facilities, hunting areas, golf courses, court sport areas, fishing access, ski resorts, and horseback-riding areas. Recreational residences also occur throughout Placer County with considerable concentrations in the Tahoe Basin and along I-80.

Parkland Availability

The *Background Report* assesses local parkland availability and needs by applying Placer County's current ratio of 5 acres per 1,000 population to the population that is currently served by Placer County, ARD, TCPUD, and NTPUD, the primary public operators that provide local park facilities and recreation services in the county's unincorporated area. Except for the City of Auburn, city park and recreation facilities were excluded from the *Background Report* evaluation to simplify the analysis and to focus the analysis on the availability of parkland in unincorporated rural communities that are under County jurisdiction. The City of Auburn was included because the greater Auburn area is served by the ARD.

Using the currently adopted parkland standard of 5 acres of active parkland per 1,000 population and based on Placer County's 1991 unincorporated population of 96,085 (excluding all incorporated cities except Auburn), the *Background Report* analysis determined that total active parkland in the county should be approximately 480 acres. Table 8-2 in the *Background Report* indicates that the total local park acreage provided by Placer County, the ARD, NTPUD, and TCPUD is approximately 648 acres or approximately 6.7 acres per 1,000 population. Since this ratio exceeds Placer County's current, parkland standard, as well as standards suggested by the National Recreation and Park Association, it appears that local parkland is reasonably available to Placer County's unincorporated population.

METHODOLOGY

For purposes of determining the impacts of development under the *General Plan*, the park acreage standard proposed in the *Policy Document* (i.e., 5 acres of active parkland and 5 acres of passive open space per 1,000 population) has been applied to assumed population growth estimates for each of the county's six regional analysis areas.

IMPLICATIONS OF THE LAND USE DIAGRAM

Table 7-1 shows the amount of parkland, both active and passive, that the increase in population that the *General Plan* could accommodate would require according to the standard stated in the *Policy Document* (i.e., 5 acres of active parkland and 5 acres of passive open space per 1,000 population).

TABLE 7-1

POPULATION CHANGES AND NEW PARK/OPEN SPACE ACREAGE REQUIREMENTS 1990, 2010, and 2040

Regional Analysis Area[1]	1990 Pop	2010 Pop	1990-2010 Pop Change	New Park Acreage[2] 2010	2040 Pop	2010-2040 Pop Change	New Park Acreage[2] 2010-2040	1990-2040 Pop Change	New Park Acreage[2] 1990-2040
Tahoe Basin	9,257	12,000	2,743	27.4	14,400	2,400	24.0	5,143	51.4
Sierra Resorts	4,442	5,450	1,008	10.1	6,400	950	9.5	1,958	19.6
Sierra	3,883	4,250	367	3.7	4,500	250	2.5	617	6.2
Lower Sierra	15,523	20,910	5,387	53.9	26,600	5,690	56.9	11,077	110.8
Auburn-Foothills	28,515	41,550	13,035	130.4	50,100	8,550	85.5	21,585	215.9
South Placer	21,319	44,375	23,056	230.6	70,800	26,425	264.3	49,481	494.8
Unincorporated Total	**82,939**	**128,535**	**45,596**	**456.1**	**172,800**	**44,265**	**442.7**	**89,861**	**1,351.6**

[1]Excluding incorporated cities
[2]Assumes 5 acres of active parkland and 5 acres of passive open space per 1,000 population

Source: *Placer County Countywide General Plan Policy Document*; J. Laurence Mintier & Associates, July 1994.

As Table 7-1 indicates, at 2010 the estimated increase in population resulting from unincorporated development would require that a total of approximately 456 acres of parkland and open space would have to be provided to satisfy the *Policy Document*'s standard. Approximately half of this acreage would be in the South Placer regional analysis area. At 2040, new development will require approximately 442 additional acres of combined parkland and open space to satisfy the policy standard. As with the 2010 totals, the majority of this acreage is in the South Placer regional analysis area (264 acres/60 percent).

GENERAL PLAN POLICY RESPONSE

Section 5 of the *Policy Document* specifies policies and programs to guide the provision of both active and passive recreation opportunities for existing and future residents and visitors. The following policies and programs address the implications of the *Land Use Diagram* on recreational resources.

Policies

5.A.1. The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.

5.A.2. The County shall strive to achieve the following park facility standards:

a. 1 tot lot per 1,000 residents
b. 1 playground per 3,000 residents
c. 1 tennis court per 6,000 residents
d. 1 basketball court per 6,000 residents
e. 1 hardball diamond per 3,000 residents
f. 1 softball/little league diamond per 3,000 residents

g. 1 mile of recreation trail per 1,000 residents
h. 1 youth soccer field per 2,000 residents
i. 1 adult field per 2,000 residents
j. 1 golf course per 50,000 residents

5.A.3. The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. The park classification system shown in Table 5-1 should be used as a guide to the type of the facilities to be developed in achieving these standards.

5.A.4. The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.

a. Floodways
b. Protected riparian corridors and stream environment zones
c. Protected wildlife corridors
d. Greenways with the potential for trail development
e. Open water (e.g., ponds, lakes, and reservoirs)
f. Protected woodland areas.
g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.)

Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for passive recreational use.

5.A.5. The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.

5.A.13. The County shall ensure that recreational activity is distributed and managed according to an area's carrying capacity, with special emphasis on controlling adverse environmental impacts, conflict between uses, and trespass. At the same time, the regional importance of each area's recreation resources shall be recognized.

5.A.14. The County shall encourage federal, state, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service.

5.A.17. The County should be directly involved in the development and operation of community and neighborhood park facilities. These include outdoor recreation facilities to support traditional pursuits such as baseball, soccer, basketball, hiking, walking, riding and picnicking. Where appropriate, the County should consider cooperative agreements with a local park or recreation district to operate County facilities where this would enhance the efficient delivery of parks and recreation services to county residents.

5.A.18. The County shall encourage local special purpose agencies in areas not served by a recreation district which are not currently supplying recreation services to examine the feasibility of supplying such services.

5.A.20. The County shall promote cooperation between agencies to ensure flexibility in the development of park areas and recreational services to respond to changing trends in recreation activities.

5.A.22. The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights.

5.C.1. The County shall support development of a countywide trail system designed to achieve the following objectives:

a. Provide safe, pleasant, and convenient travel by foot, horse, or bicycle;
b. Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible, trails should connect to the countywide trail system, regional trails, and the trail or bikeways plans of cities;
c. Provide access to recreation areas, major waterways, and vista points;
d. Provide for multiple uses (i.e., pedestrian, equestrian, bicycle);
e. Use public utility corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roadways;
f. Whenever feasible, be designed to separate equestrian trails from cycling paths, and to separate trails from the roadway by the use of curbs, fences, landscape buffering, and/or spatial distance;
g. Connect commercial areas, major employment centers, institutional uses, public facilities, and recreational areas with residential areas; and
h. Protect sensitive open space and natural resources.

5.C.4. The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the countywide trail system pursuant to trails plans contained in the County's various community plans.

5.C.5. The County shall encourage the preservation of linear open space along rail corridors and other public easements for future use as trails.

Programs

5.1. The County shall work with local, state, and federal agencies to complete a comprehensive inventory of all parks and recreation areas and services in the county and to identify other areas suitable for park acquisition and development. The County shall consider preparation of a County park and recreation master plan to provide a policy framework for independent implementation by the cooperating agencies.

5.2. As new development occurs, the County shall consider forming county service areas (CSAs) that have the authority to receive dedications or grants of land or funds, plus the ability to charge fees for acquisition, development, maintenance and operation of parks, open space, and riding, hiking, and bicycle trails.

5.3. The County should prepare and periodically update a trails plan in conjunction with each community plan and/or specific plan. Trail plans should designate trail components for

equestrians, hikers, and cyclists on mountain and non-mountain bikes; contain trail design, access, and construction standards; establish specific plan lines for trails; and identify financing options.

These policies establish park and park facility standards and require new development to dedicate land or funding to meet these standards. These policies also provide for the location of these facilities where they are needed while minimizing environmental impacts and conflicts with other uses. The policies and programs call for the creation of new recreation districts and county service areas where needed to provide and maintain recreational facilities. Policies and programs promote a countywide trail system and require new development to contribute to a trail system.

IMPACTS

With full application of the policies and implementation of the programs outlined above, the County should be able to ensure that all residents or Placer County have access not only to active recreational opportunities, but also open space areas for their passive enjoyment. The impact of development under the *General Plan* in terms of the quality and quantity of recreational opportunities for existing and future residents is, therefore, less than significant.

MITIGATION MEASURES

No mitigation measures are necessary.

7.2 CULTURAL RESOURCES

This section summarizes the potential effects of development permitted under the General Plan on Placer County's cultural resources, including archaeological, paleontological, and historic resources.

ENVIRONMENTAL SETTING

Placer County contains a rich cultural resource heritage that includes archeological, historical, and paleontological sites and resources. Many archeological and historical sites and resources have been identified and evaluated, and are available for study and enjoyment by county resident and visitors. Given the rich heritage of the area, however, many archeological, historical, and paleontological sites and resources may remain undiscovered. The *Background Report* describes information regarding these resources as described in the County Cultural Resources Inventory, which was derived largely from research conducted by the the California Archaeological Inventory, North Central Information Center, at California State University, Sacramento.

Archaeological Sites

In November 1991, North Central Information Center initiated a survey of archaeological sites in Placer County. They survey collected information on areas that archaeologically field-surveyed from the North Central Information Center, Tahoe and El Dorado National Forest Supervisors and District offices, the Lake Tahoe Basin Management Unit Supervisors Office, and the Folsom District Office of the Bureau of Land Management. This survey was completed in June 1992.

The North Central Information Center's research identified 634 recorded prehistoric and historical archaeological sites in Placer County. The Center had records for another 601 archaeological sites in Placer County, the great majority of which had not been formally recorded. Taking into account the these sites, there was a total of 1,235 recorded archaeological sites in Placer County as of November 1991.

Of the 634 records reviewed, 456 represented prehistoric archaeological sites; 143 represented historical archaeological sites; and 35 represented archaeological sites with prehistoric and historical components.

A wide range of archaeological sites are represented in the North Central Information Center's work. Prehistoric sites include midden deposits, lithic scatters, petroglyphs, housepits, rock shelters, and bedrock mortars representing large and small villages, cemeteries, resource procurement and processing, quarries, and ceremonial sites, workshops, temporary campsites sites.

Historical archaeological sites include grave sites, rock alignments, foundations, wells, hydraulic pits, corrals, homestead complexes, prospect pits, railroad remains, bridges, outhouses, quarries, a variety of residential and commercial building remains, trash pits, log cabins, mine shafts, ditches, ranch complexes, check dams, tailings, canals, mining complexes, cellars, and scatters of glass, metal, wood, and ceramics.

As of June 1992, a minimum of 276 square miles (176,699 acres) had been archaeologically field-surveyed in Placer County. This represents 18 percent of the county's total area of 1,506 square miles (964,140 acres). A map depicting surveyed areas is on file with the Placer County Department of Museums and the Placer County Planning Department.

Historic Buildings and Sites

Few early gold rush era buildings are left in Placer County because early miners and immigrants generally lived outside or in cloth tents. A number of the buildings, structures, and features are left from the later mining era; some of these include Griffith's granite quarry and office in Penryn (now a state landmark), the clay pits northwest of Lincoln, an abandoned kiln in the middle of the Black Oak Golf Course, the Sisley mine industrial mill outside of Penryn, and the Big Ben Mine buildings north of Lincoln. Some other mining era buildings include an adobe or rammed earth building on Virginiatown Road, a few abandoned mines like the Hathaway Mine in the Ophir District, and the Whiskey Diggings Ditch that still carries water through the foothills of western Placer County.

Many other buildings, artifacts, and properties are associated with later phases of mining activity, including mine workers' and owners' residences, warehouses, old mining buildings, gold camp sites, stamp mills, mining structures, mining ditches, and miles of streambank dredge tailings. Two earth berms associated with an early railroad are evident in the Fruitvale District.

Structures associated with early lumber mills include old railroad tressels, tunnels, water flumes, and wooden bridges. Several buildings from this period on the Cal Ida Lumber Company property are considered locally significant.

An important early rancher, J. Parker Whitney, established the 18,100-acre Spring Valley Ranch, now known as Stanford Ranch, north of Roseville. Original rock walls, a hand-hewn granite bridge, and a mausoleum in which Whitney is buried are located at Stanford Ranch. Buildings and other features are associated with the fruit-growing industry of the county. Some of these properties include early fruit stands; the Citrus Colony House on Del Mar Avenue west of Penryn; fruit sheds in Loomis, Newcastle, Auburn, and Colfax; orchard remnants; and the palm trees that line area roads.

Numerous small Depression-era concrete bridges built by laborers from the Work Projects Administration are located throughout the county. Other historical resources include early school houses, nineteenth- and early twentieth-century residences, commercial buildings and districts, community halls, churches and cemeteries.

The DeWitt Center, north of Auburn, was a U.S. Army hospital built in 1944 that was later bought by the State of California and converted to a mental hospital. In the 1970s, the facility was sold to Placer County to house county offices.

Figure 8-4 in the *Background Report* shows the location of major concentrations of historically important structures in the county.

Paleontological Resources

Fossil remains of prehistoric plant and animal life could be found in the sedimentary rocks and volcanic rock sedimentary materials that are present throughout western Placer County. Sediments associated with the Mehrten Formation in the Roseville area have been found to contain fossils of terrestrial vertebrates. Fossilized animal remains also may be present in caves associated with the limestone geology that can be found in the central part of the Sierra Nevada foothills. No inventory or other information source exists that characterizes the extent, sensitivity, or significance of paleontological resources in Placer County. Such an inventory should be conducted to provide information necessary to guide the land development process and facilitate preservation and mitigation of these resources as appropriate.

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to assess impacts resulting from development that would be expected to occur under the 2010 general plan growth scenario. The analysis was conducted qualitatively, by considering known and anticipated cultural resources and locations described in the *Background Report* and identified in the survey prepared by the North Central Information Center in relationship to the areas designated for development on the *Land Use Diagram.*

Assumptions

1. More archeological resources remain undiscovered in Placer County than have been previously identified. Only about 18 percent of the county has been field-surveyed, with surveys resulting in a total of 1,235 recorded archeological sites of all types. Assuming the remaining unsurveyed portions of the county have a similar density of sites, a minimum of 5,535 unrecorded sites can be anticipated. This indicates that future development under the General Plan could be expected to result in the discovery of a substantial number of new archaeological resource sites.

2. Except for areas of extremely rugged terrain and no water, prehistoric archaeological sites can be expected throughout the county. Most archaeological sites have, however, been found on gentle to moderately-sloping sites below 1,500 feet within 500 feet of surface water sources. New development in these areas may be expected to have a greater impact on undiscovered cultural resources.

3. Paleontological resources are associated with sedimentary, metasedimentary, and alluvial geology, which is found mostly in the western half of the county, where most future development would also occur. New development in these areas may be expected to have a greater impact on undiscovered paleontological resources.

4. The number of cultural resources considered historic (greater than 45 years old under guidelines published by the State Office of Historic Preservation and policies stated in the *Policy Document*) will be constantly increasing throughout the county as existing structures age.

5. Placer County probably contains many unidentified properties that may be eligible for inclusion in the California Register of Historic places.

6. Certain development projects to be approved under the General Plan are expected to include federal funding or other federal involvement which would require project-level compliance with Section 106 of the National Historic Preservation Act.

Thresholds of Significance

Impacts are considered significant and adverse if the General Plan would do any of the following:

- Disrupt or adversely affect a prehistoric or historic archeological site determined to be an "important archeological resource" as defined by Appendix K of the CEQA Guidelines;
- Disrupt or adversely affect a property of historic or cultural significance to a community or ethnic or social group;
- Disrupt or adversely affect a paleontological site; or
- Disrupt or adversely affect a property that may eligible for inclusion in the California Register of Historic places.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

As indicated above, most identified archeological sites in Placer County have been found on gentle to moderately sloping sites below 1,500 feet within 500 feet of surface water sources. Since the *General Plan* calls for substantial new development in these areas with these characteristics, specifically in the Auburn Foothills and the South Placer area, including in the new growth areas. Loss or damage to prehistoric or historic archeological sites or paleontological resource sites could, therefore, result from development facilitated by the General Plan. Such loss or damage would be considered a significant impact.

GENERAL PLAN POLICY RESPONSE

The *Policy Document* incorporates several policies and programs that are intended to protect Placer County's cultural resources by mitigating the potential impacts of new development in areas containing important archaeological, historic, or paleontological resources. The following policies and programs address the potential implications of the *Land Use Diagram* on cultural resources.

Policies

5.D.5. The County shall use, where feasible, incentive programs to assist private property owners in preserving and enhancing cultural resources.

5.D.6. The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource data base, to be maintained by the Department of Museums.

5.D.7. The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local

Native American groups), historical, or paleontological consultants, depending on the type of resource in question.

5.D.8. The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.

5.D.9. The County shall use the State Historic Building Code to encourage the preservation of historic structures.

5.D.10. The County will use existing legislation and propose local legislation for the identification and protection of cultural resources and their contributing environment.

5.D.12. The County shall consider acquisition programs as a means of preserving significant cultural resources that are not suitable for private development. Organizations that could provide assistance in this area include, but are not limited to, the Archaeological Conservancy, The Nature Conservancy, and the Placer Land Trust.

Program

5.5. The County shall develop preservation incentive programs for owners of important cultural and paleontological resources, using such mechanisms as the Mills Act, the Historic Preservation Easement program, the Certified Local Government program, and the Heritage Tourism program.

These policies promote the identification and preservation of cultural resources, including requiring new development projects to identify and to be designed to protect important cultural resources. Policies also promote the use of acquisition programs to preserve significant cultural resources.

IMPACTS

The cumulative effect of increased development, and thus human population and associated activity, could result in occasional accidental disruption and adverse effect to unidentified important sites, in spite of County's best efforts, as expressed in the above-listed policies and programs. The cumulative impact of development permitted under the General Plan is, therefore, unavoidable. This impact is considered potentially significant.

MITIGATION MEASURES

No mitigation measures are available that would reduce the possibility of occasional accidental disruption of important archaeological, historic, or paleontological sites to a less-than-significant level.

Chapter 8
Natural Resources

CHAPTER 8

NATURAL RESOURCES

8.1 WATER RESOURCES

This section describes the impacts on Placer County's water resources associated with the development that would be expected to occur under the 2010 growth scenario and more generally under the 2040 growth scenario. Specifically, this section focuses on how development at the intensities indicated by the *General Plan Land Use Diagram* could affect quality of both surface and groundwater resources. Other water-related issues, such as water supply and demand, flooding, and wetlands are addressed in other sections of this report.

ENVIRONMENTAL SETTING

The estimated consumption of water by domestic uses in Placer County was approximately 8,710 acre-feet in 1990. Most of this water was supplied from surface sources, with Folsom Reservoir supplying the largest share at approximately 4,640 acre-feet. Groundwater supplied about 470 acre-feet of domestic water in 1990.

Surface water in Placer County is typically of excellent quality for all uses. Most sources of surface water in the county are generally described as good, although water quality could be affected by recreation overuse, timber harvesting, or other land uses. Groundwater is generally considered to be of lower quality than surface waters. Aquifers can be contaminated by nitrates and other materials at the ground surface as a result of human activities. The *Background Report* describes the characteristics of water quality in Placer County.

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to determine impacts to water quality that would be expected to occur under the 2010 development scenario. The water quality analysis was conducted qualitatively by assessing anticipated effects of development or other land uses on existing surface water and groundwater quality.

Assumptions

1. Adverse impacts to surface water quality are assumed to be directly related to increased surface water runoff from impervious surfaces which flush urban pollutants into surface waters. This is a long-term impact of urban development. Runoff from construction activities is an additional short-term impact. Impacts to surface water quality are expected to occur in areas that would support new urban and suburban development through 2010.

2. Adverse impacts to groundwater could occur as a result of an increase in the number of individual onsite wastewater treatment and disposal systems in the county. Adverse groundwater quality impacts would generally be associated with areas of the county where suburban and rural residential land uses are not served by a community wastewater treatment facility.

3. Adverse impacts to surface water quality associated with timber harvesting, agriculture, recreation uses, and other similar natural resource-oriented land use activities, although encouraged under the

General Plan, are assumed not to substantially change from their present location or intensity through 2010. Timber harvesting, for example, may actually decline by the year 2010 in response to more strict forest practice rules and requirements on both federal and private lands. The water quality impacts of these natural resource-oriented land uses are, therefore, assumed to remain at present levels.

4. The State Water Resources Control Board and the Lahontan and Central Valley Regional Water Quality Control Boards are expected to continue monitoring and regulatory efforts that will lead to increasingly stringent water quality standards. These standards will continue to be implemented and monitored at the municipal and project-specific permit levels.

5. Surface and groundwater quality are assumed to be interrelated, but are treated independently for the purposes of analysis.

Thresholds of Significance

Impacts are considered significant and adverse if the project would substantially reduce the quality of surface water or groundwater resources.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Surface Water Quality

The quality of surface waters would be adversely affected in areas in which development densities are great enough to substantially increase the amount pollutants carried by stormwater runoff. Stormwater runoff from residential and commercial areas contains a variety of pollutants, including heavy metals, fecal coliform bacteria, pesticides, suspended solids, nutrients, and floatables which are flushed into surface waters, to be concentrated in sediments and tissues of aquatic organisms. Surface water quality is also affected by sediments in runoff from construction sites and other land disturbing activities including agriculture, timber harvesting, and recreation activities such as skiing and off-road vehicle use.

A comparison of existing urban, suburban, and rural areas, as shown in Figure 1-35 of the *Background Report*, to urban and suburban development locations as proposed under the General Plan indicates that substantial additional urban and suburban population and housing units and potential reductions in surface water quality are expected to occur in the Sheridan, Granite Bay, Dry Creek/West Placer, Horseshoe Bar/Penryn, Newcastle/Ophir, Auburn/Bowman, Colfax, and Foresthill community plan areas and in parts of unincorporated Placer County surrounding the cities of Roseville, Rocklin, and Lincoln. Additional suburban development is also expected to occur in the Truckee River watershed in the Placer East planning area, the Martis Valley, Squaw Valley, and Alpine Meadows community plan areas, and the Lake Tahoe Basin in the Ward Valley, Lake Tahoe, Tahoe City, and North Tahoe community plan areas.

Table 8-1 indicates in which watersheds substantial urban and suburban growth is projected to occur. The most substantial development would occur in the Dry Creek and Cross Canal watersheds. The Drainage section in Chapter 5, Infrastructure, of this *EIR* describes the increase in impervious surfaces associated with urban development under the *General Plan Land Use Diagram.*

Other activities that could affect surface water quality occur mostly in the eastern part of the county. These include recreation, timber harvesting, and mineral extraction. Although the *General Plan* encourages these activities, it does not propose policies or programs that would encourage these uses at

levels substantially higher than current levels. Surface water quality associated with these activities in the eastern portion of the county is, therefore, not expected to be substantially reduced.

Reduction of Surface Water Quality through 2040. Development in unincorporated Placer County through 2040, most which would continue to occur in the western portion of the county within community plan areas, would continue to contribute to reduced surface water quality in Placer County. This reduction in quality would be attributable to new development and its associated grading and construction activities.

Groundwater Quality

Groundwater quality could be affected by expanding suburban and rural development into areas that are not served by community wastewater treatment systems. Agricultural and rural residential development can support concentrations of livestock that are a source of nitrates in groundwater. In addition, agricultural and industrial development can discharge chemicals, nitrates, and pesticides that contaminate groundwater aquifers.

Areas in the county which are identified by the *General Plan Land Use Diagram* that are not served by community wastewater treatment systems include portions of all community plan areas and portions of other planning areas. Large development projects are expected to be served by centralized wastewater treatment facilities and regulated industrial land uses are not expected to substantially degrade water quality in groundwater aquifers. Suburban and rural development in the foothills that is dependent on septic systems could, however, degrade local groundwater quality in shallow aquifers.

Reduction of Groundwater Quality through 2040. Development within the county through 2040 would continue to contribute to reduced groundwater quality in Placer County. Most of this development would continue to occur in the western part of the county.

The *General Plan Land Use Diagram* would allow suburban and rural development in foothill areas that are not expected to be served by centralized wastewater treatment systems, would support concentrations of livestock, and are located over shallow groundwater aquifers. This could lead to substantial reduction in the quality of the affected groundwater resources.

TABLE 8-1

WATERSHEDS AND GROWTH AREAS IN PLACER COUNTY 2010

AREA	WATERSHED						
	Sacramento	Dry Creek	Bear	North Fork American	Middle Fork American	Truckee	Lake Tahoe
Community Plan Areas							
Sheridan	X		X				
Sunset	X						
Dry Creek/West Placer	X	X					
Granite Bay		X					
Horseshoe Bar/Penryn		X		X			
Newcastle/Ophir	X	X		X			
Auburn/Bowman	X		X				
Meadow Vista			X				
Weimar			X	X			
Foresthill				X	X		
Colfax			X	X			
Dutch Flat			X	X			
Summit			X				
Tahoe City						X	X
Lake Tahoe							
Other Planning Areas							
Placer East			X	X		X	
Placer Central							
Placer West	X						

Note: Under the *General Plan Land Use Diagram*, there is no substantial urban growth projected for the Rubicon River drainage.

GENERAL PLAN POLICY RESPONSE

The *Policy Document* includes policies and implementation measures to address impacts to surface water and groundwater resources associated with development under the *General Plan Land Use Diagram.*

Surface Water Quality

New urban development could result in substantially reduced water quality in surface waters that act as receiving waters for runoff from these developments. The impacts to surface waters could be reduced by the following *General Plan* policies and programs.

Policies

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.

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).

4.E.13. The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.

4.E.14. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.

4.E.15. The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).

6.A.1. The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this Policy Document). Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases:

a. Reasonable use of the property would otherwise be denied;
b. The location is necessary to avoid or mitigate hazards to the public;
c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or
d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.

6.A.3. The County shall require development projects proposing to encroach into a creek corridor or creek setback to do one or more of the following, in descending order of desirability:

a. Avoid the disturbance of riparian vegetation;
b. Replace riparian vegetation (on-site, in-kind);
c. Restore another section of creek (in-kind); and/or
d. Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).

6.A.4. Where creek protection is required or proposed, the County should require public and private development to:

a. Preserve creek corridors and creek setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;

b. Designate such easement or dedication areas (as described in a. above) as open space;

c. Protect creek corridors and their habitat value by actions such as: 1) providing an adequate creek setback, 2) maintaining creek corridors in an essentially natural state, 3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor, 4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within creek corridors or creek setbacks, and 6) avoiding tree removal within creek corridors;

d. Provide recreation and public access near creeks consistent with other General Plan policies;

e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.

f. Provide for long-term creek corridor maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.

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.

Programs

6.1. In consultation with the Placer County Flood Control District, cities in the county, and downstream counties, the County shall develop guidelines for creek maintenance practices that ensure native vegetation is not removed unnecessarily. These guidelines should also ensure that maintenance is scheduled to minimize disruption of wildlife breeding practices.

6.4. The County shall prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources.

These policies provide that new storm drainage systems are designed in accordance with applicable standards, shall promote the improvement of the quality of urban and suburban runoff, and that new development projects that have significant effects of the quantity and quality of surface water runoff address those impacts. Water resources policies provide for the protection of streams and creeks from incompatible development and protect streams from the adverse effects of construction activities and urban

runoff. Implementation Program 6.4 calls for the County to prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources.

In addition, stormwater discharges from new urban developments are also expected to be subject to an National Pollutant Discharge Elimination System (NPDES) municipal stormwater permit and standardized best management practices (BMPs) prior to 2010.

Groundwater Quality

New development could result in reduction in water quality of local groundwater resources by increasing the number of individual onsite septic systems and by creating potential sources of groundwater contamination. The impacts to groundwater resources could be reduced by implementation of the following *General Plan* policies and programs.

Policies

4.D.1. The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided.

4.D.2. The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.

4.D.7. The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.

4.D.8. The County shall require that the on-site treatment, development, operation, and maintenance of disposal systems complies with the requirements and standards of the County Division of Environmental Health.

4.D.9. The County shall require septic tank maintenance by a public entity as a condition of tentative map approval for major subdivisions in which septic tanks are to be used.

4.D.10. The County shall continue use of current technically-based criteria in review and approval of septic tank/leachfield systems for rural development.

4.D.11. The County shall facilitate extension of septic tank effluent pump (STEP) service or conventional wastewater collection service to areas with failing on-site systems.

6.A.10. The County shall protect groundwater resources from contamination and further overdraft by pursuing the following efforts:

a. Identifying and controlling sources of potential contamination;
b. Protecting important groundwater recharge areas;
c. Encouraging the use of surface water to supply major municipal and industrial consumptive demands;
d. Encouraging the use of treated wastewater for groundwater recharge; and

e. Supporting major consumptive use of groundwater aquifer(s) in the western part of the county only where it can be demonstrated that this use does not exceed safe yield and is appropriately balanced with surface water supply to the same area.

Programs

6.4 The County shall prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources.

These policies limit the use of onsite septic systems by requiring community wastewater treatment systems to serve expanded urban communities, allowing on-site sewage treatment and disposal only where all current regulations can be met and where parcels have characteristics that would permit such disposal facilities without threatening groundwater quality, and requiring on-site systems to meet and maintain all current requirements and standards. Policies also encourage extension of alternate wastewater treatment services to areas with failing on-site systems. Water resources policies provide for groundwater protection by identifying and controlling sources of potential contamination, protecting important recharge areas, and encouraging the use of surface water to meet major demands. Implementation Program 6.4 calls for the County to prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources.

IMPACTS

This section describes the impacts of the General Plan which are not mitigated through the *General Plan Policy Document.*

Surface Water Quality

Development in the unincorporated area under the *Land Use Diagram* would result in no significant impacts of the General Plan that are not mitigated through the *Policy Document.* With implementation of General Plan policies and programs, reductions of surface water quality are not expected to be substantial. Impacts to surface water quality would, therefore, be less-than-significant.

Groundwater Quality

Development in the unincorporated area under the *Land Use Diagram* would result in no significant impacts of the General Plan that are not mitigated through the *Policy Document.* With implementation of General Plan policies and programs, reductions of groundwater quality are not expected to be substantial, so impacts to groundwater quality would be less-than-significant.

MITIGATION MEASURES

No mitigation measures are necessary.

CUMULATIVE REDUCTION OF SURFACE WATER QUALITY

Development in the American River and Bear River watersheds in El Dorado and Nevada counties would add to impacts associated with development in Placer County to cumulatively reduce downstream surface water quality in the Middle Fork of the American River and the Bear River. Urban development within the incorporated cities of Placer County and adjacent counties is expected to contribute substantially to

this cumulative effect. In addition, urban development in Lincoln and Roseville is expected to further cumulatively reduce surface water quality in Orchard Creek, Pleasant Grove Creek, and Dry Creek.

Development in Nevada County and Truckee would also be added to the impacts of development in Placer County to contribute to a cumulative reduction in surface water quality in the Truckee River watershed.

This cumulative water quality impact from development in the three counties and incorporated cities would be experienced in all downstream surface waters in these watersheds, including waters flowing into Sutter and Sacramento Counties, and Washoe County, Nevada. Except for impacts to Folsom Lake via the North Fork of the American River, which will result exclusively from development in Placer County, the relative contribution of unincorporated development in Placer County to this cumulative effect is expected to be minor. Because of this relatively small contribution and the mitigating effect of the *Policy Document*'s policies and programs, the impact of development under the *Countywide General Plan* on regional surface water quality reduction is considered less-than-significant.

8.2 AGRICULTURAL RESOURCES

This section describes the impacts on county agricultural resources associated with community development designated by the *General Plan Land Use Diagram* that would be expected to occur under the 2010 growth scenario. Specifically, this section describes how physical development under the *Land Use Diagram* would result in the conversion of farmland and associated reduction in overall agricultural production.

ENVIRONMENTAL SETTING

Almost all of Placer County's agricultural production occurs in the western third of the county, and most of the county's prime farmland is located in the areas west and east of Lincoln. Grazing land is located in the foothill region between 300 feet and 2,000 feet elevation. Land planted to field crops is generally located between 100 feet and 300 feet elevation. Livestock and poultry are the most valuable agricultural product, followed by field crops and livestock and poultry products. The *Background Report* comprehensively describes Placer County's agricultural resources.

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to evaluate impacts to agricultural resources that would be expected to occur under the 2010 growth scenario. Impacts were assessed quantitatively based on information contained in the *Background Report* and the *Land Use Diagram*. Impacts were assessed for the direct conversion of farmland associated with development expected to occur by 2010. Indirect or potential impacts were also assessed for areas in the county where development could occur, but where it will not have occurred by 2010 according to the development scenarios prepared for this *EIR* (see Chapter 2).

Assumptions

1. All farmland within some areas is assumed to be converted to urban uses by 2010. This assumption is based on direct conversion associated with expected development in 2010 and indirect conversion associated with fragmentation and general abandonment of commercial-scale agricultural land uses in areas designated for non-agricultural development, but not expected to physically develop until after 2010. Direct conversion of farmland would occur as a result of construction activities while indirect conversion would occur as a result of the creation of conditions that are not conducive to continued farming.

2. The amount of farmland that would be converted within the community plan areas is estimated using information contained in the community plans (e.g. land use designations) and the development estimates described in Chapter 2. Conversion of farmland was estimated based on the General Plan designation and type of cropland located within that designation.

3. Estimation of the loss of viable farm units was based on acreage thresholds for field crops, orchards, and grazing lands. This analysis assumes that:

   - The smallest viable acreage for row field crops would be 20 acres;
   - The smallest viable acreage for orchard crops would be 10 acres; and
   - Land designated as 10 acre minimum parcel size would not support grazing operations.

Thresholds of Significance

Impacts to agricultural resources were considered significant and adverse if they would:

- Convert prime farmland (as designated by the California Department of Conservation), to non-agricultural land uses;
- Substantially reduce the total amount of agricultural land in the county; or
- Substantially reduce the acreage planted to any one crop type (as identified in the *Background Report* and as measured by annual gross production value of that crop type).

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Loss of Farmland

Development under the *General Plan Land Use Diagram* would result in the direct conversion of an estimated 6,340 acres of farmland in Placer County by 2010 (Table 8-2). The direct conversion would include 840 acres of prime farmland and farmland of statewide importance, 4,510 acres of unique and locally important farmland, and 990 acres of grazing land. This conversion would be concentrated in the Sheridan, Sunset, and Dry Creek/West Placer Community Plan areas, as well as in scattered rural residential areas in the central foothill area of the county. Over half of the conversion of unique and locally important farmland would occur in the Dry Creek/West Placer area, with the rest being dispersed throughout the Sheridan and Sunset areas and in the foothills. The direct conversion of grazing land would be concentrated in the Sunset area, with smaller areas converting in the Sheridan Community Plan area and the foothills.

TABLE 8-2

ESTIMATED ACRES OF FARMLAND DIRECTLY AND POTENTIALLY CONVERTED
2010 Growth Scenario

Area	Directly Converted			Potentially Converted		
	Prime & Statewide	Urban & Local	Grazing	Prime & Statewide	Urban & Local	Grazing
Sheridan		30	160	50	760	620
Sunset		570	710			660
Dry Creek/West Placer	840	2,710			3,780	
Granite Bay						1,500
Horseshoe Bar/Penryn				650		
Newcastle/Ophir					7,360	
Auburn/Bowman					2,210	4,460
Balance of County		1,200	120		3,570	690
Total	**840**	**4,510**	**990**	**700**	**17,680**	**7,930**

Source: Jones & Stokes Associates, September 1993; J. Laurence Mintier & Associates, July 1994.

Development under the *General Plan Land Use Diagram* could also result in the potential, or indirect, conversion of an additional 26,310 acres of farmland in the county by 2010 (Table 8-2). The potential conversion would involve 700 acres of prime and farmland of statewide importance, 17,680 acres of unique and locally important farmland, and 7,930 acres of grazing land. Prime farmland would be converted primarily as a result of development in the Horseshoe Bar/Penryn Community Plan Area. Conversion of unique and locally important farmland would occur in the Sheridan, Dry Creek/West Placer, Newcastle/Ophir, and Auburn/Bowman community plan areas, as well as in scattered foothill areas in the central county. Grazing land would be converted in the Sheridan, Sunset, Granite Bay, and Auburn/Bowman community plan areas.

TABLE 8-3

FARMLAND TYPES DIRECTLY AND POTENTIALLY CONVERTED
2010 Growth Scenario

Farmland Type	County Area (Acres)	Direct Conversion		Potential Conversion	
		Acres	Percentage of County Farmland	Acres	Percentage of County Farmland
Prime and Statewide	15,860	840	5.3%	700	4.4%
Urban and Local	134,400	4,510	3.4%	17,680	13.2%
Grazing	54,940	990	1.8%	7,930	14.4%
Total	**205,200**	**6,340**	**3.1%**	**26,310**	**12.8%**

The direct conversion of 6,340 acres of farmland under the 2010 growth scenario represents an estimated 3 percent of the total farmland of all types in the county (Table 8-3). This direct conversion represents approximately 5 percent of the prime farmland and farmland of statewide importance in the county, and 3 percent of the unique and locally important farmland in the county.

The conversion of any prime farmland to non-agricultural land uses is a significant adverse effect of the 2010 growth scenario. In addition, the conversion of 3 percent of farmland of all types (prime and statewide importance, unique and locally important, and grazing land) is a substantial reduction in the total amount of agricultural land in the county, and is also considered a significant adverse effect.

The potential conversion of an additional 26,310 acres of farmland under the 2010 development scenario represents 13 percent of the total farmland in the county (Table 8-3). This potential conversion would represent approximately 4 percent of the prime farmland and farmland of statewide importance, 13 percent of the unique and locally important farmland in the county, and 14 percent of the grazing land.

The potential conversion of an additional 4 percent of the prime farmland and farmland of statewide importance is considered a significant adverse effect of the 2010 growth scenario. When combined with the direct farmland conversion, this represents a total of approximately 10 percent of the prime farmland and farmland of statewide importance in the county.

The potential conversion of up to 13 percent of farmland of all types (prime and statewide importance, unique and locally important, and grazing land) is a substantial reduction in the total amount of agricultural land in the county, and is also considered a significant adverse effect. When combined with the direct farmland conversion, this represents a total of 16 percent of farmland of all types in the county (prime and statewide importance, unique and locally important, and grazing land).

Loss of Farmland through 2040. Development under the *General Plan Land Use Diagram* through 2040 would result in continuing direct conversion of farmlands. Farmlands would continue to be converted as additional infill development occurs between developed areas.

Loss of Agricultural Production

Development under the *General Plan Land Use Diagram* would result in the conversion of farmland and an associated reduction in agricultural production in Placer County through 2010. Loss of agricultural production could substantially reduce the acreage planted to any one crop type (as measured by annual gross production value). Development under the *Land Use Diagram* through 2010 is expected to result in an estimated annual loss of $548,530 in gross production value (Table 8-4) resulting from direct conversion of farmland. This loss represents an estimated 5 percent of the total annual production value of fruit and nut crops and 3 percent of the value of field crops (Table 8-5). The total loss represents approximately 1 percent of the total annual gross agricultural production for the county.

TABLE 8-4

ESTIMATED LOSS OF ANNUAL PRODUCTION VALUE FOR CONVERTED FARMLAND
2010 Development Scenario

Zone	Crop Type	Direct Conversion			Potential Conversion		
		Acres Converted	Gross Production Value/Acre	Annual Value of Production	Acres Converted	Gross Production Value/Acre	Annual Value of Production
A	Field Crops	4,150	$49	$203,350	5,501	$49	$269,549
	Orchards	0	$2,353	$0	0	$2,353	$0
	Grazing	870	$10	$8,700	1,510	$10	$15,100
B	Field Crops	1,080	$49	$52,920	6,290	$49	$308,210
	Orchards	120	$2,353	$282,360	699	$2,353	$1,644,747
	Grazing	120	$10	$1,200	1,962	$10	$19,620
C	Field Crops	0	$49	$0	5,300	$49	$259,700
	Orchards	0	$2,353	$0	590	$2,353	$1,388,270
	Grazing	0	$10	$0	4,460	$10	$44,600
Total		**6,340**		**$548,530**	**26,312**		**$3,949,796**

Note: Location of zones and predominate agricultural uses are shown in Figure 9-3 of the Background Report. Gross per acre production values for crops types were calculated from data presented in Tables 9-6 and 9-7 of the *Background Report* and are average values.
Field crops include hay, irrigated pasture, pasture, and rice.
Fruit and nut crops include apples, grapes, kiwi, oranges, peaches, pears, persimmons, plums, and walnuts.

TABLE 8-5

ESTIMATED ANNUAL GROSS PRODUCTION LOSS FOR CONVERTED FARMLAND
2010 Development Scenario

Crop Type	Gross Value of Production (dollars)	Direct Conversion		Indirect Conversion	
		Estimated Annual Loss (dollars)	Percentage of Gross Value of Production	Estimated Annual Loss (dollars)	Percentage of Gross Value of Production
Field Crops	$12,164,000	$256,270	2.1%	$837,512	6.9%
Orchard (Fruit and Nut) Crops	$5,178,000	$282,360	5.5%	$3,030,476	58.5%
Grazing Land	$549,400	$9,900	1.8%	$79,300	14.4%
Other	$38,099,500	$0	0.0%	$0	%0.0
Total	**$55,990,900**	**$548,530**	**1.0%**	**$3,947,288**	**7.1%**

Note: Value of timber harvest not included in total.
Value of annual production based on 1990 gross production values shown on Table 9-7 of *Background Report.*
Field crops include hay, irrigated pasture, pasture, and rice.
Fruit and nut crops include apples, grapes, kiwi, oranges, peaches, pears, persimmons, plums, and walnuts.

Development under the *General Plan Land Use Diagram* to 2010 is expected to result in an estimated annual loss of an additional $3,947,288 in gross production value as a result of the indirect conversion of farmland (Table 8-4). This loss represents an estimated 59 percent of the total annual production value of fruit and nut crops and 7 percent of the value of field crops (Table 8-5). The total loss represents approximately 7 percent of the total annual gross agricultural production for the county.

The annual direct loss in production value as a result of direct conversion of farmland under the *General Plan Land Use Diagram* does not represent a substantial portion of the total annual value of production for agricultural in Placer County. The 1 percent loss in annual production value does not indicate that the overall agricultural economy in the county would be adversely affected by the direct conversion of land and associated production loss. The annual direct loss in production value associated with the indirect conversion of farmland could, however, adversely affect certain sectors of the agricultural economy in the county. Specifically, the potential loss of fruit and nut crops represents as substantial portion of the annual average gross production for these crops.

Development under the *General Plan Land Use Diagram* to 2010 could result in significant adverse impact to production of fruit and nut crops in Placer County. This is a substantial reduction in the acreage planted to any one crop type, and is considered a significant impact.

Loss of Agricultural Production through 2040. Development under the *General Plan Land Use Diagram* through 2040 is expected to result in additional conversion of farmlands and associated loss of annual production value. While most of this conversion will result from expansion of the cities, particularly in the southwestern part of the county, some will result from development in unincorporated Placer County. The loss of this farmland could have secondary effects on the overall agricultural economy and would result in significant adverse impacts to agricultural production in the county as the agricultural land base, and in turn, annual agricultural production diminishes.

GENERAL PLAN POLICY RESPONSE

The following policies and programs address impacts on agricultural lands associated with development under the *Land Use Diagram.*

Loss of Farmland

Development under the *General Plan Land Use Diagram* would result in the direct conversion of an estimated 3 percent of Placer County's total farmland by 2010, with the potential conversion of an additional 13 percent by 2010. The impact to farmland could be reduced by the following General Plan policies and programs.

Policies

1.H.1. *The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.*

1.H.3. *The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:*

- *a. The subdivision is part of a cluster project and such a project is permitted by the applicable zoning;*
- *b. The project will not conflict with adjacent agricultural operations; and*
- *c. The project will not hamper or discourage long-term agricultural operations either on site or on adjacent agricultural lands.*

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.*

1.H.5. *The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.*

1.H.6. *The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.*

7.A.1. *The County shall protect agriculturally-designated areas from conversion to non-agricultural uses.*

7.A.I. The County shall ensure that unincorporated areas within city spheres of influence that are designated for agricultural uses are maintained in large parcel sizes of 10-acre minimums or larger.

7.A.7. The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.

7.A.9. The County shall support merging or reversion to acreage of substandard lots in "paper subdivisions" in agriculturally-designated areas under the same ownership, and not being used as separate parcels.

7.A.12. The County shall actively encourage enrollments of agricultural lands in its Williamson Act program.

7.A.13. The County shall encourage multi-seasonal use such as private recreational development, agricultural lands, and timberlands to enhance the economic viability.

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.

Programs

7.1. The County should add a clause to all future Williamson Act contracts that prohibits subdivision of the land under contract for the duration of the contract, unless the Board of Supervisors can make the findings that a proposed subdivision enhances the long-term agricultural use of the land.

7.2 The County shall encourage adoption of sound soil conservation practices for farming operations on highly erodible soils by directing landowners in these areas to the agricultural advisory services of the University of California Cooperative Extension, Farm and Home Advisor; the U.S. Soil Conservation Service, the Placer County Resource Conservation District, and the County Agricultural Commissioner.

7.3. The County shall develop a program for the purchase and transfer of development rights as a means to preserve and protect agricultural land. Such a program should identify the most critical farmland for preservation based on physical and economic considerations. The program should identify the most suitable "receiving areas." The County should work with public and private agencies, including the U.S. Soil Conservation Service, the California Department of Conservation, the California Farm Bureau, and the American Farmland Trust., in developing the program.

These policies provide for protection of areas designated for agriculture from conversion to non-agricultural uses and promote large parcel sizes to maintain agricultural viability, agricultural support uses, and other agricultural protection methods. These policies, in addition to buffer zone requirements contained Part I of the Policy Document, also provide for the use of buffer zones between agricultural and urban uses to reduce conflicts.

Loss of Agricultural Production

Direct conversion of farmland in Placer County as a result of development under the *General Plan Land Use Diagram* could result in the loss of 1 percent the annual gross agricultural production value in the county by 2010. Indirect conversion of farmland in the county could result in the loss of 7 percent of the annual gross production value in the county. This would include a loss of approximately 59 percent of the annual gross production value of fruit and nut crops in the county. The impact to the production of fruit and nut crops associated with the indirect conversion of farmland could be reduced by the following General Plan policies.

Policies

7.A.1. *The County shall protect agriculturally-designated areas from conversion to non-agricultural uses.*

7.A.3. *The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.*

7.A.7. *The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.*

7.A.11. *The County shall support appropriate efforts by private conservation organizations to use conservation easements as a tool for agricultural preservation.*

7.B.2. *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, timber, row crops);*
b. *The size of the lots to be created;*
c. *The presence or lack of fences in the area;*
d. *Existing natural barriers that prevent trespass; and*
e. *Passage of wildlife.*

7.C.1. *The County shall attempt to improve the financial viability of the agricultural sector of Placer County's economy through actions that have the potential to reduce costs and increase profits.*

7.C.3. *The County shall support opportunities to promote and market agricultural products grown or processed within Placer County (such as Farmers' Markets) as a part of the economic development activities of local agencies.*

7.C.4. *The County shall permit a wide variety of promotional and marketing activities for county-grown products in all agricultural zone districts.*

These policies provide for protection of areas designated for agriculture, encourage continued and increased agricultural activities on appropriate areas, promotes the use of conservation easements for agricultural protection, and include measures to reduce conflicts between agricultural uses and adjacent development. Policies also include promotion of agricultural products sold in Placer County.

IMPACTS

This section describes the impacts of the General Plan which are not mitigated through the *Policy Document.*

Loss of Farmland

The direct and potential conversion of prime farmland, albeit limited, would result in a significant adverse impact. There are no General Plan policies that would mitigate for the loss of prime farmland to a less-than-significant level. This impact is, therefore, considered significant and unmitigable.

Loss of Agricultural Production

The indirect conversion of farmland could have a substantial adverse impact on the production of fruit and nut crops. This impact would occur primarily as a result of conversion of land suitable for the production of these crops in the foothill region. The impact would be reduced, but not to a less-than-significant level, through implementation of the General Plan policies. This impact is, therefore, considered significant and unmitigable.

MITIGATION MEASURES

Loss of Farmland

There are no mitigation measures available to reduce the loss of farmland to a less-than-significant level.

Loss of Agricultural Production

There are no mitigation measures available to reduce the loss of agricultural production to a less-than-significant level.

CUMULATIVE LOSS OF FARMLAND AND AGRICULTURAL PRODUCTION

Conversion of farmland in Placer County will contribute to the overall conversion of farmland occurring in the Central Valley. Urban and suburban development in the Central Valley will continue to result in the conversion of the state's most valuable farmland and loss of production from these farmlands. Loss of production from these lands will have an adverse effect on the overall agricultural economy. This includes direct loss of income from the sale of agricultural products as well as secondary impacts associated with loss in revenue generated from transporting and processing agricultural products and providing agricultural related services. The relative contribution of unincorporated development in Placer County to this cumulative effect is expected to be minor. Because of this relatively small contribution and the mitigating effect of the *Policy Document*'s policies and programs, the impact of development under the *Countywide General Plan* on regional loss of farmland and agricultural production is considered less-than-significant.

8.3 FOREST RESOURCES

This section describes the impacts on commercial forest resources associated with development designated by the *General Plan Land Use Diagram* and that would be expected to occur under the 2010 growth scenario and through 2040. Specifically, this section describes how physical development at the intensities

indicated by the *Land Use Diagram* would result in loss of timber production from private commercial forest land in the county.

ENVIRONMENTAL SETTING

Most of the commercial forest land in the county is located in the Sierra Nevada range east of Foresthill. In 1986, Placer County contained approximately 423,000 acres of commercial forest land, with approximately 126,000 acres included in the County's Timber Preserve Zones (TPZs). Much of this commercial timberland is interspersed with national forest lands. The *Background Report* describes the forest resources in Placer County.

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to determine impacts to forest resources that would be expected to occur under the 2010 growth scenario. Impacts were assessed on a qualitative basis by comparing areas of development as indicated by the *Land Use Diagram* with the location of TPZs and conifer forests in the county.

Assumptions

The following assumptions were used in determining impacts to forest resources in Placer County as a result of development under the General Plan. These assumptions outline how development within community plan areas and other unincorporated areas are expected to affect commercial timberland.

1. Private commercial timber land is defined as those areas within the county that fall within a TPZ or have been mapped as conifer forest. The location of these lands is shown in Figures 9-4 and 9-5 of the *Background Report.*

2. Urban, suburban and rural residential development immediately adjacent to commercial forest land could affect production of forest products as a result of incompatible land use between the urban and forest interface. Development adjacent to a TPZ or conifer forest could result in an indirect affect on timber production from those lands

3. Estimation of the amount of commercial timberland within the community plan areas is based on information contained in the community plans (e.g. land use designations) and development estimates prepared for this *EIR* (see Chapter 2).

4. For purposes of this analysis it is assumed that:

   - All lands within TPZs are considered commercial forest land;

   - Urban, suburban or extensive rural residential development within an area currently used for the production of commercial forest products would result in that area no longer being considered commercial forest land; and

   - Production of commercial forest products from national forest land would not be directly affected by development under the General Plan.

Thresholds of Significance

Impacts to forest resources were considered significant and adverse if they would substantially reduce the amount of private commercial timberland in the county or substantially impair the productivity of private commercial timberland.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Direct Loss of Commercial Forest Land

Development under the *General Plan Land Use Diagram* would result in the conversion of an estimated 13,600 acres of commercial forest land in the county by 2010. This estimate is based on planned suburban and rural residential development in the Foresthill Community Plan Area (8,000 acres), the Dutch Flat/Gold Run area (5,000 acres), and at Emigrant Gap (600 acres). This would include approximately 640 acres contained in TPZs in the Foresthill and Dutch Flat areas. The conversion of 13,600 acres represents approximately 3 percent of the total commercial forest land in the county. Because this loss is concentrated in the community plan areas and does not represent a substantial portion of the total commercial forest land acreage in the county, this impact is not considered a significant effect.

Loss of Commercial Forest Land through 2040. Development under the *General Plan Land Use Diagram* through 2040 is expected to result in additional conversion of commercial forest land. This conversion would probably occur along the I-80 corridor and in the Foresthill Community Plan Area.

Conflict Between Development and Continued Production from Commercial Forest Land

Development under the *General Plan Land Use Diagram* could result in conflict between uses of timberland for production of commercial forest products and suburban or rural residential uses. Development in the Foresthill and Gold Run/Dutch Flat areas and other unincorporated areas near Emigrant Gap and Cisco Grove that would abut commercial forest land could result in conflicts between urban, suburban, and rural residential land uses and ongoing or future use of adjacent lands for production of commercial forest products. Because this potential land use conflict is expected to be concentrated in the Foresthill and Gold Run/Dutch Flat areas and near Emigrant Gap and Cisco Grove, it is not expected to substantially diminish production of commercial forest products from adjacent land.

Conflict Between Development and Continued Production from Commercial Forest Land through 2040. Development under the *General Plan Land Use Diagram* through 2040 is expected to result in additional conflict between developed land and lands used for the production of commercial forest products. This conflict would have the greatest potential to occur in areas along the I-80 corridor and in the Foresthill Community Plan area as these areas continue to grow.

GENERAL PLAN POLICY RESPONSE

This following General Plan policies and programs address implications of development under the *General Plan Land Use Diagram.*

Direct Loss of Commercial Forest Land

Development under the *General Plan Land Use Diagram* would result in the direct conversion of approximately 3 percent of the commercial forest land in the county by 2010. The following General Plan policies and programs would help reduce trends to convert the county's most productive forest land.

Policies

7.E.1. The County shall encourage the sustained productive use of forest land as a means of providing open space and conserving other natural resources.

7.E.2. The County shall discourage development that conflicts with timberland management.

7.E.4. The County shall encourage qualified landowners to enroll in the Timberland Production Zone (TPZ) program.

Programs

7.6. The County, in consultation with the California Department of Forestry and Fire Protection, shall conduct a careful evaluation of the Forest Practice Rules with regard to clearcutting and other forest management practices with potential visual impacts; use of prescribed burning; protection of biological, soil, and water resources; and protection of old growth forest in Placer County. If the Forest Practice Rules are found to be inadequate, a Special Forest Practice Rules package for Placer County shall be proposed to the Board of Forestry to address these inadequacies.

7.7. The County shall encourage the California Department of Forestry and Fire Protection to complete an inventory of yew trees and existing and residual stands of ancient and old growth forest on private timberlands in Placer County. The results of this inventory shall be incorporated into the County's biological resources database for use in future land use planning decisions.

7.8. The County shall encourage the U.S. Forest Service and the California Department of Forestry and Fire Protection to identify the potential impacts on, and the need for preservation of, old growth forest in Placer County.

These policies encourage the sustained productive use of forest land and discourage development that conflicts with timberland management, and seek to minimize the environmental effects of timber production. The programs also call for the identification and protection of old growth forests and yew trees.

Conflict Between Development and Continued Production from Commercial Forest Land

Development under the *General Plan Land Use Diagram* could result in increased conflict between urban development and uses of forest land for commercial purposes. The following policies and programs would reduce potential conflicts between urban and commercial uses of forest land. In addition, Part I of the Policy Document requires the use of buffer zones between land designated Timberland and incompatible urban uses.

Policies

7.E.2. The County shall discourage development that conflicts with timberland management.

7.E.3. The County shall work closely and coordinate with agencies involved in the regulation of timber harvest operations to ensure that County conservation goals are achieved.

7.E.5. The County shall review all proposed timber harvest plans (THPs) and shall request that the California Department of Forestry and Fire Protection (CDF) amend THPs to address public safety concerns, such as requiring alternate haul routes if use of proposed haul routes would jeopardize public health and safety or result in damage to public or private roads.

Programs

7.6. The County, in consultation with the California Department of Forestry and Fire Protection, shall conduct a careful evaluation of the Forest Practice Rules with regard to clearcutting and other forest management practices with potential visual impacts; use of prescribed burning; protection of biological, soil, and water resources; and protection of old growth forest in Placer County. If the Forest Practice Rules are found to be inadequate, a Special Forest Practice Rules package for Placer County shall be proposed to the Board of Forestry to address these inadequacies.

7.9. The County shall formally request that the California Department of Forestry and Fire Protection include educational materials for residents in its Notice of Intent to Harvest Timber. Such materials should include information concerning the Forest Practice Act, Forest Practice Rules, and Department of Forestry Timber Harvest Plan review process.

IMPACTS

Direct Loss of Commercial Forest Land

The potential loss of production from commercial timberland would result in a less-than-significant impact.

Conflict Between Development and Continued Production from Commercial Forest Land

The potential conflict between production of commercial forest products and development near commercial forest land is considered a less-than-significant impact.

MITIGATION MEASURES

No mitigation measures are necessary.

8.4 MINERAL RESOURCES

This section describes the impacts on county mineral resources associated with the urban development and impacts associated with extraction of those mineral resources that would be expected to occur under the 2010 development scenario and through 2040. Specifically, this section focuses on how development at the intensities indicated by the *Land Use Diagram* would affect the availability of mineral resources.

ENVIRONMENTAL SETTING

An extensive range of mineral resources are found throughout Placer County. Current mineral extraction operations in the county include sand and gravel, clay, stone, and gold. Sand and gravel is used to make various aggregate products necessary for development. Revenue generated from sand and gravel is estimated to be several times higher than other minerals mined in the county. The high demand for this commodity is linked to construction activity within the county.

The *Background Report* describes the location and extent of known and potential mineral extraction sites in Placer County. In addition, a Mineral Resource Zone (MRZ) has been established by the California Department of Conservation, Division of Mines and Geology, in the southwestern part of the county. Within the MRZ, significant deposits of aggregate have been identified south of Rocklin and significant deposits of gold have been identified near Auburn, Ophir, and Gold Hill.

METHODOLOGY

This section describes the assumptions and threshold of significance developed to determine impacts to mineral resources in the county. The mineral resources impact analysis is a qualitative assessment of the effects of the *Land Use Diagram* on existing and potential mineral extraction sites near existing and potential areas of new urban development. The location of future development in the county was based on the *Land Use Diagram*, whereas the location of existing and potential resource extraction sites reflects information developed for the *Background Report*.

Assumptions

1. Significant deposits of minerals, as identified in the MRZ, have the same resource value as existing or potential mineral extraction sites.

2. The types of impacts associated with different types of mineral extraction activities were assumed to be generally the same, although the specific activities may differ and would need to be addressed as part of project-specific environmental review.

3. Mineral extraction is assumed to not normally result in a significant conflict with rural land uses in areas where the *General Plan Land Use Diagram* designates minimum parcel sizes of 10 acres or larger.

Thresholds of Significance

Impacts associated with mineral resource extraction are considered significant if development under the General Plan would result in substantial conflict between existing or new mineral extraction operations and new urban or suburban development or substantially reduce the availability of significant mineral deposits in the county.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Conflict Between Existing Mineral Extraction and New Urban and Suburban Land Uses

Development under the *General Plan Land Use Diagram* to 2010 would result in the potential for urban and suburban growth adjacent to existing and potential mineral resource extraction sites. The approximate location of these sites is are shown in Figure 9-9 and 9-10 of the *Background Report.*

Conflicts between existing mineral extraction sites and potential urban and suburban development could occur within the Granite Bay, Horseshoe Bar-Penryn, Newcastle-Ophir, Weimar, and Dutch Flat community plan areas because of the proximity of potential urban or suburban development near these sites (Table 8-6). These conflicts could be significant. The other existing mineral extraction sites are located within other unincorporated areas or on the Tahoe National Forest.

Conflict Between Existing Urban or Suburban Land Uses and New Mineral Extraction

Conflicts between potential mineral extraction sites and existing or planned urban development could occur within the Newcastle/Ophir and Foresthill Community Plan areas because of the proximity of potential or existing urban development (Table 8-6). These conflicts could be significant. While other potential mineral extraction sites are located within other unincorporated planning areas, these sites would be located within areas with minimum parcel sizes of 10 acres or larger. The remaining potential mineral extraction sites are located on the Tahoe National Forest.

Potential Loss of Significant Mineral Resources

Development under the *General Plan Land Use Diagram* could result in the potential for urban development over known deposits of valuable minerals. Potentially important mineral resources have been identified within the Granite Bay, Auburn/Bowman, and Horseshoe Bar/Penryn Community Plan Areas. Urban development over these deposits would effectively preclude their use. This preclusion could be significant because the *General Plan Land Use Diagram* would allow development that would reduce the availability of significant mineral resources.

Conflict With Urban Uses through 2040. Conflicts between mineral extraction operation and urban development would continue as urban growth continues to increase through 2040. These could occur within community plan areas with the greatest number of potential or existing mineral extraction sites. Areas with the highest density of known or potential mineral extraction sites include the Colfax and Foresthill Community Plan areas.

As cities within Placer County reach their ultimate buildout, conflicts could result from continued operation of mineral extraction sites in unincorporated areas near city boundaries. Mineral extraction activities near city boundaries include clay mining north and south of Lincoln and sand and gravel mining east of Roseville.

TABLE 8-6

EXISTING AND POTENTIAL MINERAL EXTRACTION SITES
Within Growth Areas
2010

Areas	Number of Existing	Number of Potential	Deposits Within MRZ
Community Plan Areas			
Sheridan	---	---	---
Sunset	---	---	---
Dry Creek/West Placer	---	---	---
Granite Bay	2	---	---
Horseshoe Bar/Penryn	1	---	---
Newcastle/Ophir	1	1	X
Auburn/Bowman	---	---	X
Meadow Vista	---	---	---
Weimar	1	---	---
Foresthill	---	1	---
Colfax	---	---	---
Dutch Flat	1	---	---
Summit	---	---	---
Tahoe City	---	---	---
Lake Tahoe	---	---	---
Other Planning Areas	---	---	---
Placer East	---	---	---
Placer Central	---	---	---
Placer West	---	---	---

Notes: Existing or potential mineral extraction sites in areas planned for minimum parcel sizes of at least 10 acres are not shown.
Existing or potential mineral extraction sites in the Tahoe National Forest are not shown.

GENERAL PLAN POLICY RESPONSE

This section describes how General Plan policies would address the implications of development under the *Land Use Diagram* related to existing and potential mineral extraction sites.

Conflict Between Existing Mineral Extraction and New Urban and Suburban Land Uses

New urban development could result in substantial conflict between existing mineral extraction operations. The following policies and programs address the potential conflicts between existing mineral extraction operations and new development.

Policy

1.I.2. *The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.*

Program

1.3. *The County should, in consultation with the California Division of Mines and Geology, evaluate the relative value of potentially-significant mineral deposits identified in the General Plan Background Report and designated as Mineral Resource Zone (MRZ) in relationship to other mineral resources of the same type in the county or region. If these mineral deposits are determined to be easily replaced by other substitute deposits, the County should continue to apply existing policies and plans to allow extraction of these resources. If these deposits are found not to be easily substituted, the County should amend the Countywide General Plan or applicable community plan as necessary to direct incompatible growth away from these sites.*

These policies discourage the development of incompatible land uses in areas with significant mineral resources and require new non-mining development adjacent to existing mining operations to provide a buffer between the new development and the mining operations.

Conflict Between Existing Urban or Suburban Land Uses and New Mineral Extraction

Potential new mineral extraction sites, as indicated in the *Background Report*, could result in substantial conflict between new or existing urban development. The following policies and programs address the potential conflicts between existing urban and suburban development and new mineral extraction operations.

Policies

1.J.1. *The County shall require new mining operations to be designed to provide a buffer between existing or likely adjacent uses, minimize incompatibility with nearby uses, and adequately mitigate their environmental and aesthetic impacts.*

1.J.5. The County shall require that all mining operations prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation.

1.J.6. The County shall require that plans for mining operations incorporate adequate measures to minimize impacts to local residents and county roadways.

These policies require new mining operations to provide a buffer between existing or likely adjoining residential uses, require reclamation plans to address environmental effects, and minimize impacts to local residents and county roadways.

Loss of Significant Mineral Resources

Development under the *Land Use Diagram* could result in the loss of potentially significant deposits of sand, gravel, and gold as a result of urban development at densities that would make removal of mineral impractical. The impacts associated with the loss of these potential resources would be reduced by the following General Plan policy and program.

Policy

1.J.II. The County shall discourage the development of incompatible land uses in areas that have been identified as having potentially significant mineral resources.

Program

1.3. The County should, in consultation with the California Division of Mines and Geology, evaluate the relative value of potentially-significant mineral deposits identified in the General Plan Background Report and designated as Mineral Resource Zone (MRZ) in relationship to other mineral resources of the same type in the county or region. If these mineral deposits are determined to be easily replaced by other substitute deposits, the County should continue to apply existing policies and plans to allow extraction of these resources. If these deposits are found not to be easily substituted, the County should amend the Countywide General Plan or applicable community plan as necessary to direct incompatible growth away from these sites.

This policy and programs call for the identification and protection of incompatible land use in areas with potentially significant mineral resources.

IMPACTS

This section describes the impacts of the General Plan which are not mitigated by the *Policy Document.*

Conflict Between Existing Mineral Extraction and New Urban and Suburban Land Uses

There are no conflicts between existing extraction sites and potential new development that would not be mitigated by the *Policy Document.* With implementation of General Plan policies and programs, urban and suburban development that could substantially conflict with existing mineral extraction would be avoided. Potential impacts to existing mineral extraction operations would, therefore, be less-than-significant.

Conflict Between Existing Urban or Suburban Land Uses and New Mineral Extraction

There are no conflicts between existing development and potential new mineral extraction operations that would not be mitigated by the *Policy Document.* There are no impacts of the General Plan which are not mitigated by the *Policy Document.* With implementation of General Plan policies and programs, new mineral extraction operations that could substantially conflict with existing urban development would be avoided. Potential impacts to existing urban or suburban development would, therefore, be less-than-significant.

Loss of Significant Mineral Resources

With implementation of the policies and programs of the *Policy Document*, development under the *Land Use Diagram* would not preclude the extraction of significant mineral resources. The impact of potential loss of significant mineral resources would, therefore, be less-than-significant.

MITIGATION

No mitigation measures are necessary.

8.5 VEGETATION AND WILDLIFE RESOURCES

This section describes the impacts on biological resources in Placer County associated with the urban development that would be expected to occur under the 2010 growth scenario and through 2040. Specifically, this section focuses on how development in the locations and at the intensities indicated by the *General Plan Land Use Diagram* could affect natural vegetation communities, wetlands and other aquatic communities, wildlife habitat, and special-status species, including those plants and animals listed as threatened or endangered by state or federal endangered species acts. Other biological resource-related issues, such as land use and water quality are addressed in other sections of this report.

ENVIRONMENTAL SETTING

Vegetation Resources

Placer County has a wide variety of important vegetation and wildlife resources. Natural vegetation communities are described and mapped in the *Background Report* (Chapter 9, Figure 9-5). The major vegetation communities are briefly identified as follows:

Grassland Communities. Grasslands are dominated by introduced annual species, but include native perennial bunch grasses. Grasslands are found intermixed with widely-spaced oaks forming oak savannahs. This vegetation community has been largely converted to agriculture or urban uses, except for areas near Sheridan, Lincoln, and Rocklin.

Chaparral and Shrub Communities. Four chaparral and shrub communities extend from the lower elevation foothills to the crest of the Sierra Nevada. These communities are each adapted to different soil types, precipitation patterns, elevation, and fire history.

Oak Woodland Communities. Woodlands in Placer County include valley oak woodland, blue oak woodland, and blue oak-digger pine woodlands that occur on well-drained soils in the western half of the county along the Bear and American Rivers and their tributaries.

Hardwood Forest Communities. Hardwood forests extend along drainages of the major rivers and streams at middle elevations on the western slope of the Sierra Nevada and occur as aspen forests at high elevations.

Conifer Forest Communities. Eight conifer forest communities form the characteristic vegetation type above the 2,500-foot elevation. These forest communities are identified by their characteristic trees, including ponderosa pine, Sierran mixed conifers, white fir, lodgepole pine, red fir, subalpine conifers, jeffrey pine, and eastside pine forests.

Riparian Communities. Most watercourses in the county support streamside vegetation communities, including the valley foothill riparian forests located along slow-moving streams that flow through valleys and rolling hills. In addition, the montane riparian forests present in the Sierra Nevada below the 8,000-foot elevation that may be associated with shallow lakes and ponds, seeps and meadows, and rivers and streams support riparian communities.

Urban, Agriculture and Rangeland. Urban, agricultural and rangeland (UAR) extends from the Roseville, Lincoln, Loomis, and Rocklin areas to Penryn and Auburn on flat to gently rolling or hilly terrain. Much of this area has been extensively altered by urban and suburban development and agriculture and generally provides lower habitat diversity and limited habitat value for wildlife. The UAR includes some annual grassland, valley foothill riparian, and oak woodland communities, as well as pasture, cropland, and orchards.

Wildlife Species and Important Habitat

Placer County also has a number of individual plant and wildlife species, rare habitat types or significant natural areas, and important fish and game resources that are located throughout the vegetation communities described above. These are identified as follows:

Special-status Species. These are plants and animals that are legally protected under state and federal Endangered Species Acts or other regulations, and species that are considered sufficiently rare to qualify for such consideration (CEQA Guidelines 15380). The name, legal status, distribution, and habitat requirements of special-status plant and wildlife species that are known or have the potential to occur in Placer County are described in the Chapter 9 of the *Background Report.*

Rare Natural Communities and Significant Natural Areas (SNAs). Communities that may be considered rare by regulatory agencies or scientists include wetlands (vernal pools, alkali meadows and seeps, wet meadows, fresh emergent wetland, and portions of montane riparian and mixed riparian forests). Additionally, ten SNAs are identified in Chapter 9 of the *Background Report.*

Migratory Deer Herds. The Blue Canyon deer herd ranges west of the Sierran crest in the southern portion of the county, and the Loyalton-Truckee deer herd ranges in the northeastern corner of the county. Critical winter range, migration routes, holding areas, critical summer range, and critical fawning areas are necessary to restore and maintain these herds.

Fisheries. Water bodies within and bordering Placer County support numerous species of native and introduced game and nongame fish that are valuable natural and recreational resources. Several streams are identified as important fishery streams because they support salmon (Dry Creek and its tributaries) or Lahontan Cutthroat Trout (Truckee River tributaries). A list of the fish species that occur in Placer County is found in Chapter 9 of the *Background Report.*

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to evaluate impacts on vegetation and wildlife resources that would be expected to occur under the 2010 General Plan development scenario. This analysis was conducted by calculating the approximate extent of major vegetation communities (in acres) that would be affected by various intensities of development anticipated by 2010 in the locations indicated by the *General Plan Land Use Diagram* and community plan land use maps. The amount and location of development anticipated by 2010 is based on land use designations shown on the *Land Use Diagram*, as well as on community plan land use diagrams. Impacts were then determined qualitatively by assessing the affects on associated fish and wildlife resources as described in the *Background Report.*

Assumptions

1. Impacts on wildlife species are assumed to be directly correlated to impacts on the vegetation communities that are their primary habitat. Conversion of natural vegetation communities to urban and suburban land uses, therefore, results in a total loss of the associated wildlife species.

2. New urban development is assumed to result in the elimination of most vegetation and wildlife, and the remaining fragments of habitat would be isolated with substantially lower biological value. New development requires total or near total vegetation removal associated with site grading, road building, infrastructure installation, filling or other damage to wetlands, and direct wildlife loss or disturbance by construction activities and human habitation. Urban development is, therefore, assumed to result in habitat conversion, although some lower quality vegetation or wildlife habitat may continue to exist on undeveloped properties or in parks, greenbelts, and other open space areas.

3. Development in suburban and rural residential areas is assumed to result in partial vegetation removal (permanent or temporary) associated with development activity, recreational use, rural residential activities, and wildlife disturbance by construction activities and human habitation. This may result in loss of habitat or lowered value directly related to development intensity. Development patterns resulting in parcels of less than 10 acres in size is assumed to generally result in lower habitat values for species requiring large home ranges (such as deer). Habitat values may, however, be unchanged for other species such as scrub jays or many raptors. Again, some vegetation or wildlife habitat may be avoided during development or continue to exist on undeveloped properties, or in parks, greenbelts, and other open space areas, but this habitat is assumed to be of generally lower quality (less diverse), tending to support fewer species and fewer individuals of each species.

Thresholds of Significance

Impacts are considered significant and adverse if the General Plan would:

- Result in the "take" (i.e., harm, harassment, or loss) of any state or federal threatened or endangered species or its habitat;
- Substantially affect any other special-status species, or its habitat;
- Substantially affect any rare natural plant community or significant natural area;
- Substantially reduce the diversity or numbers of any fish, wildlife or plant species;
- Substantially interfere with the movement of any resident or migratory fish or wildlife species; or
- Substantially degrade or diminish habitat for fish, wildlife or plants, or contribute to a cumulative regional loss of habitat.

For the purposes of this impact analysis, habitat conversion or quality reduction of 5 percent or greater in the extent of any vegetation community is considered a substantial loss, and therefore a significant impact.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Table 8-8 lists summarizes the approximate extent of habitat conversion that could result from development under the *General Plan Land Use Diagram* according to the 2010 development scenario. The estimates are listed according the six major vegetation communities that could be affected: Urban, Agricultural, and Rangeland (UAR); Grassland (G); Oak Woodland (OW); Conifer Forest (CF); Hardwood Forest (HF); and Chaparral and Shrub (CS). Table 8-8 compares estimates of the existing (1991) and future (2010) extent of these, indicating the scale of anticipated habitat conversion attributable to new urban development in unincorporated areas.

TABLE 8-8

APPROXIMATE EXTENT OF HABITAT CONVERSION AND DEGRADATION BY VEGETATION COMMUNITIES
2010 Development Scenario
(in acres and percent)

Vegetation Communities		Approximate Extent of Intact Vegetation		Habitat Conversion		Habitat Conversion or Reduced Habitat Value		Limited Habitat Impacts	
		Vegetation Communities in Unincorporated Areas (1991)		Planned Urban Development in Unincorporated Areas		Planned Urban, Suburban, and Rural Residential Development in Unincorporated Areas		Existing and Planned Recreational, Agricultural, and Forestry Land Uses in Unincorporated Areas	
		Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban, Agricultural, and Rangeland *	UAR	152,960	100%	7,200	4.7%	42,360	27.7%	103,400	67.6%
Grassland (with oak woodland)	G	29,000	100%	3,000	10.3%	2,000	6.9%	24,000	82.8%
Oak Woodland	OW	29,000	100%	0	0.0%	4,000	13.8%	25,000	86.2%
Conifer Forest	CF	462,000	100%	0	0.0%	47,000	10.2%	415,000	89.8%
Hardwood Forest	HF	103,000	100%	0	0.0%	7,000	6.8%	96,000	93.2%
Chaparral and Shrub	CS	56,000	100%	0	0.0%	3,000	5.4%	53,000	94.6%

*Includes some annual grassland, valley foothill riparian, and oak woodland communities

Habitat Conversion Resulting from Urban Development

Development by 2010 will cause substantial habitat conversion in existing community plan areas in the southwest part of the county, including parts of the Dry Creek/West Placer, Sunset, and Sheridan community plan areas.

Major Vegetation Communities Affected. Habitat conversion would eliminate approximately 7,200 acres (5 percent) of the Urban, Agricultural and Rangeland (UAR) vegetation community and its associated natural habitat, and 3,000 acres (10 percent) of the Grassland vegetation community. This impact would include total or substantial conversion of remaining natural habitat areas to urban land uses, involving vegetation removal, loss of grasslands and oak savannah, loss of common wildlife species, loss of common vegetation species due to physical modifications and encroachments to Dry Creek, Curry Creek, Pleasant Grove Creek, Auburn Ravine and their tributaries, reduction in quality of fisheries and water quality from sedimentation and urban runoff, introduction of major barriers to wildlife movement, increased wildlife predation by dogs and cats, and a general reduction in the diversity or numbers of fish, wildlife or plant species in these areas.

Special Status Species Affected. Habitat conversion could eliminate potential habitat for several of the special-status species associated with the UAR and Grasslands (see *Background Report*, Chapter 9).

The reported locations of some of these special status species are indicated in general terms on Figure 9-6 in the *Background Report*. Many species that would be affected by development are associated with wetland (vernal pools and alkali meadows and seeps within grasslands) and riparian vegetation communities. Some species, however, forage in agricultural and grassland areas (*Background Report*, Figure 9-7). The extent and severity of this impact cannot be established without a project-level biological resource analysis, although development at the scale and intensity designated in some areas by the *Land Use Diagram* would be likely to result in the conversion or reduction in quality of critical habitat for some special-status species and cause direct mortality of individual plants or animals.

Rare Natural Plant Communities and Significant Natural Areas Affected. Development in accordance with the *Land Use Diagram* has the potential for significant impacts to rare natural communities and significant natural areas (see *Background Report*, Chapter 9). The reported locations of some of these special status natural communities and important fishery streams are indicated in general terms on Figure 9-6.

Various types of wetlands, many of which would be the subject of regulation by the U.S. Army Corps of Engineers (jurisdictional wetlands) are located in the UAR and Grassland vegetation communities that would be the location of new development under the General Plan. Some of these wetland types have also been identified as rare natural plant communities of special concern, including northern hardpan and northern volcanic mud flow vernal pools, and alkali meadows and seeps located north of Roseville in the Sunset Community Plan area. Development in the Dry Creek/West Placer Community Plan area could impact Dry Creek, an important fishery stream, and remaining fragments of valley foothill riparian forest.

Several Significant Natural Areas that include concentrated rare and important biological resources have been identified by the Department of Fish and Game and could be substantially affected by development:

- Roseville vernal pools (Northern volcanic mudflow vernal pools, Northern hardpan vernal pool, northern volcanic mudflow vernal pools, Boggs Lake hedge-hyssop, Dwarf downingia)
- Upper Pleasant Grove Creek (Alkali meadow, alkali seep, hispid bird's-beak, legenere)

Continued Habitat Conversion through 2040. Development within the county through 2040 would continue to convert natural communities. Most of this conversion will take place in the western part of the county within areas already subject to habitat quality reduction before 2010 (see "Habitat Conversion or Quality Reduction in Urban, Suburban and Rural Residential Areas").

Habitat Conversion or Quality Reduction Resulting from Suburban/Rural Residential Development

Development by 2010 will cause substantial habitat conversion or quality reduction in suburban, and rural residential development areas of the county, mostly concentrated in portions of the Granite Bay, Horseshoe Bar/Penryn, Newcastle/Ophir, and Auburn/Bowman community plan areas. It also includes lower habitat quality associated with suburban and rural residential development on parcels smaller than 10 acres which is expected to occur as infill around existing communities and in adjacent areas designated for this purpose by community plan land use diagrams.

The pattern of this development is unknown, but it is expected to affect most of the remaining portions of the above community plan areas, as well as remaining portions of the Meadow Vista, Weimar/Applegate/Clipper Gap, Colfax, Dutch Flat/Gold Run, Foresthill, Martis Valley, and Ward Valley community plan areas. Secondary impacts of development in parts of the Dry Creek/West Placer, Sunset, and Sheridan community plan areas are also expected to result in habitat quality reduction in the parts of these areas that have not yet been developed by 2010.

Major Vegetation Communities Affected. Habitat conversion and reduced quality habitat associated with suburban and rural residential development would impact approximately 42,360 acres (28 percent) of the Urban, Agricultural and Rangeland (UAR) and its associated natural habitat, 2,000 acres (7 percent) of the Grassland vegetation community, 4,000 acres (14 percent) of the Oak Woodland vegetation community, and 47,000 acres (10 percent) of the Conifer Forest vegetation community. Table 8-8 compares estimates of the extent of existing (1991) and future General Plan (2010) vegetation communities, indicating the scale of anticipated habitat conversion and lower habitat quality attributable to suburban and rural residential development in unincorporated areas.

This impact would include total or partial vegetation removal on development sites, permanent or temporary conversion of natural habitat areas to urban uses, loss and fragmentation of grasslands and oak savannah, oak woodlands, hardwood forests and conifer forests, loss of common wildlife species, loss of common vegetation associated with physical modifications and encroachments to creeks and streams, quality reduction of fisheries and water quality from sedimentation and urban runoff, introduction of major barriers to wildlife movement, increased wildlife predation by dogs and cats, and reduction in the diversity or numbers of associated fish, wildlife or plant species.

Special Status Species Affected. Habitat conversion and reduced habitat quality from suburban and rural residential development would affect most of the major vegetation communities found in the county and could eliminate potential habitat for most of the 32 special-status plant species and 41 special-status wildlife species that are known or have the potential to occur in Placer County (*Background Report*, Table 9-8 and 9-9).

The reported locations of some of these special-status species are indicated in general terms on Figure 9-6 in the *Background Report*. About 80 percent of the species that would be affected by development in the suburban and rural residential development areas are associated with wetland (vernal pools and alkali meadows and seeps within grasslands), riparian vegetation communities, and conifer forests (*Background Report*, Figure 9-7).

The extent and severity of this impact is expected to be established at a more detailed level during subsequent environmental review of specific plans and affected community plans. Development in the community plan areas at the scale and intensity proposed by the various community plan land use maps and the *General Plan Land Use Diagram* is, however, likely to result in the conversion or reduction in quality of critical habitat for some special-status species and cause direct mortality of individual plants or animals.

Rare Natural Plant Communities and Significant Natural Areas Affected. This impact includes loss of rare natural plant communities and significant natural areas that are associated with, and located throughout, the UAR, grassland, oak woodland, hardwood forest and conifer forest vegetation communities shown on Figure 9-6 of the *Background Report*. These communities include wetlands (e.g. Corps jurisdictional wetlands), important fishery streams and other communities of special concern, including the following:

- Valley foothill riparian forests;
- Northern hardpan and northern volcanic mud flow vernal pools;
- Alkali meadows and seeps; and
- Montane riparian forests (including wet mountain meadows within conifer forests).

Several Significant Natural Areas that could be substantially affected by suburban or rural residential development include the following:

- Roseville vernal pools (Northern volcanic mudflow vernal pools, Northern hardpan vernal pool, northern volcanic mudflow vernal pools, Boggs Lake hedge-hyssop, Dwarf downingia)
- Upper Pleasant Grove Creek (Alkali meadow, alkali seep, hispid bird's-beak, legenere
- Lower Miner's Ravine (Fall-/winter-run chinook salmon stream)
- Upper Secret Ravine (Fall-/winter-run chinook salmon stream)
- Upper Pleasant Grove Creek (Alkali meadow, alkali seep, hispid bird's-beak, legenere
- Martis Creek (Lahontan cutthroat trout stream)
- Ward Creek (Tahoe yellow cress)

Migratory Deer Herd Affected. Suburban, and rural residential development in the Foresthill, Dutch Flat/Gold Run, and Colfax community plan areas could reduce the amount of non-critical winter range for the Blue Canyon Deer Herd. These impacts include habitat conversion and reduction in habitat quality associated with increase human activity in these areas. Impacts of development in the Foresthill, Dutch Flat/Gold Run, and Colfax community plan areas are currently not critical range for the Blue Canyon Deer Herd. This is not expected to substantially interfere with deer movement or substantially degrade or diminish deer habitat. Urban/suburban and rural residential developoment will also affect resident deer populations. The level of impact is, however, difficult to determine because the condition of the herd is not fully known.

Continued Habitat Conversion and Quality Reduction through 2040. Development within the county through 2040 would continue the process of habitat conversion and reduction in habitat quality. This impact is expected to take place mostly in the western and central portions of the county due to infill growth concentrated along the I-80 corridor within areas already subject to lowered habitat quality before 2010. Additional development could, however, occur in the eastern part of the county under the Martis Valley community plan and other community plans in the Lake Tahoe area.

Potential Habitat Quality Reduction Associated with Timber Harvesting, Agriculture, Mining, and Recreation Land Uses

Timber harvesting, agriculture, mining, recreation uses, and other similar natural resource-oriented land use activities are expected to, by 2010, result in additional reduction in quality of natural vegetation communities. The *General Plan Land Use Diagram* indicates extensive areas of the county where these activities would be conducted, generally on parcels of 10 acres or more in size. These activities are assumed not to substantially change from their present location or intensity through 2010. These activities are also assumed to be managed in ways that are generally more compatible with biological resource values. Agriculture would probably continue at a slightly reduced level. Timber harvesting may actually decline by the year 2010 in response to more strict forest practice rules and requirements on both federal and private lands. The biological resource impacts of the natural resource extraction-oriented land uses are, therefore, assumed to remain essentially at present levels.

Recreation land use of the national forests is expected to increase, associated with rising demand for outdoor recreation by an increasing population of Central Valley and Sierra foothill residents. The biological resource impacts of this demand are expected to be generally negative, but existing regulatory controls would probably be used by federal land managers to control impacts on public lands. Suburban and rural residential development in community plan areas near Foresthill, along I-80, and around Lake Tahoe is addressed as a separate impact (see "Habitat Conversion or Quality Reduction in Suburban and Rural Residential Areas", above).

Major Vegetation Communities Affected. Habitat impacts associated with natural resource-oriented land uses would involve up to as much as approximately 103,400 acres (68 percent) of the Urban, Agricultural and Rangeland (UAR) and its associated natural habitat, 24,000 acres (83 percent) of the Grassland vegetation community, 25,000 acres (86 percent) of the Oak Woodland vegetation community, 415,000 acres (90 percent) of the Conifer Forest vegetation community, 96,000 acres (93 percent) of the Hardwood Forest vegetation community, and 53,000 acres (95 percent) of the Chaparral and Shrub vegetation community (Table 8-8).

Special Status Species Affected. Habitat quality reduction from natural resource-oriented land uses could impact potential habitat for most of the special-status plant and wildlife species that are known or have the potential to occur in Placer County (*Background Report*, Tables 9-8 and 9-9). The reported locations of some of these special-status species are indicated in general terms on Figure 9-6 in the *Background Report*. Most of the affected species are associated with wetland (vernal pools and alkali meadows and seeps within grasslands), riparian vegetation communities, and conifer forests (*Background Report*, Figure 9-7).

Rare Natural Plant Communities and Significant Natural Areas Affected. Although new activities resulting in permanent habitat conversion are not expected to be substantial in areas designated for timber production, agriculture, and recreation, reduced habitat quality associated with these activities has the potential for substantial affects on rare natural plant communities and significant natural areas. These communities include wetlands (e.g. Corps jurisdictional wetlands), important fishery streams, and the following rare natural communities and significant natural areas:

- Montane riparian forest (including wet mountain meadows within conifer forests)
- Pole, Martis, Blackwood, and Ward creek fisheries

Some of these impacts could be avoided or reduced by management practices that incorporate avoidance of these areas.

Migratory Deer Herd Affected. Potential intensification of recreational and urban land uses in the Ward Valley, Alpine Meadows, Squaw Valley and Martis Valley community plan areas by 2010 could constrain migrations by the Loyalton Truckee Deer Herd (see *Background Report*, Figure 9-8). The relatively small scale and concentrated recreational and seasonal type of development that is anticipated in these areas by 2010 is, however, expected to retain enough open space to support continued deer use of these areas.

Continued Habitat Quality Reduction through 2040. Natural resource-extraction land uses are not expected to substantially change from their present location or intensity through 2040, and may decline as Placer County urbanizes. Recreational development is, however, expected to be even more extensive, given the increasing demand for outdoor recreation by residents the Central Valley and Sierra foothills.

GENERAL PLAN POLICY RESPONSE

This section describes how General Plan policies address vegetation and wildlife impacts associated with development under the General Plan.

Numerous policies and programs address potential implications on biological resources by requiring that new development generally avoid, minimize, reduce, or compensate for biological resource impacts. These policies and programs are listed by general category.

General Biological Resources

Policies

1.A.2. *The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.*

1.G.1. *The County will support the expansion of existing winter ski and snow play areas and development of new areas where circulation and transportation system capacity can accommodate such expansions or new uses and where environmental impacts can be adequately mitigated.*

1.G.2. *The County shall strive to have new recreation areas located and designed to encourage and accommodate non-auto mobile access.*

1.H.1. *The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.*

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.*

4.E.1. *The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.*

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.

5.A.12. The County shall encourage recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.

5.A.22. The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights.

8.B.1. The County shall promote flood control measures that maintain natural conditions within the 100-year floodplain of rivers and streams.

8.B.8. The County shall require that flood management programs avoid alteration of waterways and adjacent areas, whenever possible.

8.G.1. The County shall ensure that the use and disposal of hazardous materials in the county complies with local, state, and federal safety standards.

8.G.4. The County shall ensure that the mining and processing of toxic metals in the county is conducted in compliance with applicable environmental protection standards and minimizes impacts on adjacent lands and the surrounding natural environment.

8.G.5. The County shall strictly regulate the storage of hazardous materials and wastes.

8.G.6. The County shall require secondary containment and periodic examination for all storage of toxic materials.

8.G.7. The County shall ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.

8.G.8. The County shall require that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the County.

8.G.A. The County shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.

8.G.11. The County shall encourage the State Department of Health Services and the California Highway Patrol to review permits for radioactive materials on a regular basis and to

promulgate and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.

8.G.12. The County shall identify sites that are in appropriate for hazardous material storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment.

These policies generally direct new development to minimize its impacts on biological resources and provide for the protection of the environment from hazardous materials or other contaminants.

Streams and Creeks:

6.A.1. The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this Policy Document). Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases:

a. Reasonable use of the property would otherwise be denied;
b. The location is necessary to avoid or mitigate hazards to the public;
c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or
d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.

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.

6.A.3. The County shall require development projects proposing to encroach into a creek corridor or creek setback to do one or more of the following, in descending order of desirability:

a. Avoid the disturbance of riparian vegetation;
b. Replace riparian vegetation (on-site, in-kind);
c. Restore another section of creek (in-kind); and/or
d. Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).

6.A.4. Where creek protection is required or proposed, the County should require public and private development to:

a. Preserve creek corridors and creek setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and

maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;

b. Designate such easement or dedication areas (as described in a. above) as open space;

c. Protect creek corridors and their habitat value by actions such as: 1) providing an adequate creek setback, 2) maintaining creek corridors in an essentially natural state, 3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor, 4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within creek corridors or creek setbacks, and 6) avoiding tree removal within creek corridors;

d. Provide recreation and public access near creeks consistent with other General Plan policies;

e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.

f. Provide for long-term creek corridor maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.

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.

6.A.6. The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element.

6.A.7. The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.

6.A.8. Where the stream environment zone has previously been modified by channelization, fill, or other human activity, the County shall require project proponents to restore such areas by means of landscaping, revegetation, or similar stabilization techniques as a part of development activities.

6.A.9. The County shall require that newly-created parcels include adequate space outside of watercourses' setback areas to ensure that property owners will not place improvements (e.g., pools, patios, and appurtenant structures), within areas that require protection.

6.A.10. The County shall protect groundwater resources from contamination and further overdraft by pursuing the following efforts:

a. Identifying and controlling sources of potential contamination;

b. Protecting important groundwater recharge areas;

c. Encouraging the use of surface water to supply major municipal and industrial consumptive demands;

d. Encouraging the use of treated wastewater for groundwater recharge; and

e. Supporting major consumptive use of groundwater aquifer(s) in the western part of the county only where it can be demonstrated that this use does not exceed safe yield and is appropriately balanced with surface water supply to the same area.

6.A.11 Open space located in watersheds which serve reservoirs is important to the adequate performance of those reservoirs for their intended purposes and should be preserved and protected.

6.A.12 The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.

Programs

6.1. In consultation with the Placer County Flood Control District, cities in the county, and downstream counties, the County shall develop guidelines for creek maintenance practices that ensure native vegetation is not removed unnecessarily. These guidelines should also ensure that maintenance is scheduled to minimize disruption of wildlife breeding practices.

6.2. The County shall inform the public and prospective developers about those sections of the California Fish and Game Code that apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material. This shall be done through distribution of educational materials with building permits and as a part of project review.

6.3. The County shall cooperate with interested state agencies and private conservation organizations to provide public interpretative services at select locations on County-owned or - managed property that contains creek resources to increase public knowledge and appreciation of such resources.

6.4. The County shall prepare, adopt, and implement a comprehensive surface and groundwater management program to ensure the long-term protection and maintenance of surface and groundwater resources.

These policies and programs provide for the protection and enhancement of the quality of surface water for habitat.

Wetlands

Policies

6.B.1. The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.

6.B.2. The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance of riparian habitat; (2) where avoidance is not

possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.

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.

6.B.4. The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.

6.B.5. The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA.

Programs

6.5. The County shall work toward the public acquisition of creek corridors, wetlands, and significant ecological resource areas as public open space where such areas cannot be effectively preserved through the regulatory process. Public protection may take the form of fee acquisition or protective easements and may be carried out in cooperation with other local, state, and federal agencies and private entities. Acquisition should include provisions for maintenance and management in perpetuity.

6.6. The County shall consider establishing a resource conservation zone (RCZ) overlay district for application to creek corridors, wetlands, and areas rich in wildlife or of a fragile ecological nature. The program would assist in preserving the natural and social values of significant resources and preserve areas with special environmental significance and high sensitivity to development.

6.7. The County will establish a wetland mitigation banking program, including an initial pilot project site for evaluation of the program. The program will provide opportunities for off-site mitigation of wetland impacts through the purchase of mitigation "credits" at established mitigation bank sites.

These policies and programs protect wetland communities and related riparian areas, including requiring new development to fully mitigate wetland loss to "no net loss."

Fish and Wildlife Habitat

Policies

6.B.1. The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.

6.B.2. The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance of riparian habitat; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.

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.

6.B.4. The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.

6.C.1. The County shall identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following:

a. Wetland areas including vernal pools.
b. Stream environment zones.
c. Any habitat for rare, threatened or endangered animals or plants.
d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat.
f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.
g. Important spawning areas for anadramous fish.

6.C.2. The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.

6.C.3. The County shall encourage the control of residual pesticides to prevent potential damage to water quality, vegetation, and wildlife.

6.C.4. The County shall encourage private landowners to adopt sound wildlife habitat management practices, as recommended by California Department of Fish and Game officials, the U.S. Fish and Wildlife Service, and the Placer County Resource Conservation District.

6.C.5. The County shall require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.

6.C.6. The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.

6.C.7. The County shall support the maintenance of suitable habitats for all indigenous species of wildlife, without preference to game or non-game species, through maintenance of habitat diversity.

6.C.8. The County shall support the preservation or reestablishment of fisheries in the rivers and streams within the county, whenever possible.

6.C.9. The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.

6.C.10. The County will use the California Wildlife Habitat Relationships (WHR) system as a standard descriptive tool and guide for environmental assessment in the absence of a more detailed site-specific system.

6.C.11. Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any such discretionary development permit, the decisionmaking body shall determine the feasibility of the identified mitigation measures.

Significant ecological resource areas shall, at a minimum, include the following:

a. Wetland areas including vernal pools.
b. Stream environment zones.
c. Any habitat for rare, threatened or endangered animals or plants.
d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat.

f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.

g. Important spawning areas for anadramous fish.

6.C.12. The County shall cooperate with, encourage, and support the plans of other public agencies to acquire fee title or conservation easements to privately-owned lands in order to preserve important wildlife corridors and to provide habitat protection of California Species of Concern and state or federally listed rare, threatened, or endangered plant and animal species.

6.C.13. The County shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development. Significant biological resources include endangered, threatened, or rare species and their habitats, wetland habitats, wildlife migration corridors, and locally-important species/communities.

6.C.14. The County shall support the management efforts of the California Department of Fish and Game to maintain and enhance the productivity of important fish and game species (such as the Blue Canyon and Loyalton Truckee deer herds) by protecting identified critical habitat for these species from incompatible suburban, rural residential, or recreational development.

Programs

6.8. The County will establish a program to insure public awareness of the benefits of wetland resources. The program will also provide opportunities for the public to participate in the protection, enhancement, and restoration of existing resources.

6.9. The County shall initiate a detailed countywide inventory of ecologically significant resource areas, including unique natural areas, wetland areas, riparian areas, habitats of rare, threatened, endangered, and other uncommon and special-status species. The inventory should be conducted as community plans, specific plans, PUDs, or other planning projects are considered by the County. The inventory should be based on the California Wildlife Habitats Relationships (WHR) system at a scale of 1:24,000 and shall include appropriate buffer zones around the identified resource areas in order to account for periodic, seasonal, or ecological changes. The maps should be revised on a regular basis to reflect the availability of new information from other agencies, changes in definition, or any other changes.

6.10. The County shall maintain current maps that indicate the extent of critical habitat for important fish and game species, as these maps are made available by the California Department of Fish and Game (CDFG). The relative importance of these game species shall be determined by the County, in consultation with CDFG, based on relevant ecological, recreational, and economic considerations. These maps shall be used by the County to evaluate proposed community plans, specific plans, and any project development proposals to determine compatibility of development with maintenance and enhancement of important fish and game species.

6.11. The County shall encourage a cooperative effort to develop, adopt, and implement a comprehensive habitat management plan to address the long-term preservation and maintenance of sufficient natural habitat to support the diversity of plants and wildlife species currently represented in Placer County indefinitely.

These policies and programs provide for the protection of fish and wildlife species in order to maintain species' populations at viable levels.

Vegetation

Policies

6.D.1. *The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.*

6.D.2. *The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.*

6.D.3. *The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.*

6.D.4. *The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.*

6.D.5. *The County shall establish procedures for identifying and preserving rare, threatened, and endangered plant species that may be adversely affected by public or private development projects.*

6.D.6. *The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife.*

6.D.7. *The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored or expanded, where possible.*

6.D.8. *The County shall require that new development preserve natural woodlands to the maximum extent possible.*

6.D.9. *The County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grasslands, and to control erosion.*

6.D.10. *The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.*

6.D.11. *The County shall support the continued use of prescribed burning to mimic the effects of natural fires to reduce fuel volumes and associated fire hazard to human residents and to enhance the health of biotic communities.*

6.D.12. *The County shall support the retention of heavily vegetated corridors along circulation corridors to preserve their rural character.*

6.D.13. The County shall support the preservation of native trees and the use of native, drought-tolerant plant materials in all revegetation/landscaping projects.

6.D.14. The County shall require that new development avoid, as much as possible, ecologically-fragile areas (e.g., areas of rare or endangered species of plants, riparian areas). Where feasible, these areas should be protected through public acquisition of fee title or conservation easements to ensure protection.

Programs

6.13. The County shall prepare and maintain an updated list of state and federal rare, threatened, and endangered species known or suspected to occur in the county. The following other uncommon or special-status species which occur or may occur in the county should also be included on the list: 1) plant species included in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California; 2) species of special concern as designated by California Department of Fish and Game; and 3) California Fully Protected animals as defined by California Fish and Game Code. In addition to updating the list as new information becomes available, the list should be reviewed and amended at least once every two years.

6.14. The County shall develop and maintain a detailed inventory of significant ecological resource areas for use during environmental review to determine potential impacts and monitor cumulative impacts on these resources.

These policies and programs provide for the protection and preservation of valuable vegetation resources.

Open Space for the Preservation of Natural Resources

Policies

6.E.1. The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect, as open space, areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.

6.E.2. The County shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible:

a. High erosion hazard areas;
b. Scenic and trail corridors;
c. Streams, streamside vegetation;
d. Wetlands;
e. Other significant stands of vegetation;
f. Wildlife corridors; and
g. Any areas of special ecological significance.

6.E.3. The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.

6.E.4. The County shall encourage either private and public ownership and maintenance of open space.

6.E.5. The County shall coordinate with local, state, and federal agencies and private organizations to establish visual and physical links among open space areas to form a system that, where appropriate, includes trails. Dedication of easements shall be encouraged, and in many cases, required as lands are developed and built.

Program

6.14. The County should develop and adopt an ordinance requiring the dedication of open space lands or payment of open space mitigation fees to provide and maintain open space. The ordinance shall further define geographic areas of benefit. Mitigation fees collected within a particular area of benefit are to be spent within that area of benefit.

These policies and programs support the preservation and enhancement of open space lands to maintain natural resources, including high erosion hazard areas, streams and streamside vegetation, wetlands, wildlife corridors, and areas of special ecological significance.

In addition, Part I of the *Policy Document* requires the use of buffers zones to separate any type of urban development from such sensitive habitat areas as stream corridors, wetlands, sensitive species habitats, and old growth forests where development could degrade important habitat areas.

Habitat Conversion Resulting from Urban Development

Compared to existing conditions, development under the *General Plan Land Use Diagram* would, by 2010, result in urban development in the unincorporated county that could cause substantial habitat conversion, eliminating approximately 7,200 acres (5 percent) of the UAR vegetation community and its associated natural habitat, and 3,000 acres (10 percent) of the Grassland vegetation community. This is a significant impact.

Many of the adverse impacts to vegetation and wildlife can be avoided, minimized, reduced, or compensated for on a project-by-project basis, and by implementing the policies and programs of the *Policy Document* cited above. Full implementation of these policies and programs would partially mitigate the effects of widespread habitat loss, but would not reduce this impact to a less than significant level.

Potential Habitat Conversion or Quality Reduction in Suburban and Rural Residential Areas

Development by 2010 will cause substantial habitat conversion or quality reduction in suburban, and rural residential growth areas of the county, compared to existing conditions. Development under the General Plan would impact approximately 42,360 acres (28 percent) of the Urban, Agricultural and Rangeland (UAR) vegetation community and its associated natural habitat, 2,000 acres (7 percent) of the Grassland vegetation community, 4,000 acres (14 percent) of the Oak Woodland vegetation community, and 47,000 acres (10 percent) of the Conifer Forest vegetation community by 2010.

Many of the adverse impacts to vegetation and wildlife can be avoided, minimized, reduced, or compensated for on a project-by-project basis, and by implementing the General Plan policies and programs cited above. Full implementation of these policies and programs would partially mitigate the effects of widespread habitat loss, but would not reduce this impact to a less than significant level.

Potential Habitat Quality Reduction Associated with Timber Harvesting, Agriculture, Mining, and Recreation Land Uses

Timber harvesting, agriculture, mining, recreation uses, and other similar natural resource-oriented land use activities conducted under the General Plan are expected to, by 2010, result in limited additional reduction in quality of natural vegetation communities. The biological resource impacts of these natural resource-oriented land uses are assumed to remain essentially at present levels. The adverse impacts to vegetation and wildlife associated with permanent habitat conversion could generally be avoided, and the impacts of habitat quality reduction could be avoided, minimized, reduced, or compensated for on a project-by-project basis, and by implementing the General Plan policies and programs cited above.

IMPACTS

This section describes the impacts of the General Plan which are not mitigated by the *Policy Document.*

Habitat Conversion Resulting from Urban Development

The adverse impacts to vegetation and wildlife associated with habitat conversion resulting from urban development would be a significant impact of the General Plan, even after full implementation of General Plan policies and programs intended to mitigate this impact. This impact is significant because habitat conversion under the *General Plan Land Use Diagram* could substantially affect special-status species or a state or federal threatened and endangered species, and result in a substantial conversion of natural vegetation communities, a substantial reduction in the diversity or numbers of associated fish, wildlife, and plant species, and a have a significant effect on associated rare natural plant communities and significant natural areas. This impact is, therefore, considered significant and cannot be mitigated to a less-than-significant level.

Potential Habitat Conversion or Quality Reduction in Suburban and Rural Residential Areas

Habitat conversion and quality reduction in suburban and rural residential areas would be a significant impact of the General Plan, even after full implementation of General Plan policies to mitigate this impact. This impact is significant because habitat conversion in suburban and rural residential development areas in most of the community plan areas under the *General Plan Land Use Diagram* could substantially affect special-status species or a state or federal threatened and endangered species. This would result in a substantial (greater than 5 percent) conversion of natural vegetation communities, a substantial reduction in the diversity or numbers of associated fish, wildlife and plant species and result and a have a significant affect on associated rare natural plant communities and significant natural areas. This impact is, therefore, considered significant and cannot be mitigated to a less-than-significant level.

Potential Habitat Quality Reduction Associated with Timber Harvesting, Agriculture, Mining, and Recreation Land Uses

Habitat quality reduction caused by natural resource-oriented extractive and recreation activities under the General Plan are assumed to be generally avoidable, seasonal, or temporary, and could be mitigated during subsequent environmental review on a project-by-project level to make them generally more compatible with biological resource preservation. The goals, policies and programs of the General Plan could reduce this impact to a less-than-significant level, if the policies are fully implemented. This impact would, therefore, be less-than-significant.

MITIGATION MEASURES

Habitat Conversion Resulting from Urban Development

No mitigation measures are available to reduce the impact of the *General Plan* on habitat conversion resulting from urban development to a less-than-significant level.

Potential Habitat Conversion or Quality Reduction in Suburban and Rural Residential Areas

No mitigation measures are available to reduce the impact of the *General Plan* on habitat conversion resulting from suburban and rural residential development to a less-than-significant level.

Potential Habitat Quality Reduction Associated with Timber Harvesting, Agriculture, Mining, and Recreation Land Uses

No mitigation measures are necessary.

CUMULATIVE IMPACTS ON CONVERSION AND REDUCTION IN QUALITY OF HABITAT

Urban, suburban, and rural development, along with timber harvesting, agriculture, mining, recreation uses, and other natural resource-oriented land use activities, in Placer County will combine with similar uses in adjacent areas of Sacramento, Sutter, Yuba, Nevada and El Dorado counties to have substantial adverse impacts on regional vegetation and wildlife resources. The cumulative effect of habitat conversion and quality reduction would occur at an increasing rate associated with human population growth and development in Placer County and the Sacramento Valley and Sierra foothill region. The resulting widespread habitat fragmentation and loss would affect most natural fish, wildlife and plant species. Specifically, the following cumulative effects are expected to occur:

- Cumulative loss of critical habitat for special status species and the potential need to list more species as threatened or endangered;
- Cumulative water quality deterioration and adverse impacts on migratory salmon and, potentially the delta smelt (Sacramento River Delta);
- Cumulative loss of valley foothill riparian forest;
- Cumulative loss of northern hardpan and northern volcanic mud flow vernal pools;
- Cumulative loss of alkali meadows and seeps;
- Cumulative loss of montane riparian forest (including wet mountain meadows within conifer forests);
- Cumulative loss of non-critical winter deer range in Sierra foothills; and
- Cumulative loss of oak woodlands in the Sierra foothills and the potential need to list certain types of oak woodland as special-status natural communities.

These regional impacts are significant and cannot be mitigated to less-than-significant levels. Placer County's contribution to the cumulative regional loss of habitat is not, however, considered a significant impact of the *General Plan*.

8.6 AIR QUALITY

This section describes the impacts on air quality associated with the urban development that would be expected to occur under the 2010 growth scenario and through 2040. Other issues related to air quality, such as land use, urban form, and transportation are addressed in other sections of this report.

ENVIRONMENTAL SETTING

Placer County includes portions of three California air basins: Sacramento Valley, Mountain Counties, and Lake Tahoe. Existing air quality varies substantially between these air basins. The Sacramento Valley and Mountain Counties basins are classified as nonattainment areas for the state and federal ozone standards. All of the county is a nonattainment area for the state particulate (PM10) standards (see *Background Report*, Table 9-14). Southern Placer County is classified as a nonattainment area for the federal carbon monoxide (CO) standard. The Placer County 1991 Air Quality Attainment Plan does not project an attainment date for the ozone standards.

The air resources portion of the *Background Report* should be referenced for a description of the causes and consequences of Placer County's air quality violations.

METHODOLOGY

This section describes the assumptions and thresholds of significance used to evaluate impacts to air quality that would be expected to occur under the 2010 General Plan growth scenario. The air quality analysis was conducted quantitatively using traffic data provided by DKS Associates. Emissions are estimated by multiplying vehicle miles traveled (VMT) for each speed range by the emission rate for that speed. Emission rates as a function of speed were estimated using the California Air Resources Board EMFAC7F emission rate model.

Assumptions

1. Future ozone precursor, PM10, and carbon monoxide (CO) emissions are assumed to be directly related to motor vehicle trips associated with development anticipated under the General Plan. Stationary source air emissions are not included in the emission estimates. Current Placer County Air Pollution Control District rules and regulations strictly limit emissions from stationary sources.

2. This analysis is based on the total vehicle miles traveled throughout the county, including trips from surrounding areas and within incorporated cities.

3. The current ozone and PM10 non-attainment status for the Sacramento Valley Air Basin is assumed not to affect growth projections in the Placer County portion of the basin. The Sacramento area currently violates the state and federal ambient air quality standards for ozone and the state standards for PM10. The existing state implementation plan (SIP) for the Sacramento Metropolitan Area (including part of Placer County) describes several steps needed to reduce ozone emissions, but does not project an eventual attainment date. That SIP is currently being revised because it does not conform to updated requirements contained in the federal Clean Air Act Amendments of 1990. Because the existing SIP does not project eventual attainment of the federal ozone standard, and because the revised SIP is not yet completed, the U.S. EPA has proposed its own version of the SIP for the Sacramento area, called a federal implementation plan (FIP). This air quality analysis assumes that neither the SIP nor the FIP currently under development will affect the growth projections used to assess the air quality impacts of the Placer County General Plan.

Thresholds of Significance

To determine if future growth would result in significant impacts, the analysis relies on thresholds of significance contained in CEQA and applied within Placer County. According to the *CEQA Guidelines* Section 15064(e), a project would normally have a significant adverse air quality impact if it would:

- Violate any ambient air quality standard;
- Contribute substantially to an existing or projected air quality violation; or
- Expose sensitive receptors to substantial pollutant concentration.

Additionally, a project is considered to have a significant impact if it would:

- Result in population growth that exceeds the growth estimates incorporated into the Placer County Air Pollution Control District's (PCAPCD) 1991 Air Quality Attainment Plan (AQAP); or
- Cause emission increases that exceed the PCAPCD's major stationary source definition proposed for the new source review (NSR) rule. For ozone precursors, those thresholds currently equal 50 tons per year for nitrogen oxides (NOx) and reactive organic gases (ROG). For carbon monoxide and PM10, those thresholds are 100 tons per year (PCAPCD, 1993).

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Substantial Increase in NOx and PM10 Emissions

Development by 2010 will cause a substantial increase in overall vehicle miles (VMT) traveled in the county, and a substantial increase in NOx and PM10 emission. Emissions of CO and ROG from motor vehicles are estimated to decrease between 1991 and 2010. Table 8-9 compares estimates of existing (1991) and future General Plan (2010) motor vehicle emissions.

TABLE 8-9

VEHICLE-RELATED EMISSIONS
Tons Per Day

Pollutant	Existing (1991)	General Plan (2010)	Emissions	
			Change from 1991 to 2010	Percentage Change
CO	84.0	39.9	-44.1	-52.5%
ROG	8.4	2.9	-5.5	-65.5%
NOx	10.4	14.4	4.0	38.5%
PM10	19.4	23.2	3.8	19.6%

Notes: Emissions from on-road motor vehicles only. PM10 includes emissions of entrained road dust from paved roads.

Sources: Placer County Air Pollution Control District 1991; California Air Resources Board 1989; Jones & Stokes Associates, June 1994; DKS Associates, June 1994.

Ozone precursors consist of nitrogen oxides (NOx) and reactive organic gases (ROG) that react in the presence of sunlight to form ozone. Emissions of NOx are projected to increase by approximately 1,460 tons per year, a 38.5 percent increase between 1991 and 2010. These increases are directly related to increases in VMT associated with development under the General Plan 2010 growth scenario. In contrast, ROG emissions from motor vehicles are projected to decrease by approximately 2,008 tons per year between 1991 and 2010. This occurs because the emissions associated with increased VMT are outweighed by assumed improvements in motor vehicle emission control technology. The increase in NOx is considered a significant adverse impact.

Table 8-9 also shows that between 1991 and 2010, PM10 emissions will increase by 3.8 tons per day or 1,387 tons per year, a 19.6 percent increase. These emissions, consisting of tailpipe emissions and reentrained road dust, are also directly related to increases in VMT. The increase in PM10 exceeds the PM10 significance threshold of 100 tons per year and is considered a significant adverse impact.

Table 8-9 shows that between 1991 and 2010, CO emissions will decrease by 44.1 tons per day or 16,097 tons per year, a 52.5 percent decrease. This decrease in CO emissions represents an air quality improvement resulting from cleaner-burning fuels and advances in vehicle emission control technology.

Increase in NOx and PM10 Emissions through 2040. Development within the county through 2040 would continue to contribute to increasing NOx and PM10 emissions. Most of these emissions would continue to be generated by mobile sources in the western portion of the county.

This impact is significant because the development under the *General Plan Land Use Diagram* would result in an increase in NOx emissions that exceeds the significance threshold of 50 tons per year and an increase in PM10 emissions that exceeds the significance threshold of 100 tons per year. The increase in NOx emissions would contribute substantially to existing and projected exceedances of the state and federal

ambient ozone standards. The increases in PM10 would contribute substantially to existing and projected exceedances of the state PM10 standards.

Population Estimates Exceeding the 1991 AQAP Population Growth Estimates

The 2010 population estimates associated with the General Plan equal 310,000, a three percent annual increase from 1990. In contrast, the 1991 AQAP assumed that 2010 population would equal 260,000. This is inconsistent with the 1991 AQAP.

This impact is considered a significant because the *General Plan Land Use Diagram* would accommodate population growth that exceeds the growth estimates incorporated into the Placer County Air Pollution Control District's (PCAPCD) 1991 Air Quality Attainment Plan (AQAP), making the measures contained in that plan inadequate to fully address anticipated air quality problems.

GENERAL PLAN POLICY RESPONSE

The following policies and programs address the air quality implications of development under the *General Plan Land Use Diagram.*

Substantial Increase in NOx and PM10 Emissions

Compared to existing conditions, development under the *General Plan Land Use Diagram* would result in a 1,416 ton per year increase in NOx emissions and a 1,387 ton per year increase in PM10 emissions. The NOx and PM10 emissions would be reduced by the following General Plan policies and programs. With full implementation of these policies and programs to mitigate the effects of increased VMT, emissions would not be reduced to a less than significant level. NOx and PM10 emissions are still expected to exceed thresholds, thereby resulting in violations of ambient air quality standards. The following policies and programs address these air quality implications.

Policies

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.*

1.M.2. *The County shall encourage large residential projects to be phased or timed to occur simultaneously with development that will provide primary wage-earner jobs.*

1.M.3. *The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.*

3.B.1. *The County shall work with transit providers to plan and implement additional transit services within and to the county that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.*

3.B.4. *The County shall pursue all available sources of funding for transit services.*

3.C.1. *The County shall promote the use of transportation systems management (TSM) programs that divert automobile commute trips to transit, walking, and bicycling.*

3.C.2. The County shall promote the use, by both the public and private sectors, of TSM programs that increase the average occupancy of vehicles.

3.C.3. The County shall work with other responsible agencies to develop other measures to reduce vehicular travel demand and meet air quality goals.

3.C.4. During the development review process, the County shall require that proposed projects meet adopted Trip Reduction Ordinance (TRO) requirements.

3.D.1. The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the county's major employment and housing areas and between its existing and planned bikeways.

3.D.2. The County shall work with neighboring jurisdictions to coordinate planning and development of the County's bikeways and multi-purpose trails with those of neighboring jurisdictions.

3.D.3. The County shall pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian).

3.D.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.

3.D.5. The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.

3.E.1. The County shall promote efficient inter-regional goods movement in the I-80 corridor.

3.E.2. The County shall encourage continued freight service on the Southern Pacific rail line.

3.E.4. The County should assist public and private agencies in integrating railroad freight services into regional transportation and economic development strategies.

3.E.6. The County shall investigate and encourage the use of heavy rail for interurban transport of goods and materials in the I-80 corridor.

6.F.1. The County shall cooperate with other agencies to develop a consistent and effective approach to air quality planning and management.

6.F.2. The County shall develop mitigation measures to minimize stationary source and area source emissions.

6.F.3. The County shall support the Placer County Air Pollution Control District (PCAPCD) in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of new development.

6.F.4. The County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality.

6.F.5. The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of countywide indirect and areawide source programs and transportation control measures (TCM) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.

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.

6.F.7. The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.

6.F.8. The County shall submit development proposals to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the appropriate decision-making body.

6.F.9. In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.

6.F.10. The County may require new development projects to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's 1991 Air Quality Attainment Plan (or updated edition).

6.F.11. The County shall apply the buffer standards described on page 20 in Part I of this Policy Document and meteorological analyses to provide separation between possible emission/nuisance sources (such as industrial and commercial uses) and residential uses.

6.G.1. The County shall require new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra- and inter-neighborhood connections where significant reductions in overall emissions can be achieved.

6.G.2. The County shall continue and, where appropriate, expand the use of synchronized traffic signals on roadways susceptible to emissions improvement through approach control.

6.G.3. The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.

6.G.4. The County shall consider instituting disincentives for single-occupant vehicle trips, including limitations in parking supply in areas where alternative transportation modes are available and other measures identified by the Placer County Air Pollution Control District and incorporated into regional plans.

6.G.5. The County shall endeavor to secure adequate funding for transit services so that transit is a viable transportation alternative. New development shall pay its fair share of the cost of transit equipment and facilities required to serve new projects.

6.G.6. The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots, if suitably located.

6.G.7. The County shall require stationary-source projects that generate significant amounts of air pollutants to incorporate air quality mitigation in their design.

Programs

6.16. The County shall coordinate with other local, regional, and state agencies, including the PCAPCD and the California Air Resources Board (ARB), in incorporating regional and county clean air plans into County planning and project review procedures. The County shall also cooperate with the PCAPCD and ARB in the following efforts:

a. Enforcing the provision of the California and federal Clean Air Acts, state and regional policies, and established standards for air quality;
b. Establishing monitoring stations to accurately determine the status of carbon monoxide, ozone, nitrogen dioxide, hydrocarbon and PM_{10} concentrations;
c. Developing and implementing clean fuel regulations for vehicle fleets; and
d. Developing consistent procedures and thresholds for evaluating both project-specific and cumulative air quality impacts for proposed projects.

6.17. The County shall prepare an annual air quality monitoring report. The report shall, within the limits of available information, describe local carbon monoxide, ozone, and PM_{10} ambient air quality standard violations during the past year. The report shall be submitted to the Board of Supervisors and made available to the public.

6.18. The County shall work with the PCAPCD to develop minimum project threshold sizes that would trigger requirements for air quality analyses and project mitigation. Those thresholds and mitigation measures shall be incorporated into the 1994 Air Quality Attainment Plan (AQAP). Elevated carbon monoxide concentrations are associated with congested intersections having high traffic volumes. To address this problem, the PCAPCD could require carbon monoxide (CO) modeling and intersection-specific mitigation measures for congested intersections having a level of service of D, E, or F designed to improve these levels of service.

6.19. The County shall encourage the PCAPCD to revise its AQAP as required every three years. For the 1994 AQAP, the County shall ensure that the PCAPCD revises its AQAP to reflect the new population estimates and vehicle travel associated with the updated General Plan. The 1994 AQAP should incorporate additional air quality programs that are not currently in the AQAP to compensate for the increased population and emissions associated with anticipated development.

6.20. The County should ensure that the U.S. EPA, in the preparation of the Federal Implementation Plan (FIP) for the Sacramento Valley Air Basin, uses the General Plan population projections associated with the Placer County portion of the Sacramento Air Basin. The County should also ensure that the PCAPCD and the Sacramento Area Council of Governments use the General Plan population projections associated with the Placer County portion of the Sacramento Air Basin in the preparation of the State Implementation Plan (SIP).

6.21. The County shall explore alternative financing mechanisms for local air quality improvement programs. The County shall also examine whether grants are available to establish an air quality

monitoring program. In addition, the County shall develop a methodology providing project proponent funding or roadway improvements that equitably recovers the costs of those improvements.

6.22. *In consultation with the PCAPCD, cities and special districts, transit providers, and major employers in Placer County, the County shall adopt a program to encourage the widespread use of clean fuels. This program shall include the following components:*

a. *Encouraging the PCAPCD to implement a clean fuels fleet rule;*
b. *Vigorously pursuing replacement of existing County vehicles that burn gasoline and diesel fuel with vehicles that use clean fuels including, but not limited to, methanol, compressed natural gas (CNG), liquified petroleum gas (LPG), and electric batteries;*
c. *Encouraging existing fueling stations in the county to provide clean fuels such as methanol and LPG; and*
d. *Encouraging bus service companies based in Placer County to use clean fuel buses in their daily operations.*

Policies in the plan promote a development pattern that encourages transit, bicycling, and pedestrian travel, encourages transportation systems management programs, and supports a better jobs-housing balance to reduce commuting. Chapter 3 of this EIR discusses in detail the implications of the General Plan concerning transit, non-motorized forms of transportation, and transportation systems management programs.

Air quality policies of the plan seek to protect and improve air quality through cooperation with other agencies involved in air quality planning and management, in particular the Placer County Air Pollution Control District (PCAPCD), and require minimization or reduction in the air pollutant emissions of new development. Policies also specifically require that air quality planning is integrated into the land use and transportation planning process, so that air quality is considered in the operational design of new roadways and other forms of transportation.

Population Estimates Exceeding the 1991 AQAP Population Growth Estimates

Development under the *General Plan Land Use Diagram* would result in a population increase between 1991 and 2010 that exceeds the 2010 population estimate used to prepare the PCAPCD 1991 AQAP. This impact would be reduced to a less than significant level by the following programs.

6.19. *The County shall encourage the PCAPCD to revise its AQAP as required every three years. For the 1994 AQAP, the County shall ensure that the PCAPCD revises its AQAP to reflect the new population estimates and vehicle travel associated with the updated General Plan. The 1994 AQAP should incorporate additional air quality programs that are not currently in the AQAP to compensate for the increased population and emissions associated with anticipated development.*

6.20. *The County should ensure that the U.S. EPA, in the preparation of the Federal Implementation Plan (FIP) for the Sacramento Valley Air Basin, uses the General Plan population projections associated with the Placer County portion of the Sacramento Air Basin. The County should also ensure that the PCAPCD and the Sacramento Area Council of Governments use the General Plan population projections associated with the Placer County portion of the Sacramento Air Basin in the preparation of the State Implementation Plan (SIP).*

These programs provide for coordination with the PCAPCD in its required revision of the AQAP to incorporate the County General Plan's population estimates, vehicle travel estimates, and other air quality mitigation measures to implement the *General Plan.*

IMPACTS

This section describes the impacts of the General Plan which are not mitigated by the *Policy Document.*

Substantial Increase in NOx and PM10 Emissions

The emissions of NOx and PM10 associated with the General Plan would lead to significant air quality impacts. Several of the policies in the General Plan would reduce, but not eliminate this impact. This impact is, therefore, considered significant and unmitigable.

Population Estimates Exceeding the 1991 AQAP Population Growth Estimates

There is no significant impact associated with population increases exceeding the population estimates used to prepare the 1991 PCAPCD AQAP if this inconsistency is addressed in the revision of the PCAPCD AQAP. This impact would be considered less-than-significant if the programs are fully implemented.

MITIGATION MEASURES

Substantial Increase in NOx and PM10 Emissions

No mitigation measures are available to reduce the effect of the *General Plan* on NOx and PM10 emissions to a less-than-significant level.

Population Estimates Exceeding the 1991 AQAP Population Growth Estimates

No mitigation measures are necessary.

CUMULATIVE DEGRADATION OF AIR QUALITY

Emissions associated with development throughout the Sacramento Valley and Mountain Counties Air Basins would combine with emissions associated with development in Placer County to cumulatively degrade air quality throughout both air basins. The preparation of SIPs and FIPs for the region will help reduce the cumulative air quality impacts. The area's topography and meteorology, combined with population-related emissions increases, are, however, expected to result in continued violations of the NOx and PM10 standards. In addition, increases in traffic volumes associated with regional growth will lead to traffic congestion near major arterials in Placer County, with the potential for violations of the CO standards.

Chapter 9
Health and Safety

CHAPTER 9

HEALTH AND SAFETY

9.1 SEISMIC AND GEOLOGICAL CONDITIONS

This section describes health and safety impacts of seismic and geologic hazards on development under the 2010 general plan growth scenario. Specifically, this section focuses on how development at the intensities indicated by the *Countywide General Plan Land Use Diagram* could be affected by potential earthquake faulting, groundshaking, liquefaction, slope instability, expansion and shrinking of soils, soil erosion, and snow avalanche conditions that are known or anticipated.

ENVIRONMENTAL SETTING

Seismic and geologic hazards in Placer County result from potential surface rupture of faults, groundshaking and liquefaction during earthquakes, landslides resulting from earthquakes, expansion and shrinking of soils, soil erosion, and snow avalanches. These conditions are identified below and are described in more detail in the *Background Report.*

Seismicity

Placer County lies within a seismically active area of the western United States, but beyond the influence of the highly active faults of coastal California. The western and central parts of the county generally have generally low seismicity, while the eastern area in the vicinity of Lake Tahoe has rather high seismicity.

Surface Rupture Hazards From Faulting

Within the historical period, earthquakes in Placer County have not caused any surface rupture as a result of faulting. No inferred faults or fault zones in Placer County are considered well-defined enough to warrant designation as hazard zones requiring site-specific studies before land development. Although precise zones cannot be located, there is some potential for surface rupture along fault zones in the Tahoe-Truckee area.

Groundshaking Hazards

During major earthquakes, groundshaking is generally responsible for between 80 and 100 percent of total damage. Groundshaking can cause severe damage even when faulting does not rupture the ground surface. The areas of Placer County with the largest groundshaking risk are in the vicinity of Stampede Valley and Tahoe faults in the Truckee-Tahoe area.

Liquefaction Hazards

Liquefaction is the transformation of uncemented, saturated clay-free sand or silt to a liquefied state resulting from increased pore-water pressures caused by groundshaking during an earthquake. Structures in areas that are prone to liquefaction can be damaged by this failure in soil strength. Soils that are prone to liquefaction are located throughout the county.

Slope Instability

Landslides can occur in natural and manufactured slopes due to unstable soil and rock, undercutting, and unfavorable soil moisture or drainage conditions. Slope instability can occur throughout the hilly and mountainous parts of the county.

Expansive Soils

Certain soils with high clay content may expand or shrink under different soil moisture conditions. This could lead to structural damage unless this condition is anticipated and special features are incorporated into their design. Soils considered to have moderate to high shrink-swell potential are generally limited to the low-lying areas, which are concentrated in western Placer County, from the city of Rocklin to the county line.

Erosion

The hazard of soil erosion can lead to other hazards including slope instability and sedimentation of nearby streams and rivers. Most soils in eastern Placer County are subject to high erosion potential, although some soils have moderate to very-high erosion potential.

Avalanche Hazards

Avalanche hazards exist in certain locations throughout eastern Placer County where steep slopes, abundant snow, and certain weather and snowpack conditions combine to cause an avalanche episode.

Structural Hazards

Historic and modern buildings that are not reinforced to meet current building codes could be substantially damaged by earthquake induced ground-shaking. Unreinforced masonry (URM) buildings, which are located throughout the county, present the most widespread structural hazard.

Additional information on seismic and geologic conditions in Placer County can be found in Chapter 10, of the *Background Report.*

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to assess impacts resulting from development that would be expected to occur under the 2010 general plan development scenario. The analysis was conducted qualitatively, by considering known and anticipated seismic and geological hazards indicated in the *Background Report* in relationship to the areas proposed for development under the General Plan.

Assumptions

1. The potential for seismic activity, and related groundshaking, surface rupture and liquefaction, is assumed to be greater in the eastern part of the county, based on information contained in the *Background Report.*

Thresholds of Significance

Impacts are considered significant and adverse if the General Plan would:

- Allow substantial development of structures in areas susceptible to major faulting and surface rupture conditions;
- Cause substantial grading and construction activities in areas of known soil instability that could lead to increased property damage and accelerated soil erosion; and
- Substantially increase risk of loss of life and major property damage as a result of increased development activity in areas of major known slope instability or avalanche hazard.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Potential Placement of Structures in Areas of Seismic Risk

Liquefaction could potentially cause impacts due to increased development in areas with high groundwater and alluvial materials that could become saturated during seismic events. Liquefaction can cause foundations to shift during an earthquake. The conditions where potential development activities could be impacted by liquefaction hazards are identified in Chapter 10 of the *Background Report.*

Groundshaking can cause structures to shift off their foundations and can rupture subsurface infrastructure lines. The locations where potential development activities could be impacted by groundshaking are in the eastern portion of the county identified as Potential Groundshaking Hazard Zones in Figure 10-1 of the *Background Report.*

Critical facilities located in areas susceptible to seismic activity could potentially be affected by seismic events, thereby disrupting emergency service operations. Structural hazard areas and critical facilities are identified in Chapter 10 of the *Background Report.*

The *General Plan Land Use Diagram* could potentially allow substantial development of structures in areas susceptible to major faulting and surface rupture conditions.

Potential Development Activities on Unstable Soils

Expansive soils could potentially impact development in areas with moderate to high shrink-swell potential. Volumetric changes in certain soils could shift shallow foundations and pavement. The areas where potential development activities could be impacted by soil types with shrink-swell potential are identified in the Table 10-7 of the *Background Report.*

Erosive soils could potentially cause impacts due to increased development on soils with moderate to high erosion hazard. Soil erosion can cause slope instability and sedimentation of waterways. The areas where potential development activities could be impacted by soil types with erosion hazards characteristics are identified in Tables 10-8 and 10-9 and Figure 10-3 of the *Background Report.*

The *General Plan Land Use Diagram* could potentially allow substantial grading and construction activities in areas of soil instability; this could lead to increased property damage and accelerated soil erosion.

Potential Risks from Slope Instability and Avalanche

Increased development in recreation/resort areas in higher elevation areas of the east county subject to heavy snowfalls on steep slopes could potentially be affected by avalanches. Avalanches can cause damage to or collapse of structures in their path, and human injury or loss of life. Avalanche hazards are identified in Chapter 10 of the *Background Report.*

Increased development on steep slopes and erosive soils in some eastern areas of the county could potentially be affected by slope instability. Slope instability is discussed in Chapter 10 of the *Background Report.*

The *General Plan Land Use Diagram* could potentially allow increased development activity in areas of major known slope instability or avalanche hazard, and could substantially increase risk of loss of life and major property damage.

GENERAL PLAN POLICY RESPONSE

The *General Plan Policy Document* includes policies and implementation measures to address seismic and geologic impacts to development. The following policies and programs address the implications of the *Land Use Diagrams* on the following areas of seismic and geologic risks.

Placement of Structures in Areas of Seismic Risk

Policies

8.A.1. The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, landslides, liquefaction, critically expansive soils, avalanche).

8.A.7. In areas subject to severe groundshaking, the County shall require that new structures intended for human occupancy be designed and constructed to minimize risk to the safety of occupants.

8.A.8. County shall continue to support scientific geologic investigations which refine, enlarge, and improve the body of knowledge on active fault zones, unstable areas, severe groundshaking, avalanche potential, and other hazardous conditions in Placer County.

8.A.9. The County shall require that the location and/or design of any new buildings, facilities, or other development in areas subject to earthquake activity minimize exposure to danger from fault rupture or creep.

8.A.10. The County shall require that new structures permitted in areas of high liquefaction potential be sited, designed, and constructed to minimize the dangers from damage due to earthquake-induced liquefaction.

8.A.11. The County shall limit development in areas of steep or unstable slopes to minimize hazards caused by landslides or liquefaction.

Programs

8.1. The County shall continue to enforce provisions of the Uniform Building Code which address seismic concerns, including masonry building design requirements.

8.2. The County shall assess the need for an ordinance requiring evaluation of unreinforced masonry structures and the repair or replacement of identified hazardous structures.

These policies promote increased knowledge of fault zones, unstable areas, severe groundshaking, and similar hazardous conditions. The policies and programs would also require new development to avoid or compensate for the effects of fault rupture and liquefaction.

Development Activities on Unstable Soils

Policies

8.A.1. The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, landslides, liquefaction, critically expansive soils, avalanche).

8.A.2. The County shall require submission of a preliminary soils report, prepared by a registered civil engineer and based upon adequate test borings, for every major subdivision and for each individual lot where critically expansive soils have been identified or are expected to exist.

8.A.3. The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions.

These policies provide that areas of known soil instability are avoided or the potential adverse effects of new development mitigated by prohibiting placement of habitable structures or individual septic systems on unstable soils unless suitable mitigation is provided.

Risks from Slope Instability and Avalanche

Policies

8.A.1. The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, landslides, liquefaction, critically expansive soils, avalanche).

8.A.4. The County shall ensure that areas of slope instability are adequately investigated and that any development in these areas incorporates appropriate design provisions to prevent landsliding.

8.A.5. In landslide hazard areas, the County shall prohibit avoidable alteration of land in a manner that could increase the hazard, including concentration of water through drainage, irrigation, or septic systems; removal of vegetative cover; and steepening of slopes and undercutting the bases of slopes.

8.A.6. The County shall require the preparation of drainage plans for development in hillside areas that direct runoff and drainage away from unstable slopes.

8.A.11. The County shall limit development in areas of steep or unstable slopes to minimize hazards caused by landslides or liquefaction.

8.A.12. The County shall not issue permits for new development in potential avalanche hazard areas (PAHA) as designated in the Placer County Avalanche Management Ordinance unless project proponents can demonstrate that such development will be safe under anticipated snow loads and conditions of an avalanche.

8.H.1. The County shall maintain maps of potential avalanche hazard areas.

8.H.2. The County shall require new development in areas of avalanche hazard to be sited, designed, and constructed to minimize avalanche hazards.

Program

8.17. The County shall amend local ordinances as necessary to reflect updated avalanche hazard information.

These policies provide for identification of areas of slope instability and avalanche hazard and limit development in areas of steep or unstable slopes.

IMPACTS

With full implementation of General Plan policies and programs, there are no significant adverse seismic and geologic impacts to development resulting from development under the General Plan. Seismic and geologic impacts are, therefore, considered less-than-significant.

MITIGATION MEASURES

No mitigation measures are necessary.

9.2 WILDLAND AND URBAN FIRE POTENTIAL

This section describes health and safety impacts associated with increased wildland and urban fire hazards under the 2010 General Plan development scenario. Specifically, this section focuses on how development at the intensities indicated by the *General Plan Land Use Diagram* could be subject to increased fire hazards.

ENVIRONMENTAL SETTING

Wildland and urban (structural) fire hazards in Placer County potentially threaten lives, property, and natural resources. Wildland fires result in the loss of commercial timber, may increase erosion on steep slopes, and degrade water quality in reservoirs. Existing fire hazards and public fire protection services are summarized below and described in more detail in the *Background Report.*

There are 26 local fire districts providing structural and wildland fire protection in the county. The County contracts with the California Department of Forestry and Fire Protection (CDF) to provide structural and wildland fire protection to areas in the western county, along the Interstate 80 corridor between Bowman and Emigrant Gap, and around Truckee.

The areas east of Auburn and Meadow Vista have been identified as very high fire hazard areas (*Background Report*, Figure 10-5). High hazard areas have been identified between Hidden Valley and the Nevada County-Placer County line and from Virginiatown to just west of Auburn. The rest of the county is in a moderate fire hazard area.

Inadequate water supply infrastructure and water pressure, delayed response times, insufficient fire stations, inadequate signing, narrow roads, and dead-end roads all contribute to losses as a result of fires. Individual fire districts generally mandate adherence to the construction standards in the Uniform Building Code and/or the Uniform Fire Code, or impose their own more stringent standards. Refer to the *Background Report*, Chapter 4, *Public Facilities and Services,* and Chapter 8, *Health and Safety,* for additional setting information.

METHODOLOGY

This section describes the assumptions and thresholds of significance used to determine impacts of wildland and urban fire hazards. The analysis was conducted qualitatively, by considering existing and anticipated wildland and urban fire hazards described in the *Background Report* in relationship to the areas proposed for development in the General Plan.

Assumptions

1. New urban development in the county is expected to support additional needed fire protection services which are expected to generally meet General Plan levels of service and response time standards.

2. New suburban and rural development in the high fire hazard area (mid-county, Auburn area) and very high fire hazard areas (east of Auburn) will expose a larger population to existing wildland fire hazards and result in greater structural fire risk in these areas.

Thresholds of Significance

Impacts are considered significant and adverse if the General Plan would create a substantial unmet need for new or altered fire protection services.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Development under the *General Plan Land Use Diagram* would result in increased development in suburban and rural areas in the Sierra foothills. Most of the central part of the county is considered a high to very high hazard fire area with steep slopes, highly flammable vegetation, inadequate access, narrow roads and dead-end roads that could delay response times, and insufficient suppression services and facilities. Additional development in these areas would expose new and existing residents to increased structural fire hazards. In addition, new development at the edge of wildland areas would expose more structures to existing wildland fire hazards and introduce new sources for additional wildland fires associated with the longer urban/wildland interface.

Development under the *General Plan Land Use Diagram* would create a substantial need for new or altered fire protection services throughout the county, especially in high and very high fire hazard foothill areas.

GENERAL PLAN POLICY RESPONSE

The *Policy Document* includes policies and implementation measures to address impacts resulting from increased wildland and structural fire hazards and risks due to the development under the General Plan.

Policies

4.I.1. The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):

a. ISO 4 in urban areas
b. ISO 6 in suburban areas
c. ISO 8 in rural areas

4.I.2. The County shall encourage local fire protection agencies in the county to maintain the following standards (expressed as average response times to emergency calls):

a. 4 minutes in urban areas
b. 6 minutes in suburban areas
c. 10 minutes in rural areas

4.I.3. The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.

4.I.4. The County shall work with local fire protection agencies to identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses.

4.I.5. The County shall work with local fire protection agencies and implement ordinances to control fire losses and fire protection costs through continued use of automatic fire detection, control, and suppression systems.

4.I.6. The County shall continue to promote standardization of operations among fire protection agencies and improvement of fire service levels.

4.I.7. The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.

4.I.8. The County shall work with local fire protection agencies to maintain a prefire planning program with selected high-risk occupancies reviewed at least annually.

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.

4.I.10. The County shall work with local fire protection agencies to inventory and eliminate structurally unsafe and fire-hazardous housing units that are beyond repair or rehabilitation.

8.C.1. The County shall ensure that development in high-fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and county fire standards.

8.C.2. The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.

8.C.3. The County shall require that new development meets state, county, and local fire district standards for fire protection.

8.C.4. The County shall refer development proposals in the unincorporated county to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied.

8.C.5. The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.

8.C.6. The County shall encourage fire protection agencies to continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television in order to increase public awareness of fire hazards within the county.

8.C.7. The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression.

8.C.8. The County shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation.

8.C.9. The County shall work with local fire agencies to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.

8.C.10. The County shall continue to implement state fire safety standards through enforcement of the applicable standards contained in the Placer County Land Development Manual.

8.C.11. The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection and local fire protection agencies in managing wildland fire hazards.

8.C.12. The County shall support annexations and consolidations of fire districts and services to improve service delivery to the public.

Programs

8.6. *The County shall periodically evaluate fire protection services in the county to determine if fire protection resources are being effectively and efficiently used.*

8.7. *The County shall work with the California Department of Forestry and Fire Protection, local fire protection agencies, and city fire departments to maximize the use of resources to develop functional and/or operational consolidations and standardization of services and to maximize the efficient use of fire protection resources.*

These policies require new development to provide new fire protection services and to incorporate fire resistance and fire hazard reduction measures into their design. Policies also promote increased education and promotion of fire prevention programs, and improvements in fire protection agency service and coordination. Because of the physical constraints imposed by the topography and vegetation in the high fire hazard areas of Placer County, as well as inadequate access, some existing and new rural residences located in remote or isolated areas would continue to be exposed to unavoidable risk from wildland fires. This is not considered an impact of the General Plan and would not, in itself, create a substantial unmet or new or altered fire protection services.

IMPACTS

With full implementation of the policies and programs of the *Policy Document*, the development under the *Land Use Diagram* will not result in a substantial unmet need for new or altered fire protection services. The impact of the General Plan on wildland and urban fire potential is, therefore, less-than-significant.

MITIGATION MEASURES

No mitigation measures are necessary.

CUMULATIVE IMPACT

Development in the foothills and rural areas of El Dorado and Nevada Counties adjoining the narrow foothill portion of Placer County combined with development in Placer County would cumulatively increase wildland fire hazards in this region. Fairly large portions of each of these three counties are in very-high fire hazard areas that share similar problems of topography, vegetation, and inaccessibility. Additional development in this region would expose new and existing residents to increased fire hazards. This increased risk is not considered a significant effect of development under the *Placer County Countywide General Plan.*

9.3 FLOODING AND DAM FAILURE INUNDATION

This section describes potential health and safety impacts from flooding and dam failure inundation hazards from development under the 2010 General Plan development scenario. Flood events, dam failures, and resulting inundation will be analyzed to determine how development at the intensities indicated in the *General Plan Land Use Diagram* would be affected by these hazards.

ENVIRONMENTAL SETTING

Flooding due to excessive rainfall can occur in Placer County anytime between November and May. This type of flood is usually a result of heavy, prolonged rainfall following seasonal ground saturation. Localized cloudburst storms may also occur anytime from early fall to late spring. A gradual or instantaneous failure of a dam structure could occur at any time because of internal erosion caused by embankment or foundation leakage, or inadequate spillway capacity and overtopping during or following a major rainfall.

100-Year Flood Hazard

Most floodplain areas within unincorporated Placer County associated with the 100-year flood are presently undeveloped. The only unincorporated area where existing urban development is affected by 100-year flood hazard is Tahoe City on the Truckee River, although suburban and rural areas along Dry Creek and its tributaries are also affected. The most extensive areas subject to flooding are found in the western part of the county on nearly-flat terrain associated with tributaries to the Sacramento River.

Dam Failure Inundation Hazard

Eleven dams in Placer County are at least 75 feet tall or have a capacity of at least 10,000 acre feet of water. At least 33 smaller dams and numerous private impoundments are located throughout the county. Failure of any one of these dams would flood downstream areas and could cause loss of life and property. Only four dams within the county are considered to have the potential to threaten more than 100 persons: Folsom Lake Dikes 5 and 6; Lake Tahoe Dam; Camp Far West Dam; and Lake Combie Dam.

Additional information on other dams within the county that may pose significant inundation hazards and additional flooding hazards information can be found in Chapter 10 of the *Background Report.*

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to assess impacts resulting development that would be expected to occur under the 2010 General Plan development scenario. The analysis was conducted qualitatively by considering known and anticipated flooding and dam inundation hazards indicated in the *Background Report* in relationship to the areas designated for development on the *Land Use Diagram.*

Assumptions

1. Flooding, dam failure, and inundation impacts are assumed to be generally limited to defined floodways and floodplains along county watercourses and inundation is limited to areas downstream from existing dams and dikes. The analysis does not address impacts associated with flooding less frequent than the 100-year flood event, or more frequent localized flooding.

2. Some existing suburban and rural residences located in unincorporated areas, and urban residences located in incorporated cities may continue to be exposed to existing flooding and dam inundation hazards. This impact is not considered an impact of the *Placer County General Plan.*

Thresholds of Significance

Impacts from flooding and dam failure inundation are considered significant if the General Plan would:

- Allow unmitigated development in mapped floodplains or floodways or areas subject to inundation;
- Increase flood risk as a result of increased surface drainage from new development.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Potential Development in Floodplains

Flooding could potentially cause impacts due to increased development in floodplains resulting in periodic damage to structures and possible loss of life to residents. This impact is limited to flood hazard areas identified in Chapter 10 of the *Background Report.*

Encroachment into floodplain areas could potentially cause impacts due to increased development resulting in higher flood water velocities downstream from narrowing of flood channels. Increased flood velocities could cause property damage, create erosion, and threaten human life. This impact is expected to be generally limited to flood areas identified in the *Background Report.*

The *General Plan Land Use Diagram* designates some land within mapped floodplains or floodways for development.

Potential Development in Areas Subject to Dam Failure Inundation

Dam failure could result in a surge of water through identified inundation areas that would threaten life and property. The most significant impacts of this type are associated with areas downstream from Folsom Lake Dikes 5 and 6, Lake Tahoe Dam, Camp Far West Dam, and Lake Combie Dam. The *General Plan Land Use Diagram* designates land for development in the dam inundation areas of Folsom Lake Dikes 5 and 6, as identified in the *Background Report.*

The *Land Use Diagram* could result in development in areas subject to inundation.

Potential Surface Drainage from New Development

Development under the *General Plan Land Use Diagram* would decrease infiltration rates and concentrate surface water flows, which could increase downstream flooding. This impact is expected to be limited to existing flooding problem areas identified in *Background Report* and in the largest concentrations of new development proposed as part of the General Plan.

The *General Plan Land Use Diagram* could increase flood risk as a result of increased surface drainage from new development.

GENERAL PLAN POLICY RESPONSE

The *General Plan Policy Document* includes the following policies and implementation measures to reduce flooding and dam inundation hazards to development under the *Land Use Diagram.*

Development in Floodplains

Policies

4.F.1. The County shall require that arterial roadways and expressways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.

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.

4.F.7. The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, the cities in the county, and other public agencies in planning and implementing regional flood control improvements.

4.F.11. To the extent that funding is available, the County shall work to solve flood control problems in areas where existing development has encroached into a floodplain.

4.F.13. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.

8.B.1. The County shall promote flood control measures that maintain natural conditions within the 100-year floodplain of rivers and streams.

8.B.2. The County shall continue to participate in the Federal Flood Insurance Program.

8.B.3. The County shall require flood-proofing of structures in areas subject to flooding.

8.B.5. The County shall coordinate with neighboring jurisdictions to mitigate the impacts of new development in Placer County that could increase or potentially affect runoff onto parcels downstream in a neighboring jurisdiction.

Programs

8.3. The County shall continue to maintain flood hazard maps and other relevant floodplain data and shall revise or update this information as new information becomes available.

8.5. The County shall continue to implement and enforce its Flood Damage Prevention Ordinance.

These policies and programs provide for protection of new development from the potential risks of flooding by requiring including identification of flood hazards and flood-proofing of structures. These policies also promote the planning and implementing of flood control improvements.

Population in Areas Subject to Inundation

Policies

8.B.4. The County shall require that the design and location of dams and levees be in accordance with all applicable design standards and specifications and accepted state-of-the-art design and construction practices.

8.B.6. The County shall prohibit the construction of facilities essential for emergencies and large public assembly in the 100-year floodplain, unless the structure and access to the structure are free from flood inundation.

Program

8.4. The County will annually review and revise its Dam Failure Evacuation Plan and applicable portions of the County Emergency Operations Plan. The Office of Emergency Services will continue to provide public information on dam failure preparedness and response.

These policies and programs require that the design and location of dams and levees be constructed according to the highest design and construction practices to minimize the potential for dam failure. Policies also require annual review of and public education on evacuation plans in the event of dam failure and prohibit construction of new facilities essential for emergencies in the 100-year floodplain, unless the structure and access to the facility are free from flood inundation risk.

Surface Drainage from New Development

Policy

8.B.5. The County shall coordinate with neighboring jurisdictions to mitigate the impacts of new development in Placer County that could increase or potentially affect runoff onto parcels downstream in a neighboring jurisdiction.

This policies provides for interjurisdictional coordination to ensure that new development mitigates the possible impacts of increased runoff to downstream areas. Policies concerning stormwater drainage under Goal 4.E, and discussed in Chapter 5 of this *EIR*, also address potential increases in stormwater runoff as a result of new development.

IMPACTS

With full implementation of the policies and programs of the *Policy Document*, there are no significant adverse flooding, surface drainage, or dam inundation impacts resulting from development under the *Land Use Diagram*.

MITIGATION MEASURES

No mitigation measures are necessary.

9.4 NOISE

This section describes health and community impacts of noise on development and of noise created by development under the 2010 General Plan development scenario. Specifically, this section focuses on how development at the intensities indicated by the *General Plan Land Use Diagram* could be affected by existing and anticipated traffic, railroad, industrial, and aircraft noise sources.

ENVIRONMENTAL SETTING

This section summarizes a more detailed description of the existing noise environment in Placer County contained in the *Background Report*. The existing noise environment throughout the majority of Placer County is dominated by traffic on highways (I-80, State Routes 65, 193, 49, 174, 20, 89, 28, and 267) and major arterial streets and roads.

The Southern Pacific Transportation Company (SPTCo) also operates two major railroad lines within Placer County. The major east/west line is generally parallels I-80 from Roseville to Truckee. The north/south line originates at the Roseville humpyard and travels north adjacent to S.R. 65.

Industrial and other fixed noise sources are dispersed throughout Placer County. The major fixed noise sources identified in the *Background Report* include industrial parks, lumber mills, landfills, transfer stations, aggregate and sand and gravel operations, cogeneration plants, auxiliary power plants, snowmaking operations, marinas, and shooting ranges.

Noise related to aircraft operations were identified for the Auburn Municipal Airport, Lincoln Municipal Airport, Blue Canyon Airport, and Truckee-Tahoe Airport, as well as McClellan Air Force Base (AFB), which is located in Sacramento County, but affects a small area of southwestern Placer County.

A community noise survey was conducted throughout Placer County away from major noise sources, in areas containing noise-sensitive land uses. Noise levels ranged between 41 dB and 60 dB L_{dn}.

METHODOLOGY

This section describes the assumptions and thresholds of significance developed to assess noise impacts resulting from development under the 2010 General Plan development scenario.

The traffic noise analysis was conducted quantitatively using traffic volume data prepared for Chapter 4 of this *EIR*. The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict distances to L_{dn} contours for all highways and major roadways.

Because SPTCo officials were not able to provide estimates of future railroad activity, railroad noise levels were assumed to remain the same. Railroad noise level measurements and accepted modeling techniques were used to determine the distances to L_{dn} contours.

Future aircraft noise levels were based upon master plans and previous analyses conducted for each airport.

Assumptions

1. Development throughout Placer County will occur based upon the *General Plan Land Use Diagram*. As development occurs, traffic and resulting traffic noise are assumed to increase. In addition,

industrial facilities and other stationary noise sources will be developed. Rail activity and demand at existing aviation facilities are also expected to increase.

2. Increases in traffic noise levels are based upon changes in traffic volumes. Travel speeds, vehicle-type mix, and the distribution of traffic throughout the day are assumed to remain the same.

3. While it is difficult to determine the noise impacts associated with future industrial facilities, based upon proposed future land use, areas of potential noise impacts associated with new industrial facilities are described.

Thresholds of Significance

Impact significance criteria are based on standards contained in the *General Plan Policy Document* and on standard professional practice. Impacts are considered significant and adverse if the General Plan would exceed the standards contained in the *General Plan Policy Document* or cause a clearly noticeable increase in noise levels.

Table 9-1 is commonly used to show expected public reaction to changes in environmental noise levels. This table was developed on the basis of test subjects' reactions to changes in the levels of steady-state pure tones or broad-band noise and to changes in levels of a given noise source. It is probably most applicable to noise levels in the range of 50 to 70 dBA, since this is the usual range of voice and interior noise levels.

TABLE 9-1

SUBJECTIVE REACTION TO CHANGES IN NOISE LEVELS OF SIMILAR SOURCES

Change in Level, dBA	Subjective Reaction	Factor Change In Acoustical Energy
1	Imperceptible (Except for Tones)	1.3
3	Just Barely Perceptible	2.0
6	Clearly Noticeable	4.0
10	About Twice (or Half) as Loud	10.0

Source: Architectural Acoustics, M. David Egan, 1988.

IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

Potential Exposure of Noise-Sensitive Land Uses to Unacceptable Traffic Noise Levels

Development under the *General Plan Land Use Diagram* would result in an increase in traffic noise levels. Table 9-2 and Figure 9-1 show the distances to the traffic noise contours for all highways and major roadways within Placer County. Table 9-2 also shows the relative change in existing noise levels from those reported in the *Background Report*. The potential exists for existing and future land uses to exceed acceptable noise exposure associated with roadway traffic. Future noise-sensitive uses could be located inside the 60 dB L_{dn} roadway noise contours. Increased noise levels associated with traffic may encroach upon existing noise-sensitive land uses, or further increase noise levels in excess of 60 dB L_{dn}.

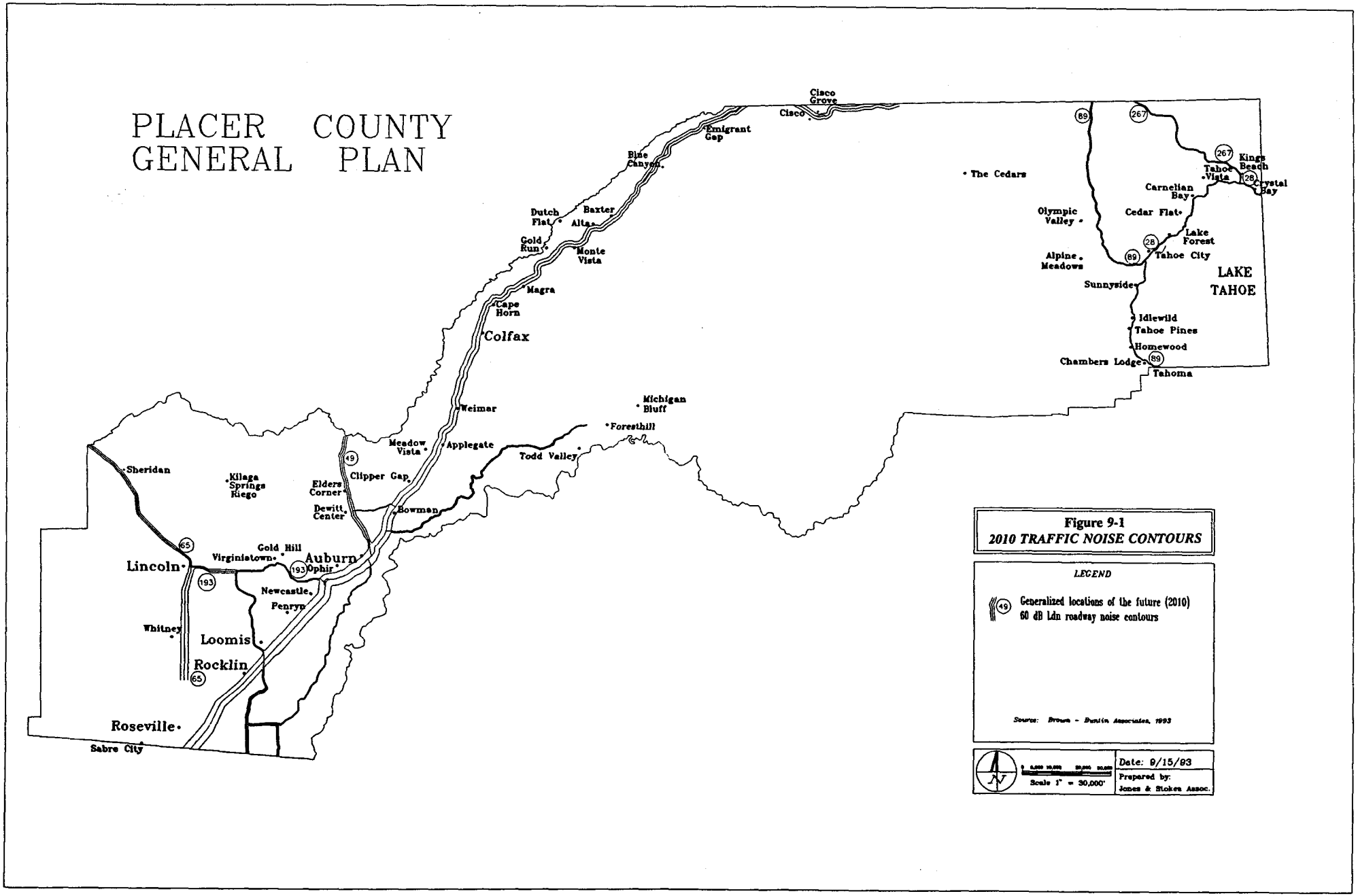


Figure 9-1
2010 TRAFFIC NOISE CONTOURS

LEGEND

(49) Generalized locations of the future (2010) 60 dB Ldn roadway noise contours

Source: Brown - Buntin Associates, 1993

Development under the *General Plan Land Use Diagram* for the year 2040 is expected to result in further increases in noise levels from traffic. It would take a doubling of traffic to increase noise levels by approximately 3 dB.

The *General Plan Land Use Diagram* could allow for development of noise sensitive land uses where traffic noise would exceed the standards contained in the *Policy Document*, and/or cause a clearly noticeable change in noise levels.

TABLE 9-2

DISTANCE (FEET) FROM CENTER OF ROADWAY TO L_{dn} CONTOURS

Segment	Description	Future		Future/Existing Difference
		60 Db	65 dB	dB
I-80				
1	Sacramento County Line to Riverside Drive	2,208	1,025	+ 2.2
2	Riverside Drive to Douglas Boulevard	2,124	986	+ 1.9
3	Douglas Boulevard to Atlantic Street	2,115	982	+ 2.0
4	Atlantic Street to Route 65	1,859	863	+ 2.5
5	Route 65 to Rocklin Road	1,895	880	+ 2.9
6	Rocklin Road to Sierra College Boulevard	1,759	816	+ 2.6
7	Sierra College Boulevard to Dixon/Loomis Road	1,480	687	+ 1.6
8	Dixon/Loomis Road to Penryn Road	1,646	764	+ 2.3
9	Penryn Road to Route 193	2,135	991	+ 2.3
10	Route 193 to Route 49	2,003	930	+ 2.1
11	Route 49 to Auburn Ravine	2,011	933	+ 2.3
12	Auburn Ravine to Bell Road	1,622	753	+ 2.4
13	Bell Road to Dry Creek Road	1,575	731	+ 2.4
14	Dry Creek Road to Clipper Gap Road	1,494	694	+ 2.0
15	Clipper Gap Road to Applegate Road	1,395	647	+ 2.4
16	Applegate Road to Heather Glen	1,326	615	+ 1.9
17	Heather Glen to Weimar Cross Road	1,274	591	+ 1.9
18	Weimar Cross Road to Illinois Town Road	1,230	571	+ 2.1
19	Illinois Town Road to Route 174	1,153	535	+ 1.8
20	Route 174 to Magra	1,036	481	+ 1.6
21	Magra to Gold Run	1,027	477	+ 1.7
22	Gold Run to Monte Vista	971	451	+ 1.6
23	Monte Vista to Alta Road	946	439	+ 1.4
24	Alta Road to Baxter	946	439	+ 1.4
25	Baxter to Drum Forebay Road	851	395	+ 1.2
26	Drum Forebay Road to Blue Canyon	871	404	+ 1.2
27	Blue Canyon to Pitts Lake	867	402	+ 1.2
28	Pitts Lake to Carpenter Gap	843	391	+ 1.1
29	Carpenter Gap to Yuba Gap	832	386	+ 1.1
30	Yuba Gap to Cisco Grove	893	414	+ 1.3
31	Cisco Grove to Hampshire Rocks	887	412	+ 1.2
32	Hampshire Rocks to Kingvale	885	411	+ 1.1

TABLE 9-2, cont.

S.R. 65				
33	I-80 to Harding Boulevard	1,100	511	+ 5.4
34	Harding Boulevard to Blue Oaks Boulevard	1,225	569	+ 6.1
35	Blue Oaks Boulevard to Sunset Boulevard	1,073	498	+ 5.6
36	Sunset Boulevard to Industrial Boulevard	1,137	528	+ 6.2
37	Industrial Boulevard to Moore Road	332	154	+ 1.8
38	Moore Road to Gladding Road	369	171	+ 1.6
39	Gladding Road to Sheridan (F Street)	427	198	+ 1.3
40	Sheridan (F Street) to Yuba County Line	494	229	+ 1.8
S.R. 193				
41	Route 65 to Auburn Ravine	354	164	+ 4.6
42	Auburn Ravine to Sierra College Boulevard	568	264	+ 5.4
43	Sierra College Boulevard to Clark Tunnel Road	313	145	+ 4.7
44	Clark Tunnel Road to Gold Hill Road	184	85	+ 3.4
45	Gold Hill Road to I-80	204	95	+ 2.7
S.R. 49				
46	Forest Hill Road to Lincoln Way	192	89	+ 0.0
47	Lincoln Way to I-80	225	104	+ 0.6
48	I-80 to Palm Avenue	387	180	+ 0.7
49	Palm Avenue to Luther Road	687	319	+ 1.6
50	Luther Road to Bell Road	704	327	+ 1.3
51	Bell Road to Dry Creek Road	481	223	+ 0.4
52	Dry Creek Road to Nevada County Line	584	271	+ 2.2
S.R. 174				
53	I-80 to Auburn Street	147	68	+ 0.4
54	Auburn Street to Main Street	83	39	+ 1.0
55	Main Street to Rollins Lake Road	70	33	+ 0.0
56	Rollins Lake Road to Nevada County Line	57	27	+ 0.0
S.R. 20				
57	I-80 to Nevada County Line	134	62	+ 1.7
S.R. 89				
58	El Dorado County Line to Pineland Drive	124	57	+ 1.6
59	Pineland Drive to S.R. 28	130	60	+ 1.2
60	S.R. 28 to Squaw Valley	209	97	+ 1.3
61	Squaw Valley to Nevada County Line	272	126	+ 2.4
S.R. 28				
62	S.R. 89 to Tahoe State Park	160	74	+ 1.9
63	Tahoe State Park to Lake Forest Drive	228	106	+ 2.1
64	Lake Forest Drive to Lardin Way	197	92	+ 2.2
65	Lardin Way to Carnelian Bay Road	136	63	+ 1.5
66	Carnelian Bay Road to Granite Road	136	63	+ 2.3
67	Granite Road to National Avenue	146	68	+ 2.5
68	National Avenue to S.R. 267	165	77	+ 2.1
69	S.R. 267 to Coon Street	120	56	+ 1.3
70	Coon Street to Nevada State Line	130	60	+ 1.3

TABLE 9-2, cont.

S.R. 267				
71	Nevada County Line to Tahoe Truckee Airport Rd.	213	99	+ 2.0
72	Tahoe Truckee Airport Road to North Star Road	200	93	+ 1.8
73	North Star Road to Martis Peak Road	180	83	+ 1.5
74	Martis Peak Road to North Avenue	228	106	+ 1.9
75	North Avenue to S.R. 28	118	55	+ 1.7
Douglas Boulevard				
76	Sierra College Boulevard to Barton Road	394	183	+ 2.1
77	Barton Road to Auburn Folsom Road	411	191	+ 2.4
Sierra College Boulevard				
78	Sacramento County Line to Douglas Boulevard	498	231	+ 2.3
79	Douglas Boulevard to Rocklin Road	473	220	+ 5.8
80	Rocklin Road to I-80	177	82	+ 3.6
81	I-80 to S.R. 193	252	117	+ 5.1
Rocklin Road				
82	Pacific Avenue to I-80	260	121	+ 2.6
83	I-80 to Sierra College Boulevard	353	164	+ 8.3
Auburn-Folsom Road				
84	Sacramento County Line to Douglas Boulevard	361	168	+ 4.1
85	Douglas Boulevard to Cavitt-Stallman Road	177	82	+ 0.7
86	Cavitt-Stallman Road to New Castle Road	92	43	+ 0.5
87	New Castle Road to Shirland Tract Road	152	71	+ 6.3
Bell Road				
88	S.R. 49 to New Airport Road	274	127	+ 2.7
89	New Airport Road to I-80	289	134	+ 2.1
Luther Road				
90	S.R. 49 to Dairy Road	114	53	+ 0.9
91	Dairy Road to Bowman Road	167	77	+ 2.2
Foresthill Road				
92	I-80 to Auburn-Folsom Road	168	78	+ 0.0
93	Auburn-Folsom Road to Ponderosa Way	221	103	+ 0.4
94	Ponderosa Way to Todds Valley Road West	------	------	------
95	Todds Valley Road West to Todds Valley East	------	------	------
96	Todds Valley East to Mesquite Ridge Road	163	76	+ 0.9
Placer Hills Road				
97	I-80 to Meadow Vista	139	65	+ 0.0
Pacific/Taylor Street				
98	King Road to Penryn Road	153	71	+ 4.5
99	Penryn Road to SR 193	109	50	+ 2.1

Source: Brown-Buntin Associates, June 1994.

Potential Exposure of Noise-Sensitive Land Uses to Unacceptable Railroad Noise

Development under the *General Plan Land Use Diagram* could result in noise-sensitive land uses encroaching within close proximity of the SPTCo railroad tracks. This could result in individuals being exposed to noise levels which may be considered unacceptable. Table 9-3 shows the distances to the SPTCo railroad noise contours. Noise-sensitive land uses located inside the 60 dB L_{dn} contours shown in Table 9-3 would be considered exposed to unacceptable noise levels.

Development under the *General Plan Land Use Diagram* could result in additional noise-sensitive land uses encroaching the area affected by noise from rail operations on the SPTCo railroad tracks. This could result in additional exposure to unacceptable noise levels.

The *General Plan Land Use Diagram* could allow for development of noise sensitive land uses where railroad noise would exceed the standards contained in the *Policy Document*, and/or cause a clearly noticeable change in noise levels.

TABLE 9-3

APPROXIMATE DISTANCE TO RAILROAD NOISE CONTOURS

Track/Direction	L_{dn}, dB, 100 Feet From Tracks	Distance to L_{dn} Contour (feet)	
		60 dB	65 dB
East-West Track			
one direction	65.4	228	106
both directions	68.7	380	176
North-South Track			
both directions	70.3	485	225

Source: Brown-Buntin Associates, September 1993.

Potential Exposure of Noise-Sensitive Land Uses to Unacceptable Industrial and Other Fixed Sources

As additional development occurs throughout the county, the potential for noise-sensitive land uses encroaching upon existing or proposed fixed noise sources exists. The potential for new fixed noise sources encroaching upon existing or proposed noise-sensitive land uses also exists. Development under the *General Plan Land Use Diagram* would result in additional residential, commercial, industrial, and office space throughout the unincorporated areas of the county.

All land uses designated General Commercial, Business Park/Industrial, and Public Facility are considered to have potential noise sources that may exceed acceptable standards. It is not possible at this time, however, to determine noise impacts associated with development under these land use designations. A review of potential noise impacts should, therefore, be conducted for these types of facilities when they are proposed.

Potential Exposure of Noise-Sensitive Land Uses to Unacceptable Aircraft Noise

Development under the *General Plan Land Use Diagram* may result in additional noise-sensitive land uses located within the 60 dB CNEL contours for existing aviation facilities. The airports identified in the Background Report include the Auburn Municipal Airport, Lincoln Municipal Airport, Blue Canyon Airport, Truckee-Tahoe Airport, and McClellan Air Force Base.

Future 60 dB CNEL contours are shown in the *Background Report* for the Auburn Municipal Airport, Lincoln Municipal Airport, the Truckee-Tahoe Airport, and McClellan Air Force Base. The noise level contours for each of these airports were prepared for their master plans or comprehensive land use plans.

Neither existing or future noise contours have been prepared for the Blue Canyon Airport. Currently there are only 2 single engine aircraft based at the Blue Canyon Airport, with a total of 2,000 annual operations. Based upon the relatively small number of operations, the *Background Report* assumed that the 65 dB CNEL contour would be confined to the airport property. Based upon the 1990 California Aviation System Plan (CASP), future operations (Year 2005) are expected to increase to 3,064 annual operations. Therefore, CNEL values associated with future operations are not expected to increase by more than 2 dB.

Information on future noise impacts associated with airports does not correspond well to the General Plan 2010 development scenario. Therefore, a detailed analysis of airport noise impacts cannot be conducted.

Future noise impacts associated with McClellan AFB operations are considered to be the same as those described above under the *Background Report.*

GENERAL PLAN POLICY RESPONSE

The *Policy Document* includes the following policies and programs to address noise implications of development under the *Land Use Diagram.*

Traffic and Railroad Noise Levels

Policies

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.

9.A.3. The County shall continue to enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).

9.A.6. The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure 9-1.

9.A.7. The County shall purchase only new equipment and vehicles which comply with noise level performance standards based upon the best available noise reduction technology.

9.A.8. New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources, including airports, which exceed

the levels specified in Table 9-3, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 9-3.

9.A.9. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 9-3 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

9.A.10. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9-3 or the performance standards of Table 9-1, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:

a. The development is for less than five single-family dwellings or less than 10,000 square feet of total gross floor area for office buildings, churches, or meeting halls;

b. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources;

c. The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas (other than outdoor sports and recreation areas) does not exceed 65 dB L_{dn} (or CNEL) prior to mitigation. For outdoor sports and recreation areas, the existing or projected future noise exposure may not exceed 75 dB L_{dn} (or CNEL) prior to mitigation;

d. The topography in the project area is essentially flat; that is, noise source and receiving land use are at the same grade; and

e. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to the levels specified in Table 9-1 or 9-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.

9.A.11. The County shall implement one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses, or where the cumulative increase in noise levels resulting from new development significantly impacts noise-sensitive land uses:

a. Rerouting traffic onto streets that have available traffic capacity and that do not adjoin noise-sensitive land uses;
b. Lowering speed limits, if feasible and practical;
c. Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment of developer fees;
d. Acoustical treatment of buildings; or
e. Construction of noise barriers.

9.A.12. Where noise mitigation measures are required to achieve the standards of Tables 9-1 and 9-3, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

9.B.1. The County shall require that new noise-sensitive land uses established next to existing industrial areas be responsible for self-mitigating noise impacts from industrial activities.

9.B.2. The County shall apply noise standards in a manner consistent with encouraging the retention, expansion, and development of new businesses pursuant to Goal 1.N. and Policy 1.N.2.

9.B.3. Because many industrial activities and processes necessarily produce noise which will likely be objectionable to nearby non-industrial land uses, existing and potential future industrial noise emissions shall be accommodated in all land use decisions.

9.B.4. Whenever noise exposure standards herein fall subject to interpretation relative to industrial activities, the benefit of the doubt shall be afforded to the industrial use.

Programs

9.1. The County shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.

9.2. The County shall develop and employ procedures to monitor compliance with the standards of the Noise section of the Policy Document after completion of projects where noise mitigation measures were required.

9.3. The County shall periodically review and update the Noise section of the Policy Document to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of the General Plan.

These policies address potential impacts from traffic and railroad noise upon noise-sensitive land uses, including providing for buffers between residential uses and significant noise-generators, providing for noise insulation in buildings, and requiring new development to meet the noise standards contained in the *Policy Document*. Policies also address reducing existing noise impacts on existing development.

Industrial and Other Fixed Noise Sources

Policies

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.

1.E.1. The County shall only approve new industrial development that has the following characteristics:

a. *Adequate infrastructure and services;*
b. *Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile transportation;*
c. *Sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials;*
d. *Minimal significant adverse environmental impacts; and*
e. *Minimal adverse effects on scenic routes, recreation areas, and public vistas.*

1.E.3. Until such time as a JPA is created for the Sunset Industrial Area (see Policy 1.N.12), the County shall review all proposed development projects with the adjacent city and jointly prepare appropriate development infrastructure and public service standards for such projects. (See also Policy 1.A.5.)

9.A.1. The County shall not allow development of new noise-sensitive uses where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1.

9.A.2. The County shall require that noise created by new non-transportation noise sources be mitigated so as not to exceed the noise level standards of Table 9-1 as measured immediately within the property line of lands designated for noise-sensitive uses.

9.A.3. The County shall continue to enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).

9.A.4. Impulsive noise produced by blasting should not be subject to the criteria listed in Table 9-1. Single event impulsive noise levels produced by gunshots or blasting shall not exceed a peak linear overpressure of 122 db, or a C-weighted Sound Exposure Level (SEL) of 98 dBC. The cumulative noise level from impulsive sounds such as gunshots and blasting shall not exceed 60 dB L_{Cdn} or $CNEL_C$ on any given day. These standards shall be applied at the property line of a receiving land use.

9.A.5. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 9-1 at existing or planned noise-sensitive uses, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are listed in Table 9-2.

9.A.10. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9-3 or the performance standards of Table 9-1, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:

a. *The development is for less than five single-family dwellings or less than 10,000 square feet of total gross floor area for office buildings, churches, or meeting halls;*

b. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources;

c. The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas (other than outdoor sports and recreation areas) does not exceed 65 dB L_{dn} (or CNEL) prior to mitigation. For outdoor sports and recreation areas, the existing or projected future noise exposure may not exceed 75 dB L_{dn} (or CNEL) prior to mitigation;

d. The topography in the project area is essentially flat; that is, noise source and receiving land use are at the same grade; and

e. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to the levels specified in Table 9-1 or 9-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.

9.A.11. The County shall implement one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses, or where the cumulative increase in noise levels resulting from new development significantly impacts noise-sensitive land uses:

a. Rerouting traffic onto streets that have available traffic capacity and that do not adjoin noise-sensitive land uses;
b. Lowering speed limits, if feasible and practical;
c. Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment of developer fees;
d. Acoustical treatment of buildings; or
e. Construction of noise barriers.

9.A.12. Where noise mitigation measures are required to achieve the standards of Tables 9-1 and 9-3, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

Programs

9.1. The County shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.

9.2. The County shall develop and employ procedures to monitor compliance with the standards of the Noise section of the Policy Document after completion of projects where noise mitigation measures were required.

9.3. The County shall periodically review and update the Noise section of the Policy Document to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of the General Plan.

These policies require new industrial development to provide buffers from residential areas to avoid adverse noise impacts, require new public facilities to be designed to avoid adverse noise impacts on surrounding land uses, and require noise insulation in buildings. The policies also require that the development of new noise-sensitive uses and the development of new industrial and other fixed noise sources meet the noise standards contained in the *Policy Document*. Policies also address reducing existing noise impacts on existing development.

Aircraft Noise

Policies

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.

8.D.2. The County shall limit land uses in airport safety zones to those uses listed in the applicable airport comprehensive land use plans (CLUPs) as compatible uses. Exceptions shall be made only as provided for in the CLUPs. Such uses shall also be regulated to ensure compatibility in terms of location, height, and noise.

8.D.3. The County shall ensure that development within the airport approach and departure zones complies with Part 77 of the Federal Aviation Administration Regulations (objects affecting navigable airspace).

9.A.3. The County shall continue to enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).

9.A.6. The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure 9-1.

9.A.7. The County shall purchase only new equipment and vehicles which comply with noise level performance standards based upon the best available noise reduction technology.

9.A.8. New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources, including airports, which exceed the levels specified in Table 9-3, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 9-3.

9.A.9. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 9-3 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

9.A.10. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9-3 or the performance standards of Table 9-1, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:

a. The development is for less than five single-family dwellings or less than 10,000 square feet of total gross floor area for office buildings, churches, or meeting halls;

b. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources;

c. The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas (other than outdoor sports and recreation areas) does not exceed 65 dB L_{dn} (or CNEL) prior to mitigation. For outdoor sports and recreation areas, the existing or projected future noise exposure may not exceed 75 dB L_{dn} (or CNEL) prior to mitigation;

d. The topography in the project area is essentially flat; that is, noise source and receiving land use are at the same grade; and

e. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to the levels specified in Table 9-1 or 9-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.

9.A.11. The County shall implement one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses, or where the cumulative increase in noise levels resulting from new development significantly impacts noise-sensitive land uses:

a. Rerouting traffic onto streets that have available traffic capacity and that do not adjoin noise-sensitive land uses;
b. Lowering speed limits, if feasible and practical;
c. Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment of developer fees;
d. Acoustical treatment of buildings; or
e. Construction of noise barriers.

9.A.12. Where noise mitigation measures are required to achieve the standards of Tables 9-1 and 9-3, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

Programs

8.8. The County shall review all development projects within the overflight zones of Placer County airports for consistency with applicable airport comprehensive land use plans (CLUPs).

9.1. The County shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.

9.2. The County shall develop and employ procedures to monitor compliance with the standards of the Noise section of the Policy Document after completion of projects where noise mitigation measures were required.

9.3. The County shall periodically review and update the Noise section of the Policy Document to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of the General Plan.

These policies address potential noise impacts from airports or aircraft upon noise-sensitive land uses, requiring consistency with airport comprehensive land use plans (CLUPs), and requiring noise insulation in buildings. The policies also require that the development of new noise-sensitive uses meet the noise standards contained in the *Policy Document*. Policies also address reducing existing noise impacts on existing development.

IMPACTS

This section describes the impacts of the General Plan that are not mitigated by the *Policy Document*.

Traffic Noise

Existing noise-sensitive uses which currently are not exposed to unacceptable traffic noise levels could experience increased traffic noise levels in excess of *Policy Document* standards as a result of development under the General Plan. This would be considered a significant impact.

Railroad Noise

No significant adverse railroad noise impacts to sensitive land uses would result from development under the General Plan. Impacts are considered less-than-significant if the General Plan policies are fully implemented.

Industrial and Other Fixed Noise Sources

No significant adverse industrial and other fixed source noise impacts to sensitive land uses would result from development under the General Plan. Impacts are considered less-than-significant if General Plan policies are fully implemented.

Aircraft Noise

No significant adverse aircraft noise impacts to sensitive land uses would result from development under the General Plan. Impacts are considered less than-significant if the General Plan policies are fully implemented.

MITIGATION MEASURES

Traffic Noise

No mitigation measures are available to reduce the impacts of the *General Plan* on existing noise-sensitive land uses to a less-than-significant level.

Railroad Noise

No mitigation measures are necessary.

Industrial and Other Fixed Noise Sources

No mitigation measures are necessary.

Aircraft Noise

No mitigation measures are necessary.

Chapter 10
Mandatory CEQA Sections

CHAPTER 10

MANDATORY CEQA SECTIONS

10.1 INTRODUCTION

This chapter of the *Final EIR* focuses on several specific topics that the *State CEQA Guidelines* mandates be addressed in EIRs. The *Guidelines* indicates a preference that these subjects be discussed in separate sections or paragraphs, but allows for the inclusion of a table showing where each of the subjects is discussed within the EIR. This chapter combines the two approaches, with separate discussions for each mandatory topic and references to appropriate sections elsewhere in the *Final EIR* for elaboration on the discussion included here.

10.2 ALTERNATIVES

REQUIREMENTS

The following paragraphs discuss the requirement that EIRs include a description of the alternatives to a proposed project that have been considered. The first section describes the general requirements of CEQA and the second section summarizes the directions of the California *General Plan Guidelines* with respect to the consideration of alternatives in general plan projects.

State CEQA Guidelines

According to the *State CEQA Guidelines*, an EIR must "describe a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, and evaluate the comparative merits of the alternatives." Following are the directions that the *State CEQA Guidelines* provides regarding the discussion of alternatives within an EIR.

(1) If there is a specific proposed project or a preferred alternative, explain why the other alternatives were rejected in favor of the proposal if they were considered in developing the proposal.

(2) The specific alternative of "no project" shall also be evaluated along with the impact. If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

(3) The discussion of alternatives shall focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

(4) If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed but in less detail than the significant effects of the project as proposed. (County of Inyo v. City of Los Angeles, 124 Cal. App. 3d 1.)

(5) The range of alternatives required in an EIR is governed by "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The key issue is whether the selection and discussion of alternatives fosters informed decision-making and informed public participation. An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative. (Residents Ad Hoc Stadium Committee v. Board of Trustee (1979) 89 Cal. App. 3d 274.)

General Plan Guidelines

The State's *General Plan Guidelines* further elaborates on CEQA's requirements as they pertain to the preparation of general plans, stating as follows:

> For any set of goals and objectives, there will be a number of possible courses of action a community may pursue. Alternative plan proposals should be developed and tested at this stage to enable a community to examine its possible planning scenarios. Besides the goals and objectives, the varying plans should consist of alternative sets of principles, policies, standards and plan proposals.
>
> The nature and detail of the alternatives will depend upon the extent of the planning program. For new general plans and comprehensive general plan revisions, the alternatives will often focus on population levels and on the scale, location, and type of development. The alternatives in a more limited planning program, such as for a single element, will deal with a narrower range of options. To the extent possible, the alternatives should be developed with implementation measures in mind. This will ensure the feasibility of the basic policies.
>
> The alternatives need not be mutually exclusive. Ultimately, the decision makers may select an amalgamation of two or more alternatives as the best choice. *(General Plan Guidelines, page 53.)*

ALTERNATIVES CONSIDERATION PROCESS

The County formally considered alternatives to the project during two phases of the General Plan Update process. The County's approach to considering alternatives satisfies CEQA requirements and follows the directions set forth in the *General Plan Guidelines*,

Issues and Options

The first, and most extensive, consideration of alternatives occurred in Phase 5, the "Issues and Options" phase, during which the County considered a series of policy and program options and several broad land use alternatives. The primary vehicle for this consideration was the *General Plan Issues and Options Report*, which was published in January 1993. The report was subjected to an extensive round of public review, including six townhall meetings at various locations throughout the county and seven public meetings before the Board of Supervisors.

The purpose of the *Issues and Options Report* was to solicit policy direction from the Board of Supervisors on key issues to be addressed in the General Plan Update and to provide the framework for developing the goals, policies, implementation programs, and land use and circulation plans of the *General Plan Policy Document.* The comparative analysis contained in the *Issues and Options Report* provided the basis for the Board of Supervisors' decision among the alternatives presented in that report.

Appendix A to this *EIR* describes the contents of the *Issues and Options Report* in detail, including a summary of the directions that the Board of Supervisors provided as a result of consideration of the report.

Draft General Plan

The second consideration of alternatives occurred during review of the *Draft General Plan.* Between October 1993 and February 1994, the Planning Commission conducted nine meetings to review the *Draft General Plan* and *Draft EIR*, seven of which included formal opportunities for public input. These meetings were held on the following dates:

October 14, 28, and 29, 1993;
November 11 and 18, 1993;
January 13 and 19, 1994;
February 2, 1994; and
May 12, 1994.

The result of these meetings was a set of recommendations to the Board of Supervisors regarding the full range of issues discussed in the *Draft Policy Document.*

Based on the Planning Commission's recommendations, County Staff and Consultants prepared another version of the *Draft Policy Document* for review by the Board of Supervisors. This version was published on February 18, 1994. The Board of Supervisors then held public hearings on March 22, 1994, and April 5, 1994. At the latter meeting, the Board endorsed the Commission's recommendations and provided County Staff and Consultants with several other important directions. The Board held additional meetings on May 3, June 7, and June 21, 1994, at which it elaborated its earlier directions.

As a result of public hearings held by the Planning Commission and Board of Supervisors and several months of deliberation by those two bodies, the project defined in the *Draft EIR* was modified to produce the final project (i.e., the adopted *General Plan*).

DESCRIPTION OF ALTERNATIVES CONSIDERED

As a practical matter, because of the comprehensive nature of general plans, the number of ways that various policy and program alternatives could conceivably be combined with alternative land use scenarios is infinite. For most policies in the plan, there is at least one alternative, and for many, if not most, individual parcels of land, there is at least one possible alternative land use designation. The task of constructing alternatives for a general plan--particularly for an entire county--can, therefore, be extremely complicated.

To simplify this exercise, based on economic analysis conducted as part of the General Plan Update, County Staff and Consultants established the assumption that demand for development would be fixed; in other words, the total amount of growth expected to occur throughout the county would be the same, absent local government action to constrain the supply or availability of land for development. This assumption relies on population projections for the region and for Placer County prepared by the State of California Department of Finance (DOF) and the Center for the Continuing Study of the California Economy (CCSCE); population and employment projections for the region and the county prepared by the Sacramento Area Council of Governments (SACOG); and population and employment projections prepared by the Tahoe Regional Planning Agency (TRPA). All of these projections anticipate strong growth in the absence of significant constraints to land availability or accessibility; analysis conducted

early in the General Plan Update process indicated that no such constraints were in effect in Placer County.

Based on the economic analysis conducted for the General Plan Update and the projections described above, the County settled on a set of two assumptions about growth through the year 2010: the total population of Placer County would be approximately 310,000 and the total employment would be approximately 153,000.

Having established these basic development assumptions, County Staff and Consultants had to construct alternatives that represented a reasonable range of choices, given the County's limited capacity to influence market forces. Accordingly, Staff and Consultants isolated those influences that the County can effectively exercise in the development process: location, type, and timing of development approved. They then developed three scenarios, each based on a different set of policy assumptions representing broad philosophical distinctions about how the County could influence the location, type, and timing of growth in unincorporated Placer County, and therefore the distribution of assumed future growth between the unincorporated area of the county and the cities.

The three Issues and Options alternatives are described below. In addition, two other alternatives are described. The first is the *Draft Plan* that resulted from the Board of Supervisors' consideration of the three Issues and Options Alternatives and the second is the *General Plan* adopted in 1994, which reflects the Board's modifications to the *Draft Plan* based on public review and debate. The following paragraphs, therefore, describe the five land use alternatives that the County has considered during the General Plan Update process.

Issues and Options Alternative 1: New Urban Growth Directed to Cities

Alternative 1 from the *Issues and Options Report* emphasized the shifting of jurisdictional control over new growth and development from the County to the cities within the county. According to this alternative, County General Plan policies would be drafted to encourage most new urban-scale growth to occur within the incorporated cities of Placer County (including currently unincorporated areas within city spheres of influence to be annexed to cities), rather than in unincorporated areas of the county.

Issues and Options Alternative 2: Expansion of Established Communities (No Project)

Under Alternative 2 from the *Issues and Options Report*, the County would promote new growth in established unincorporated communities within and immediately adjacent to existing developed areas and away from environmentally-sensitive areas. The County would achieve this objective by promoting development in areas with the capacity, or potential capacity, to accommodate additional growth without exacerbating existing or causing new natural resource, infrastructure, or public facilities and services problems. Under this alternative, the County would also have modified existing plans to reduce development potential in unincorporated areas where land use designations in the old general plan reflected unrealistic development potential in light of resource, infrastructure, or service limitations. Alternative 2 would provide for no new communities or other major new growth areas; it instead would call for the intensification of existing unincorporated areas, including areas within the spheres of influence of cities. The most important distinction between Alternatives 1 and 2 is that under Alternative 1, the approval of new urban development would be left up to cities, while under Alternative 2, the County would continue to approve such development.

As noted above, CEQA requires that the specific alternative of "no project" be evaluated along with the impact. For purposes of this *EIR*, the "no-project" alternative would be the continued implementation of the County's *1967 General Plan* and all existing community plans (neither amended nor updated). Because Issues and Options Alternative 2 closely approximated the *1967 General Plan*, the *Issues and Options Report* analysis of Alternative 2 provided the information necessary for the Board of Supervisors to consider the impacts of the "no project" alternative.

Issues and Options Alternative 3: New Growth Area

Under Alternative 3 from the *Issues and Options Report*, the County would identify an area or areas suitable for the establishment of new urban development. This alternative would redirect growth from the established unincorporated communities, thereby relieving development pressure on potentially sensitive areas. Development in new growth areas under this alternative would emphasize "neo-traditional" planning principles (e.g., compact pedestrian- and transit-oriented development). In conjunction with the identification of new growth areas, the County would explore a transfer of development rights (TDR) program as a means of reallocating development potential from existing communities and surrounding agricultural land to the new community site. While under Alternative 1 the County would direct new urban development to the cities, and under Alternative 2 it would continue to approve new urban development in some of the same areas as the cities (e.g., within city spheres of influence), under Alternative 3 the County would provide an opportunity for urban development in an entirely new location.

For purposes of analysis, the *Issues and Options Report* assumed that new urban development would be designed to function as a discrete "new town" with a buildout population of approximately 20,000 and an area of about four square miles. Community design would emphasize urban densities with compact urban form, implement neo-traditional urban planning concepts where feasible, and de-emphasize typical suburban development. Commercial development would emphasize "village commercial" character.

Draft Countywide General Plan (Issues and Options Alternative 5)

The Board of Supervisors' direction regarding land use alternatives from the *Issues and Options Report* reflected a composite of various considerations. The Board chose not to provide its direction in terms of one of the three alternatives described in Chapter 2 of the *Issues and Options Report*. It, instead, opted to provide its direction in the form of a hybrid alternative, which was labeled "Alternative 5," which became the *Draft Countywide General Plan* (October 1, 1993). Rather than including a single new growth area, as would be the case under Alternative 3, the Board decided to designate four new growth areas: Bickford Ranch, with a population capacity of approximately 5,900; Placer Villages, with a holding capacity of 37,300 residents; Stanford Ranch West, with capacity for approximately 19,900 residents; and the Villages of Dry Creek, with a population capacity of 33,600. The *Draft Plan* constituted the project that was analyzed in the *Draft EIR*, also published in October 1993.

The Project (Modified Draft Plan)

As a result of its deliberations on the *Draft General Plan*, as well as consideration of the Planning Commission's recommendation, the Board of Supervisors made several changes to the *Draft Policy Document*, including several significant changes to the *Land Use Diagram*. These changes are reflected in the *General Plan* that is the subject of this *EIR* (i.e., the project). The most important changes pertained to the new growth areas identified in the *Draft Plan*. The Board of Supervisors directed that all references to these new growth areas be deleted from the *Policy Document* and that the Specific Plan Area (SP) designations for these new growth areas be removed from the *Land Use Diagram*. These

changes are reflected in the elimination of the Stanford Ranch West and Placer Villages new growth areas from the *Land Use Diagram* and reversion of these areas to the designations that appeared on the previous general plan land use map (a mix of industrial and agricultural designations for Stanford Ranch West and agricultural designations for Placer Villages). The reversion of these two areas resulted in a reduction in residential development potential of approximately 24,000 dwelling units (or 60,000 potential residents) and a reduction in commercially- and industrially-designated land of approximately 1,300 acres. In addition, the Bickford Ranch new growth area was designated Rural Residential and the Villages of Dry Creek new growth area was included as part of the *Dry Creek/West Placer Community Plan* (and accordingly removed from the *Countywide General Plan Land Use Diagram*). The designation of the Bickford Ranch new growth area as Rural Residential resulted in a reduction of the residential holding capacity of the area by approximately 550 units. The shift of the Villages of Dry Creek project resulted in no change in the intensity of the proposed development.

Chapter 1 of this *EIR* includes a detailed description of the current project, including an explanation of how it differs from the *Draft Plan* and how those differences affected this *EIR* analysis.

COMPARISON OF SIGNIFICANT PROJECT IMPACTS WITH IMPACTS OF ALTERNATIVES

This section compares the *Countywide General Plan* with the alternatives considered by the County in the General Plan Update process. The analysis concentrates on the relative effects of the alternatives with respect to those eight impact areas in which this *EIR* determines the *General Plan* would result in significant or potentially significant impacts (see Section 1.8 of Chapter 1, Impact Summary).

The distinctions among the alternatives are a function of how future development is assumed to be distributed throughout the county (i.e., among unincorporated areas and between unincorporated and incorporated areas), as well as the form that such development is assumed to take. The mitigating effects of the policies and programs of the *Policy Document* are *not* considered in the comparisons.

The following paragraphs summarize the relative impacts of each of the alternatives for each of the eight impact categories in which the *General Plan* could have significant or potentially significant impacts. Following each summary is an ordinal ranking of the alternatives, with 1 indicating the alternative with the least impact and 5 indicating the greatest impact. Note that some of the impact categories have been combined because of the similarity of the methodology for determining their impacts. Table 10-1 summarizes the ordinal rankings of the comparative analyses.

Land Use

Since development under the *Land Use Diagram* would result in changes to the unincorporated area's existing land use pattern, the *Countywide General Plan* would result in a potentially significant adverse impact. This impact category is based on the magnitude of land use changes within the county.

The alternative that would result in the least amount of change to the existing land use pattern is Issues and Options Alternative 1. This alternative would concentrate growth within the cities of Placer County, and presumably result in a higher density, less land-consumptive form of development. The degree of impact of the other alternatives would relate to the amount of land that would change from existing uses. The following list ranks the five alternatives considered in the General Plan Update process in order from least to most severe impact.

1. *Issues and Options Alternative 1*
2. *Issues and Options Alternative 3*
3. *Issues and Options Alternative 2*
4. *The Project*
5. *The Draft Plan*

Traffic Congestion/Increase in Air Pollutant Emissions/Traffic Noise

Because all three of these impact categories are based on the results of a regional travel model, their potential impacts are virtually the same. Given that the total amount of development at 2010 would be the same for all alternatives considered, the most critical distinction for purposes of these impacts is the location of development. A more dispersed pattern would result in longer vehicle trips, the need for greater transportation system improvements, more air pollutant emissions from automobiles, and more traffic noise. On the other hand, a more concentrated pattern would result in shorter trips, fewer required system improvements, less automobile-related pollutant emissions, and less traffic noise.

Since Issues and Options Alternative 1 concentrates development in the cities and defers unincorporated area development, it would have the least severe impacts of the alternatives considered. The other alternatives would have increasingly worse effects that relate to their degree of dispersion, with the *Draft Plan* having the most severe impacts. The five alternatives considered would rank as follows in terms of their relative traffic-related impacts.

1. *Issues and Options Alternative 1*
2. *Issues and Options Alternative 3*
3. *Issues and Options Alternative 2*
4. *The Project*
5. *The Draft Plan*

Cultural Resources

As with land use impacts, potential impacts on cultural resources are directly related to how much land would change from its existing use. The more that land uses change, the greater the possibility that the resulting land development activities could disturb valuable resources. The likelihood of encountering previously-unknown cultural resource sites is greater in largely rural areas, because they are less likely to have been surveyed in the past. Built-up urban areas, on the other hand, are more likely to have known resources, either as a result of surveys conducted in conjunction with earlier development or as a result of accidental discoveries related to development. Accordingly, Issues and Options Alternative 1 would be the least likely of the alternatives considered to result in accidental disruption of important sites. The remaining alternatives would rank in order according to their potential for resulting in development in areas where knowledge of resources is most limited. From lowest to highest potential the alternatives would rank as follows:

1. *Issues and Options Alternative 1*
2. *Issues and Options Alternative 2*
3. *The Project*
4. *Issues and Options Alternative 3*
5. *The Draft Plan*

Loss of Farmland/Loss of Agricultural Production

These two impact categories are directly related; the more farmland that is lost, the greater the loss in agricultural production value. The criterion for these impacts is very simple. The severity of the impact is a function of how much farmland stands to be converted, either directly or indirectly.

Issues and Options Alternative 1 would result in the least amount of farmland conversion, and thus loss of agricultural production. It would be followed by Issues and Options Alternatives 3 and 2, respectively, the project, and the *Draft Plan*. The ranking would, therefore, be as follows:

1. *Issues and Options Alternative 1*
2. *Issues and Options Alternative 3*
3. *Issues and Options Alternative 2*
4. *The Project*
5. *The Draft Plan*

Habitat Conversion and Habitat Quality Reduction

Again, the extent and intensity of development and associated habitat conversion is the criterion for determining the severity of impacts of habitat conversion or quality reduction. The ranking of the alternatives in terms of their impacts on habitat conversion and habitat quality reduction is similar to the ranking associated with the loss of farmland and loss of agricultural production. That ranking is as follows:

1. *Issues and Options Alternative 1*
2. *Issues and Options Alternative 3*
3. *Issues and Options Alternative 2*
4. *The Project*
5. *The Draft Plan*

TABLE 10-1

COMPARISON OF PROJECT IMPACTS WITH ALTERNATIVES

Impact Category	The Project	I&O #1	I&O #2 (No Project)	I&O #3	Draft GP (I&O #5)
Land Use	*4*	*1*	*3*	*2*	*5*
Traffic Congestion	*4*	*1*	*3*	*2*	*5*
Cultural Resources	*3*	*1*	*2*	*4*	*5*
Loss of Farmland	*4*	*1*	*3*	*2*	*5*
Loss of Agricultural Production	*4*	*1*	*3*	*2*	*5*
Habitat Conversion/Quality Reduction	*4*	*1*	*3*	*2*	*5*
Increase in Air Pollutant Emissions	*4*	*1*	*3*	*2*	*5*
Traffic Noise	*4*	*1*	*3*	*2*	*5*

CEQA GUIDELINES DIRECTIONS REGARDING CONSIDERATION OF ALTERNATIVES

The beginning of this section describes the directions that the *State CEQA Guidelines* provides with respect to the consideration of alternatives in the environmental review process. The following paragraphs summarize how the Placer County General Plan Update process has addressed these guidelines.

Rejected Alternatives

As indicated above, the *State CEQA Guidelines* require that, in cases where there is a specific proposed project or a preferred alternative, EIRs must explain why the other alternatives were rejected in favor of the proposal if they were considered in developing the proposal. In the case of the Placer County General Plan Update, alternatives were considered, and rejected, at two points in the process. During the Issues and Options process (Phase 5), the Board of Supervisors considered and rejected all three alternatives described in the *Issues and Options Report* in favor of the hybrid Alternative 5, which became the October 1, 1993, *Draft General Plan*. In selecting Alternative 5, the Board majority expressed a concern that the alternatives described in the *Issues and Options Report* did not provide enough opportunities for private market decisions to determine the location of future development. The Board majority further expressed an interest in relieving growth pressure on existing communities (both unincorporated and incorporated) by providing opportunities for development of distinct new communities (i.e., new growth areas).

During Phase 8 of the Update process (public review of the *Draft General Plan* and *Draft EIR*), the Board of Supervisors, at the recommendation of the Planning Commission, rejected the *Draft Plan* as proposed in favor of a scaled-back version of it. In doing so, the Board reconsidered the necessity of designating the new growth areas for urban development, citing the availability of developable land in the balance of the unincorporated area of the county and in the cities within the county, as well as development forecasts that indicated that the supply of developable land exceeded estimated demand within the 20-year time frame nominally covered by the *General Plan*.

Environmentally Superior Alternative

The *State CEQA Guidelines* requires that EIRs identify the "environmentally superior alternative" among the alternatives considered. As Table 10-1 indicates, Issues and Options Alternative 1, would result in the least severe impacts of the alternatives considered in the categories where the project could have significant or potentially significant impacts. Issues and Options Alternative 1 is, therefore, the environmentally superior alternative among those considered in the General Plan Update.

Alternative(s) Capable of Eliminating Significant Adverse Impacts

According to the *State CEQA Guidelines*, the discussion of alternatives must focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly. Because the preparation of a general plan is, by definition, intended to provide for the accommodation of demand for future development, it is extremely difficult, if not impossible, to prepare a general plan that would have no significant adverse impacts. This is particularly true in settings which have strong demand for growth combined with a rich base of natural resources, such as Placer County. None of the alternatives considered in the General Plan Update process would result in the elimination of all significant adverse environmental effects. In fact, the only way to have avoided such impacts would be to construct an alternative that "rolled-back" existing development entitlements and instituted a moratorium on development in unincorporated Placer County. Even with such an alternative, development

that is beyond the jurisdiction of Placer County (i.e., in the cities within the county and in adjacent counties) could result in adverse impacts in the unincorporated area of the county. There is, therefore, no feasible alternative capable of eliminating all significant adverse impacts or reducing them to a level of insignificance.

Additional Significant Impacts of Alternatives Considered

As noted above, the *State CEQA Guidelines* requires that EIRs discuss cases where an alternative to a project would result in one or more significant effects in addition to those that would be caused by the project. In the case of the alternatives considered for this *EIR*, the comparison of impacts concerns the relative severity of the same type of impacts, as opposed to introduction of entirely new categories of impact. As indicated in Table 10-1, the impacts of the *Draft General Plan* would be more severe than those of the project, but they would not have been greater in terms of the number of impact types. The alternatives considered would, therefore, not have resulted in additional impacts not discussed in this *EIR*, but they would result in a higher degree of impact significance.

Range of Alternatives Considered

The *State CEQA Guidelines* states that "the range of alternatives required in an EIR is governed by 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice." For purposes of this *EIR*, the range pertains to the County's role in the distribution of countywide development potential. In most EIRs, particularly those related to development projects, or even city general plans, the range of alternatives addresses the magnitude of development, as well as the distribution. For a general plan for a county as large as Placer County with several incorporated cities, however, the magnitude of countywide development is the major consideration, since county boundaries are fixed and county governments play a relatively small role in the regional economic forces that dictate growth and demand for development. Recognizing this, the *Placer County General Plan* and the alternatives considered in its preparation focus on the County's role in accommodating demand for development. The alternatives evaluated in the General Plan Update process considered a wide range of County roles, from an essentially passive role in which the County would direct growth to incorporated cities to an aggressive role in which the County would compete with the same cities for accommodating development. This Update process has, therefore, considered a reasonable range of alternatives.

10.3 SHORT-TERM VERSUS LONG-TERM USES

CEQA requires that EIRs assess the relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity. In doing so, the *CEQA Guidelines* states that an EIR should "describe the cumulative and long-term effects of the proposed project which adversely affect the state of the environment." Special attention should be given to impacts which narrow the range of beneficial uses of the environment or pose long-term risks to health or safety. In addition, the reasons why the proposed project is believed by the sponsor to be justified now, rather than reserving an option for further alternatives, should be explained.

By virtue of its designation of substantial areas of land for development, the *Countywide General Plan* represents a first step in committing the environment to uses that may limit "long-term" productivity, particularly with respect to agricultural land and production. The *Plan* does, however, provide a comprehensive regional framework for making trade-offs among competing values and interests within both short-term and long-term time frames. It also sets out policies and programs to address the potentially adverse effects of new development in areas where long-term uses could be compromised.

Further, the General Plan Update is justified now, rather than later, due to the age of the existing General Plan and the need for a comprehensive update.

10.4 SIGNIFICANT IRREVERSIBLE EFFECTS

CEQA requires that EIR's describe any significant irreversible environmental changes which would be involved in the proposed action should it be implemented.

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. CEQA requires that irretrievable commitments of resources be evaluated to assure that such current consumption is justified.

While the designation of land for development on the *Land Use Diagram* does not in itself constitute an irretrievable commitment of that land and its associated environmental resources, subsequent development consistent with these designations could result in irreversible environmental changes. This *EIR* identifies several such changes, as well as *General Plan* policies and programs that will minimize the effects of these changes. Of the significant and potentially significant impacts identified in this *EIR*, those that could be considered irreversible are those related to land use changes, loss of farmland and agricultural production, and conversion of vegetation and wildlife habitat.

The *General Plan*'s designation of land for development, and thus the commitment of land and resources to future development, is justified given the need to accommodate projected demand for population and employment growth. Furthermore, as noted above, the General Plan Update is justified now, rather than later, due to the age of the existing General Plan and the need for a comprehensive update.

10.5 GROWTH-INDUCING IMPACTS

CEQA requires that EIRs address the growth-inducing impact of the proposed action. The *CEQA Guidelines* directs that EIRs must discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities so consideration must be given to this impact. The *Guidelines* also call for EIRs to discuss the characteristic of some projects that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

Any general plan that designates undeveloped land for future development can be defined as "growth-inducing." Since one of the County's objectives in updating its General Plan is the promotion of economic development and accommodation of demand for residential growth, this is the case with the *Countywide General Plan*. In promoting such development and accommodating such growth, the *General Plan*, however, attempts to address all the potentially adverse implications through policies, programs, and proposals for adequate infrastructure, promotion of a reasonable balance between jobs and housing, and protection of environmentally-sensitive resources.

10.6 CUMULATIVE IMPACTS

As a practical matter, an EIR on a comprehensive general plan is an assessment of the cumulative impacts of development within the area covered by the plan. This is particularly the case with a countywide general plan. Within this cumulative context, the *Countywide General Plan* provides a framework for making tradeoffs among competing values and interests. It also sets out policies and programs to address the potentially adverse cumulative effects of new development.

The cumulative effects of growth would be most demonstrably reflected in increased traffic and the resulting impacts on the regional roadway and highway system, primarily on I-80. A discussion of these impacts is included in Chapter 4, Transportation and Circulation, of this *Final EIR*. The analysis of these impacts is based on a regional travel demand model that inherently addresses the accumulated effects of development not only within unincorporated Placer County, but also in the county's cities and other communities in the greater Sacramento area.

This *EIR* also addresses the contribution of development in unincorporated Placer County to regional impacts including reduction of surface water quality, loss of farmland and agricultural production, conversion and quality reduction of wildlife and vegetation habitat, and degradation of air quality. The analysis of these cumulative impacts concludes that Placer County's contributions to the regional problems do not constitute significant impacts for purposes of this *EIR*.

10.7 MITIGATION MONITORING

CEQA prohibits a public agency from approving or carrying out a project for which an environmental impact report identifies significant environmental effects, unless one of several findings relative to mitigation of those effects has been made. Section 21081.6 of the *Public Resources Code* states that when an agency approves a project subject to implementing mitigation measures (in an EIR or Negative Declaration), the public agency must adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.

The policies and programs of the *Policy Document* operate to mitigate most of the impacts of new development under the *Plan*. Under Implementation Program 10.1, the County must annually review the *General Plan Policy Document*. As stated in the program, this review shall be used to satisfy the requirements for a mitigation monitoring program. To assist with this effort, those policies and programs that are essential to either maintaining less-than-significant impacts below the level of significance or minimizing the effects of impacts judged to be significant have been listed in findings prepared for the adoption of the *General Plan*. This list will be used in the annual review of the *Policy Document* to evaluate the County's application of mitigating policies and implementation of mitigating programs.

Appendix A
Issues and Options Report Summary

APPENDIX A

ISSUES AND OPTIONS REPORT SUMMARY

INTRODUCTION

The purpose of the *Issues and Options Report* was to solicit policy direction from the Board of Supervisors on key issues to be addressed in the General Plan Update and to provide the framework for developing the goals, policies, implementation programs, and land use and circulation plans that constitute the *General Plan Policy Document.*

In preparing this *Issues and Options Report*, County Staff and Consultants identified the most critical policy issues to be addressed in the General Plan Update based on the findings of the *Draft General Plan Background Report* and other work undertaken in conjunction with the General Plan Update, including a series of townhall meetings conducted in November 1991. County Staff and Consultants then identified two or more options for addressing these critical issues. Finally, they analyzed the options in terms of their potential implications. The issues discussed in the report were of two types. First, to address specific growth and environmental issues, Chapter 1 of the report discussed and presented options for several sets of policy/programmatic issues under the following headings:

- *Land Use and Housing*
- *Transportation and Circulation*
- *Natural Resources*
- *Infrastructure*
- *Fiscal and Financial Issues*

These policy and program issues were generally independent of the three conceptual land use alternatives described in Chapter 2 and assessed in Chapter 3, although some of the options discussed in Chapter 1 were more or less compatible with each of the three alternatives. The three land use alternatives presented in Chapter 2 were as follows:

- *Alternative 1: New Growth Directed to Cities*
- *Alternative 2: Expansion of Established Communities*
- *Alternative 3: New Unincorporated Growth Area*

These three land use alternatives, which addressed broadly-defined choices for the overall pattern of future growth in Placer County, were discussed in two chapters, each of which focused on different aspects of the alternatives. Chapter 2 described each alternative in terms of its distinguishing characteristics, its full buildout capacity, and its estimated development potential in the year 2010. Chapter 3 assessed the relative implications of the three alternatives.

Appendix A of the *Issues and Options Report* summarized several major land use proposals that were submitted to the County during 1992 and assessed their relationship to the three land use alternatives described and analyzed in Chapters 2 and 3 of the report.

Finally, it should be noted that the *Issues and Options Report* did not cover all of the issues to be addressed in the new General Plan. It focused instead on only those issues judged by the County's Consultant Team and County Staff to be the most critical for interim policy direction.

Following are discussions of the issues addressed in the *Issues and Options Report.*

CRITICAL ISSUES AND ALTERNATIVE GENERAL PLAN RESPONSES

Chapter 1 of the *Issues and Options Report* focused on a series of issues that County Staff and the General Plan Consultants determined to be important enough to require public discussion and formal consideration by the Board of Supervisors before the *Draft General Plan Policy Document* was prepared. Based on the information contained in Chapter 1, Staff and Consultants solicited direction from the Board of Supervisors regarding how to deal with each issue in the preparation of the *Policy Document.* The issues raised in this chapter covered a range of concerns that in some cases represented distinct choices regarding specific approaches to addressing key issues in the *Draft Policy Document* and in other cases represented broader philosophical choices that were intended to help form the foundation of the *General Plan.*

The issues discussed in Chapter 1 of the *Issues and Options Report* were grouped into five major areas of topical concern: (1) Land Use and Housing; (2) Transportation and Circulation; (3) Natural Resources; (4) Infrastructure; and (5) Fiscal and Financial Issues. For each topic under these headings, the discussion was broken into three sections. The first section described the issue and highlighted its importance to the County's future generally, and the General Plan specifically. The second part of each discussion posed key questions raised by the issue. Finally, the third section of each discussion framed the options for dealing with each issue within the context of the new *General Plan.* Each of these sections and the topical discussions that they included are described below, along with a summary of the policy direction provided by the Board of Supervisors on the issue.

LAND USE AND HOUSING

This section of Chapter 1 of the *Issues and Options Report* discussed three major issues related to land use and housing. They were (1) Jobs-Housing Balance; (2) Unincorporated Employment Base; and (3) Housing Element. These issues are described below.

Jobs-Housing Balance

Analysis of the relationship between jobs and housing is one method frequently used to evaluate the impact of a community's land use decisions on regional problems related to transportation congestion and housing costs. In its simplest form, the jobs-housing balance analysis focuses on the ratio of the number of jobs available in a particular area to the amount of housing available. In an ideal situation, there would be one job for every employed resident in an area. This general rule-of-thumb represents a theoretical "balance" between jobs in a community and workers in the community who would fill those jobs. Such a balance would allow residents the opportunity to work in their community, thereby reducing long-distance commuting. The closer a community can come to achieving balance, the higher the likelihood that it will be able to meet its responsibility to address regional transportation and housing cost problems.

The *Issues and Options Report* posed some basic questions regarding Placer County preferences for dealing with the jobs-housing balance issue within the new General Plan. These questions implied a very simple choice: Did the County want to use the General Plan as a tool to promote and guide the development of jobs-housing balance in Placer County. The report described two options, as follows:

Option 1: Allow Market Forces to Dictate the Jobs-Housing Relationship
Option 2: Adopt General Plan Jobs-Housing Balance Policies and Programs

Under the first of these two options, the County would step back and allow market forces to dictate how the relationship between jobs and housing evolves. Under the second option, the County would adopt General Plan policies and programs to guide this evolution (e.g., geographic frame of reference, jobs-to-housing ratio standards, methods of implementation mechanisms to monitor employment and residential growth).

Board Direction: Options 1 and 2: Allow market forces to provide jobs-housing balance and adopt general plan jobs-housing balance policies and programs, with the proviso that the General Plan set the framework for monitoring the jobs-housing balance, rather than regulating it.

Unincorporated Employment Base

Much of the recent employment growth in the unincorporated areas of Placer County has occurred in the service and retail sectors, which have grown in response to consumer demand created by residential development. The jobs created at these retail and service establishments have, however, been generally low-skill and low-paying. Conversely, the type of employers creating jobs for primary wage earners have located either in Sacramento County (in Folsom and the city of Sacramento) or in Placer County's cities (particularly Rocklin and Roseville). As a result, most of the primary wage earners in unincorporated Placer County households are forced to commute to jobs in Sacramento and in Placer County's cities. This out-commuting has contributed to traffic congestion and air pollution and has also resulted in residents of unincorporated Placer County doing much of their shopping outside of the unincorporated parts of Placer County, thereby causing the County to miss out on the benefits of local retail activity (primarily sales tax revenues). The failure to attract the type of businesses supporting primary wage earner employment to unincorporated Placer County has also resulted in the loss to the County of the fiscal benefits associated with such development.

The *Issues and Options Report* presented two options for addressing the future of Placer County's unincorporated area employment base. They were as follows:

Option 1: Limit Employment Development Opportunities to Existing Plans
Option 2: Expand Employment Development Opportunities in the General Plan Update

The first option called for the County to rely on areas that were currently designated for the type of development that would provide jobs (i.e., commercial, industrial, office). The most important part of the county under this approach would be the Sunset area. The second option issue would direct County Staff and Consultants to identify new unincorporated areas appropriate for the development of employment-oriented development.

Board Direction: Option 2: Expand employment development opportunities through the General Plan. (Staff and Consultants interpreted this to mean that the County will continue to allow the Sunset Area to develop as unincorporated territory and that the other new employment centers will be those included in new growth areas (i.e., Placer Villages, Stanford Ranch West, Villages of Dry Creek.)

Housing Element

The final discussion under the Land Use and Housing section of Chapter 1 of the *Issues and Options Report* addressed the Housing Element, which was adopted in June 1992. This discussion simply described the process through which the County went in adopting the Element, including the separate issues and options exercise that it included.

TRANSPORTATION AND CIRCULATION

The second major section of Chapter 1 of the *Issues and Options Report* addressed broad policy issues related to transportation and circulation, as described below.

Regional Transportation Facilities

As the urban areas of Northern California continue to grow, so will the volume of traffic on I-80 through Placer County. While, in most of county, Placer County development will contribute only a small percentage of this volume, the effects of this traffic on residents and businesses throughout the county will be significant. Recognizing the inevitable increases in traffic in the I-80 corridor, several studies have been initiated to identify possible solutions to anticipated problems. For Placer County, the most important of these have been the *Route 102 Feasibility Study* and the *Southeast Area Transportation Study* (SATS). The options presented in this section of the *Issues and Options Report* focused on these two studies and the County's involvement in them; they were as follows:

Option 1: Support the I-80 Multi-Modal Transportation Study/Oppose Further Route 102 Study
Option 2: Study Long-Term Opportunities for an East-West Roadway in Western Placer County
Option 3: Oppose Study of a Southeastern Beltway through Placer County
Option 4: Study Long-Term Opportunities for a North-South Roadway in Southern Placer County

The first two options dealt with Route 102, presenting a basic choice between reaffirmation of the County's past decisions or reconsidering the question of a major east-west roadway in the western part of the county. This choice has important implications for the manner in which future development is planned-for in the western county.

The third and fourth options under the discussion of Regional Transportation Facilities addressed the development of regional bypass that would run north-south through the southern part of Placer County. Under the third option, the County would reaffirm the County's previous position regarding the SATS (i.e., because of the possible negative effects on Placer County, oppose the extension of a beltway from Highway 50 north to I-80). According to the fourth option, the County would generally support the study of a future north-south roadway in the southern part of Placer County, thereby recognizing that there could be a need for such a facility in the future to serve either local or regional traffic demand.

Board Direction: Options 1 and 4: Support the I-80 multi-modal transportation study, oppose further Route 102 study, and support multi-modal study of a north-south *corridor* in the southeast area of the county. (Staff and Consultants interpreted this as not precluding the development of a new or expanded transportation corridor between Highway 65 and I-5 or SR 99 to serve new growth areas in Western Placer County.)

Transportation/Land Use Relationship

In considering the future relationship between land use planning and transportation planning, the County needs to recognize one key fact: the pattern and density of development will determine the feasibility of

different modes of transportation. The low-density, dispersed type of development that has occurred in Placer County's unincorporated areas in the past is not conducive to the efficient provision of transit services, either rail or bus. For transit systems to operate effectively and efficiently, development along transit corridors must be relatively dense and concentrated. The options presented under this issue related to how the County intends to plan for the future relationship between land use and transportation facilities; they were as follows:

Option 1: Promote Low-Density, Dispersed Development Relying on Automobiles
Option 2: Promote High-Density, Concentrated Development Relying on Transit

Under the first of these options, the County would continue the historical pattern of development in Placer County; that is, lower-density development catering to the strong market for suburban and rural residential development. Since transit services would be difficult to provide with such a development pattern, this option implies that the County would have to plan for roadway capacity adequate to serve what could be very-high volumes of automobile traffic, depending on how much and where land is designated for development.

The second option under the Transportation/Land Use Relationship issue would depart from the historical development pattern in Placer County by designating land for higher density uses in concentrations high enough to support the development of transit services. An important aspect of this option would be the designation of "high quality transit corridors" for the development of either bus or rail services. This approach could focus on increasing density in already-developed areas along existing corridors (i.e., infill), or it could identify new areas for development that could easily be connected to existing corridors.

Board Direction: The Board directed Staff and Consultants to proceed according to a hybrid "Option 3," according to which the General Plan will establish appropriate land use/transportation relationships on a region-by-region basis.

NATURAL RESOURCES

This section of the *Issues and Options Report* addressed the preservation of Placer County's natural resources, focusing first on agricultural and then on open space and habitat resources.

Agricultural Resource Preservation

Although agriculture remains an important sector of Placer County's economy, it has begun to decline in relative importance in recent years as the manufacturing, recreation, service, and construction industries have grown. The decline in agricultural production is the result of urban growth (within the cities) and rural residential development (primarily in the western part of the county), as well as changes in the economy, government regulations, and the cost of producing and transporting agricultural products. In 1989, the County made a strong commitment to supporting agriculture in Placer County by adopting the *Agricultural Element* and, at the same time, enacting a right-to-farm ordinance. The *Agricultural Element* incorporates policies designed to improve the viability of agricultural operations and promote the conservation of agricultural land.

This section of the *Issues and Options Report* presented three options related to the issue of agricultural preservation, as follows:

Option 1: Reaffirm Existing Agricultural Protection Policies and Programs

Option 2: Adopt More Aggressive Agricultural Protection Policies and Programs
Option 3: Redesignate Appropriate Agricultural Areas for Urban/Suburban Uses

The first of these options would basically reaffirm the policies and programs of the *Agricultural Element* by incorporating them into the new General Plan. This option would also include an evaluation of how effective individual policies and programs have been. The principal assumption with this option is that the County's current regulations and policies adequately reflect its preferred level of involvement.

Under the second option, the County would strengthen its commitment to agricultural preservation by becoming active sponsors of more aggressive preservation programs. Selection of this option would imply that the County's current level of policy and program commitments is not sufficient to adequately protect agricultural land.

The third option would respond to property owner requests to make more land available for urban and suburban development in the unincorporated areas of Placer County. If this option were chosen, the County would identify an appropriate area or areas of currently-designated, less productive agricultural land for development. For those remaining areas with agricultural designations, the provisions of either of the first two options would be appropriate.

Board Direction: Options 1 and 3: Reaffirm existing agricultural protection policies and programs and redesignate appropriate agricultural areas for urban/suburban use. According to this direction, the *Draft Policy Document* includes most of the substantive policy and program content contained in the *Agricultural Element* and the Land Use Diagram retains the agricultural designations for all of the county, except for the areas covered by the new growth areas.

Open Space and Habitat Preservation

Placer County includes a substantial amount of private and public open space land. Much of this open space land also serves as habitat area for sensitive vegetation communities. These vegetation communities in turn support a multitude of sensitive or endangered species. Most of the laws, regulations, and policies concerning open space and habitat resources (primarily state and federal) have evolved as ad-hoc responses to species-specific impacts on an individual project basis. These ad-hoc responses, unfortunately, provide little direction for comprehensive open space or habitat protection. The three options discussed in the *Issues and Options Report* deal with the County's involvement in future efforts to protect these resources, particularly from a comprehensive perspective; they are as follows:

Option 1: Defer Oversight of Habitat Preservation to Federal and State Agencies
Option 2: Establish Strong County Preservation Policies
Option 3: Initiate Active County Involvement in Habitat Preservation

Currently, the regulations most directly affecting habitat preservation are promulgated and enforced by various federal and state agencies. In this scheme, local governments play a relatively minor role. Under Option 1 the County would maintain its current approach, which consists principally of project-by-project review and analysis of habitat disturbance or loss.

Under the second option, the County would establish a strong set of local policies to protect and preserve those resources it considers valuable. The County's commitment would be a policy-based expression of the County's philosophy, without an active program-based implementation effort. For instance, the County could adopt a "no-net-loss" policy for specific habitat or open space resources, leaving it up to project

proponents to implement policies on a case-by-case basis. This option would also commit the County to setting up a study or ongoing program to identify the location and relative importance of open space lands that are critical for sensitive habitat and recreation needs.

Under the third option, the County would initiate a comprehensive habitat conservation program. Because much habitat protection regulation is the responsibility of federal and state agencies, this approach would require that the County identify and initiate cooperative planning efforts with the public and private agencies and organizations who have an institutional interest in habitat preservation in Placer County. The County could initiate these joint planning efforts using memoranda of understanding that establish the institutional objectives and commitments of each participant. The County could also sponsor the formation of a regional open space district or a joint powers authority to permanently focus tax money and planning resources on countywide efforts.

Board Direction: Option 3: Initiate active County involvement in habitat preservation, which will address State, Federal, and appropriate local requirements.

INFRASTRUCTURE

The fourth major section of Chapter 1 of the *Issues and Options Report* addressed three issues related to the infrastructure necessary to support current and future development: Water Supply, Wastewater Management, and Drainage and Flood Control.

Water Supply and Delivery

The issue of water supply in Placer County is fundamentally a question of whether development should rely on groundwater or surface water. Surface water sources currently supply most of the water being used in Placer County, and there appears to be ample surface water, in terms of supply and the rights to develop the supply, to support all existing and currently planned development. While local surface water is plentiful, its use in many areas is problematical because of the major infrastructure necessary for its distribution and use and because of the cost to treat it.

Groundwater use is much less prevalent and often more problematical than surface water use, but some areas of Placer County effectively have no other economically viable source of supply. Groundwater is also the primary source of supply for agricultural irrigation in the western part of the county. Groundwater sources are often more attractive than surface water for several reasons, including lower costs for permitting, transmission, treatment, and distribution, although the cost of power to pump groundwater is increasing. The adequacy of groundwater supply and quality to serve new development is, however, a significant concern because information regarding aquifer boundaries, safe yield potentials, and quality is limited, although there is evidence that local groundwater sources have been overdrafted and/or contaminated. The cumulative effects of groundwater use and contamination in Placer County are, however, not well understood.

While, overall, Placer County has abundant surface and groundwater resources, recent evidence of problems associated with groundwater development suggest that the County actively address the issue of how best to provide water to future urban and suburban development and agriculture. Accordingly, the five options under the issue of Water Supply in the *Issues and Options Report* presented a range of responses regarding the future provision of water; these options were as follows:

Option 1: Continue to Rely on both Surface Water and Groundwater

Option 2: Rely on Large Surface Water Suppliers but Allow Interim Groundwater Use
Option 3: Require New Urban and Suburban Development to Rely on Surface Water
Option 4: Provide Opportunities for Groundwater Users in Problem Areas to Convert to Surface Supply
Option 5: Promote Development of Surface Water Supplies for Agricultural Irrigation

Currently, the County will approve development in most parts of the county as long as project proponents are able to demonstrate adequate water availability, be it surface or groundwater. The first option would continue this practice, making an implicit judgement that existing problems are not severe enough to compel changes in basic County policy.

The second option would require that where there is evidence of groundwater quality or supply problems, existing large and reliable water systems would be expanded to supply surface water for all new development within their service areas or "spheres." This option presumes that there is currently sufficient evidence to conclude that overdrafting and contamination problems are serious. This option further presumes that large suppliers that are able to conduct comprehensive planning programs and take advantage of economies of scale are the best suppliers of surface water.

Under the third option, the County would require all new urban and suburban development to use surface water exclusively, in the interest of protecting groundwater supplies from overdraft and contamination. The presumption underlying this option is that existing evidence justifies a shift away from reliance on groundwater. This option implies the establishment of some sort of threshold criteria for what constitutes "urban" or "suburban" development.

Under the fourth option, the County would work to provide opportunities for all development in areas experiencing groundwater contamination and overdrafting, including agriculture, to convert to surface supplies. Because the costs associated with this approach could be very high, the County could establish a program to decrease the financial burden on current groundwater users that shift to surface supplies. Because it focuses on existing rather than new development, this option could be combined with any of the other four options.

The fifth, and final, option under Water Supply, would involve County adoption of policies and institution of programs to provide surface irrigation water, particularly in the western part of the county where there is evidence of groundwater overdrafting. Since the principal difficulty with providing irrigation water to this area is the lack of adequate surface water transmission facilities, the County's involvement would focus on the development of such facilities, either in conjunction with local water suppliers or alone.

Board Direction: Options 3, 4, and 5: Require new urban and suburban development to rely on surface water, but clarify meaning of *urban and suburban*; provide opportunities for groundwater users in problem areas to convert to surface supplies; and promote development of surface supplies for agricultural users in western county.

Wastewater Management

Two basic approaches to collecting and treating wastewater are currently being used in Placer County. The first is the community system, which consists of a network of collection lines that connect individual wastewater generators to a centralized treatment facility; this type of system predominates in Placer County. The second approach is on-site collection and treatment using septic systems. On-site systems are used predominantly in Placer County's rural, outlying areas that cannot be efficiently served by community wastewater systems.

While community systems in the county have operated generally without significant problems, there is mounting evidence that the use of on-site systems in some areas of Placer County has had detrimental impacts on groundwater quality, specifically nitrate contamination of local aquifers. This is particularly true in some areas in the western part of the county that have elevated groundwater and poor soil percolation. This is also true in many foothill and mountain areas of the central and eastern county that have elevated groundwater, poor or thin soils, and steep slopes.

The regulation of both community and on-site wastewater is focused almost exclusively on compliance with waste disposal regulations related to protecting water resources from pollution or contamination and the associated public health concerns. These regulations, which are administered and enforced by multiple layers of federal, state, and local agencies, generally do not address comprehensive planning issues. The four options presented in the *Issues and Options Report* related to the County's future participation in the regulation of both community and on-site wastewater systems; they were as follows:

Option 1: Continue Ad Hoc Approval of On-site Systems
Option 2: Limit On-site System Use to Larger Parcels
Option 3: Establish a Reclamation Policy for Community Wastewater Systems
Option 4: Promote Regionalization of Community Wastewater Systems

Under the first option, the County would continue the current practice of allowing the development of on-site wastewater treatment systems on a case-by-case basis. This approach could further stipulate that future proposals for on-site systems carefully assess potential cumulative groundwater impacts.

The second option would limit the use of on-site systems to larger parcels and would prohibit their use in areas where soil and groundwater conditions are not suitable. Where soils and groundwater conditions and project scale or density prohibit the use of on-site systems, the County would consider permitting the use alternative community systems (e.g., septic tank effluent pumping systems, variable grade sewers, vacuum sewers). If these alternative systems prove infeasible, the County would require the development of community wastewater systems.

The third option would encourage reclamation and reuse by establishing a policy requiring new development relying on community wastewater systems to incorporate reclamation and reuse technology. In addition to requiring new development to reclaim and reuse wastewater, such a policy could encourage existing community wastewater treatment systems to modify their facilities as economic conditions and demand for reclaimed water increases.

The fourth option under Wastewater Management would foster the development of regional wastewater collection, treatment, and disposal facilities where economically and technically viable. Regional facilities could be managed either by cities or county service areas, depending on the circumstances.

Regionalization, especially where urban and suburban development is occurring rapidly, could result in the most cost effective solution for wastewater management.

Board Direction: Options 1 and 4: Continue ad-hoc approval of on-site systems, while promoting regionalization of community systems.

FISCAL AND FINANCIAL ISSUES

The final set of issues addressed in Chapter 1 of the *Issues and Options Report* dealt with fiscal and financial concerns, including Public Facility and Service Financing and Unincorporated Service Levels and Funding.

Public Facility and Service Financing

The County has become increasingly concerned about funding of public facilities, particularly those facilities that are needed to serve new growth. In the past, the County has not required new development, either within cities or in the unincorporated areas, to address their impacts on County facilities such as jails, courts, libraries, regional transportation systems, and general County administrative office space. As a result, many of these facilities have become congested as staffing has increased, while facility capacity has not.

In 1990, the County began reviewing proposed development projects to assess their potential impacts on all types of County infrastructure. The County proposed this review process to the Placer County Local Agency Formation Commission (LAFCO) as a policy that would apply to all future annexations and unincorporated area development. The County has also begun a comprehensive analysis of capital facilities needed to accommodate growth through the year 2010. The analysis will document the full cost of new facilities and will propose methods of funding the cost with revenues from new development. The findings of the County's capital facilities analysis and investigation of possible funding methods will have important implications for the policies and programs of the new General Plan. Because the General Plan will more definitively identify the amount, type, and location of development that the County anticipates over the next 20 years, the County will have an opportunity to better identify the associated facility needs. In addition, the new plan will provide an opportunity for the County to coordinate policy efforts regarding alternatives for funding the needed facilities.

While the new General Plan's approach to addressing countywide facility funding issues will be largely informed by other studies that are currently under way, the *Issues and Options Report* identified the following three broad options that merit consideration:

Option 1: Use Existing Sources to Expand Countywide Facilities
Option 2: Raise Existing or Institute New Taxes to Expand Countywide Facilities
Option 3: Charge New Development for its Share of Countywide Facilities

The first of these options would call for the County to use existing funding sources to expand countywide facilities. This would mean that the County would use discretionary revenues to increase the capacity of existing countywide facilities. This option would realize only small gains in capital investment and could result in lower operating standards.

Under the second option, the County would raise existing taxes or institute new taxes to generate additional revenue to fund capital facilities improvements. This could include utility taxes, special

assessment districts, or a sales tax increase. Future cuts in State financial assistance to counties could, however, make such tax increases necessary just to support ongoing operation and maintenance expenditures, thereby limiting their availability to fund facilities development. Although past attempts at increasing the sales tax in Placer County have failed to obtain the necessary two-thirds vote, future votes could be necessary.

According to the third option, the County would charge *all* new development in the county for the cost of additional countywide facilities needed to serve the new development, as is done in other California counties. This would require that Placer County's cities adopt the County's program and apply it to all new development within their jurisdictions; such agreements might be difficult to negotiate, but may be tied to other regional issues of concern to the cities (i.e., growth in incorporated versus unincorporated areas). In addition, a fair allocation of future facility costs could result in large financial burdens that would inhibit job-creating development.

Board Direction: Options 1 and 3: Use existing sources to expand existing facilities and services and charge new development for its share of countywide facilities.

Unincorporated Service Levels and Funding

During the past few decades, growth in the unincorporated areas of Placer County has increased the size of existing suburban communities and created new developments in previously rural areas. The County has provided the residents and workers of these unincorporated areas with services similar to those typically provided by cities. These municipal-type services--primarily sheriff's patrol, local parks, libraries, and general government services--have been funded mostly by discretionary general fund revenues. Counties, including Placer County, are not generally as well-suited as cities to provide these types of services, partly because of the wide dispersion of population and employment and partly because of the County's responsibility for funding state-mandated facilities and services. The County's dual role as the administrator of these state-mandated services and as provider of municipal-like services to the unincorporated areas get particularly complicated during the annual budget process. Because the cost of many countywide services is determined by the State Legislature through program requirements, and the Legislature has increased mandated levels of service without increasing financial assistance, the percentage of the County's budget dedicated to these services has increased. Conversely, the percentage of discretionary revenue available to fund municipal-like services to the unincorporated areas has decreased.

If the County intends to continue attracting new development to its unincorporated areas, its obligations to provide municipal-like services will continue to increase. The three options described under the issue of Unincorporated Service Levels and Funding in the *Issues and Options Report* addressed the County's commitment to these obligations; these options are as follows:

Option 1: Require All New Urban Development to Annex to Cities
Option 2: Restrict New Unincorporated Development to Existing Unincorporated Communities
Option 3: Establish Differential Level of Service Standards
Option 4: Require New Development to Pay the Full Cost of Providing Municipal-Like Services

Under the first option, the County would limit further increases in the County's responsibility to expand current or provide new municipal-like services by requiring that all new urban development annex to cities. This would require that each city, instead of the County, assume responsibility for providing municipal-like services to new development. The County could then concentrate on providing those countywide services for which it is statutorily-responsible.

The second option would call for restricting new unincorporated development of existing unincorporated communities. This would allow the County to take advantage of existing service and facility capacity to serve new growth, while additional capacity could be added at the margin more efficiently than providing new services to previously-undeveloped areas.

The third option would establish differential level of service standards that recognize appropriate differences in the type of development generating the demand for services. For instance, the County could adopt different service level standards for urban and rural development. Some counties explicitly recognize that it is infeasible to provide the same level of services to remote rural areas as to urban and suburban areas without incurring much higher costs.

Under the fourth option, the County would require new development to pay the full cost of providing municipal-like services. This option would stipulate that all new municipal-like services be provided at the sole cost of the private sponsors of development, regardless of the level of service called for by County standards.

Board Direction: Options 3 and 4: Establish differential service standards, and require new development to pay full cost of providing municipal-like services.

DESCRIPTION OF LAND USE ALTERNATIVES

The second part of the *Issues and Options Report* described and assessed the implications of three alternative approaches for accommodating demand for forecasted development through the year 2010. The Consultants, working closely with County Staff, outlined three scenarios, each of which implied a distinct set of underlying land use assumptions as well as a set of policy and program commitments. These three scenarios were as follows:

ALTERNATIVE 1: NEW URBAN GROWTH DIRECTED TO CITIES

This alternative emphasized shifting the jurisdictional control over new growth and development from the County to the cities. County general plan policies would be modified to encourage all new urban-scale growth within the incorporated cities of Placer County (including currently unincorporated areas within city spheres of influence to be annexed to cities), rather than in the unincorporated areas of the county.

This alternative would necessarily involve the establishment of cooperative agreements with each of the cities in the county to ensure that the development regulatory process will lead to mutually acceptable results.

The forms of unincorporated area development allowed under this alternative would include infill development within existing community plan areas, dispersed residential, agricultural, open space, and resource-based recreational uses.

New unincorporated area growth would be limited to currently-designated communities, with reductions in the extent and density of growth contemplated by the existing *General Plan* for select areas. New proposals for urban growth needing general plan amendments and rezoning would not be considered. County General Plan and zoning designations within city spheres of influence would be changed to limit development before annexation, so that city plans for the spheres would not be compromised by potentially incompatible development in the interim.

ALTERNATIVE 2: EXPANSION OF ESTABLISHED COMMUNITIES

Under Alternative 2, the County would promote new growth in established unincorporated communities within and immediately adjacent to existing developed areas and away from environmentally-sensitive areas. The County would achieve this objective by promoting development in areas that can now accommodate, or could be expanded to accommodate, additional growth without exacerbating existing or causing new natural resource, infrastructure, or public facilities and services problems. Under this alternative, the County would, nonetheless, modify existing plans to reduce development potential in unincorporated areas where land use designations reflect unrealistic development potential in light of resources or infrastructure and service limitations. This alternative would provide for no new communities or major new growth areas; it instead would call for the intensification of existing unincorporated areas, including areas within city spheres of influence. The most important distinction between Alternatives 1 and 2 is that under Alternative 1, the approval of new urban development would be left up to cities, while under Alternative 2, the County would continue to approve such development.

New development in the unincorporated communities targeted for growth would emphasize urban densities with compact urban form, implement "neo-traditional" pedestrian- and transit-oriented urban planning concepts where feasible, and de-emphasize typical suburban development. New development would also be sited and designed to help establish distinct community character. Commercial development would emphasize "village commercial" character that would have the appearance of a small community pedestrian-scale downtown rather than the automobile-oriented shopping malls typical of modern suburban development. Where appropriate, new urban-type development would be located near transportation/transit corridors, and where public facilities and services can be efficiently provided.

Although a full range of residential uses would be allowed in different locations, the plan would emphasize the "ends" of the range (e.g., dispersed rural homesites on very large parcels, and urban residential at higher-density urban residential densities). In addition, land would be designated for various other uses, including convenience and village commercial, mixed use developments; agriculture, resource-based recreation, large-scale industrial development, small industrial centers within various unincorporated urban areas, and additional protected open space.

ALTERNATIVE 3: NEW GROWTH AREA

Under Alternative 3, the County would identify an area or areas suitable for the establishment of new urban development. This alternative would redirect growth from the established unincorporated communities, thereby relieving development pressure on potentially sensitive areas. Development in new growth areas would emphasize "neo-traditional" planning principles (i.e., compact pedestrian- and transit-oriented development). Under this alternative, the County would modify existing plans to reduce development potential in unincorporated areas where land use designations reflect unrealistic development potential in light of resources or infrastructure and service limitations. In conjunction with the identification of new growth areas, the County would explore a transfer of development rights (TDR) program as a means of reallocating development potential from existing communities and surrounding agricultural land to the new community site. While under Alternative 1 the County would direct new urban development to the cities and under Alternative 2 it would continue to approve new urban development in some of the same areas as the cities, under Alternative 3 the County would provide an opportunity for the same type of urban development in an entirely new location.

For purposes of analysis, the *Issues and Options Report* assumed that new urban development would be designed to function as a discrete "new town" with a buildout population of approximately 20,000 and an

area of about four square miles. Community design would emphasize urban densities with compact urban form, implement "neo-traditional" urban planning concepts where feasible, and de-emphasize recent suburban development patterns. Commercial development would emphasize "village commercial" character.

County Staff and Consultants identified several site selection criteria for the location of any new urban development areas (see page 2-7 of the *Issues and Options Report*). For purposes of analysis, County Staff and Consultants determined that the general area that best satisfied these criteria was near Baseline Road, west of Roseville.

COMPARATIVE ANALYSIS OF THE THREE LAND USE ALTERNATIVES

Chapter 3 of the *Issues and Options Report* assessed and compared the implications of the three land use alternatives described above (and in Chapter 2 of the report), focusing on both the quantitative and the qualitative differences among the three land use alternatives. The alternatives were assessed according to five topical headings, each including two or three analysis factors, as shown below:

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Land Use, Housing, and Urban Design			
Effects on Urban Form	Because responsibility for approving new urban development would shift primarily to the cities under Alternative 1, the County would have little influence over the form of development, at least at the project level. From a larger perspective, the County would affect the pattern of urban development by not approving projects within or immediately adjacent to city spheres of influence. Presumably, this would result in more definite distinctions between urban (i.e., incorporated) and rural (i.e., unincorporated) areas.	This alternative anticipates that new urban growth would be compact in form, would be located within and directly adjacent to existing communities, and would de-emphasize traditional suburban development styles in favor of more state-of-the-art planning (e.g., "neo-traditional" urban planning concepts). In addition, some dispersed, lower density rural homesites would be allowed. Because of this additional development, Alternative 2 could result in the greatest change to the county's urban form and the appearance of unincorporated communities and rural landscapes.	Alternative 3 would significantly alter existing county urban form by providing for an entirely new urban area; it would, however, result in less change to the existing character of unincorporated communities and rural areas (except in the vicinity of the new town) than Alternative 2.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Jobs-Housing Balance	Alternative 1, for instance, would provide for most future urban development, both residential and employment-generating, to be directed to the cities. Implicitly, this would result in a closer geographic relationship between housing and employment opportunities because development would be less dispersed. In qualitative terms, it is also likely that development occurring within cities would include a broader range of housing types and densities, and thus, a broader range of affordability. This would likely be true of non-residential development also, since the existing base of employment within the cities is relatively broad.	Alternative 2 would promote the expansion of existing unincorporated communities, with an emphasis on "neo-traditional" development concepts (i.e., higher residential density, pedestrian- and transit-oriented design, village-type commercial). Under Alternative 2, the County would promote business park and industrial development in the Sunset Industrial area. Compared with Alternatives 1 and 3, this alternative would result in a more dispersed development pattern. Consequently, Alternative 2 would present more obstacles to the County's attempt to balance jobs and housing in the unincorporated area. It could also result in more commuting within the South Placer area than would either Alternative 1 or 3.	Alternative 3 is designed to promote a jobs-housing balance, at least within the new town that it envisions. Under this alternative, the new town would develop with higher-density residential uses and would be planned to accommodate a full range of employment-generating uses, including development supporting jobs for primary wage earners. Under this alternative, the County would be able to exert some influence over the jobs-housing balance in the new town by monitoring development phasing and attempting to ensure that residential and non-residential development proceed at a relatively even pace. Policies and programs to promote such a balance would be critical to the new town's success in maintaining a jobs-housing balance.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Natural Resources			
Agricultural Land Conversion	One of the fundamental objectives of Alternative 1 is the protection of open space and agricultural land. The alternative envisions protecting these land resources by reducing the likelihood that pressure for urban development will affect these areas. Accordingly, of the three alternatives, Alternative 1 would provide for the highest level of protection of the county's agricultural resources.	Under this alternative, the County would continue to approve urban-type development in its unincorporated communities. Alternative 2 would also permit continued large-lot rural residential development. Because this type of development would be dispersed throughout the county's rural areas, it is likely that it would occur on or near prime agricultural land. This could result in erosion of the distinction between "agricultural" areas and "rural residential" areas. Because it would allow the most dispersed pattern of urban development, Alternative 2 would be most likely to adversely affect agricultural land and production. Its effects would, however, be less significant than would those of the current plan for the area, because of the promotion of more compact, denser urban development.	Alternative 3 would provide for the most unincorporated development of the three alternatives. By definition, however, Alternative 3 would result in a more intensive, concentrated pattern of development by virtue of its promotion of a new town in the western part of the county. The area that appears to be most suitable for the development of a new town is classified as "unique farmland/ farmland of local importance." Development in this area would result in the conversion of important agricultural land to urban uses and could foster additional growth pressures on adjacent agricultural areas. Alternative 3 would, nonetheless, provide for definite boundaries between agricultural and urban uses, and the new town could absorb urban growth that might otherwise encroach on other agricultural areas. As a result, Alternative 3 would have impacts similar to Alternative 2 in terms of the severity of its impact on agricultural land and production.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Natural Habitat Loss	One of the primary objectives of Alternative 1 is the protection of habitat areas. The alternative envisions protecting these resources by reducing the likelihood that pressure for urban development will affect these areas. Accordingly, of the three alternatives, Alternative 1 would provide for the highest level of protection of the county's natural habitat resources.	Under this alternative, the County would continue to approve urban-type development in its unincorporated communities. Alternative 2 would also permit continued large-lot rural residential development. Because this type of development would be dispersed throughout the county's rural areas, it is likely that it would occur near valuable natural habitat areas. Because it would allow the most dispersed pattern of future urban development, Alternative 2 would be most likely to adversely affect habitat areas.	Alternative 3 would provide for the most unincorporated development of the three alternatives. By definition, however, Alternative 3 would result in a more intensive, concentrated pattern of development by virtue of its promotion of a new town in the western part of the county. The area that appears to be the most suitable for the development of a new town (i.e., near Baseline Road, west of Roseville) includes valuable grasslands and wetland habitats, as well as some oak woodlands. While development in this area would presumably draw some development away from other areas, it could affect some of these important habitat areas. As a result, Alternative 3 would fall between the other two alternatives in terms of its potential impacts on sensitive natural habitat areas.
Air Quality	In most areas of the county, Alternative 1 would result in incrementally lower emissions in 2010 than either Alternative 2 or 3. This is the case simply because development under Alternative 1 would result in the concentration of urban development within cities, thereby promoting more efficient travel patterns than would be likely under Alternatives 2 and 3, both of which would result in increased development in unincorporated areas.	Because development would be more dispersed under Alternative 2, automobile trips would tend to be longer, resulting in more vehicle miles travelled and higher air pollutant emissions. The emissions from Alternative 2 would, nonetheless, differ very little from the other two alternatives.	In spite of the development of a new town that would promote growth conducive to good air quality, Alternative 3 would have worst effect on air quality, primarily because of the length of automobile trips to and from the new town. The emissions from Alternative 3 would, nonetheless, differ very little from the other two alternatives.
Transportation and Circulation			
Trip Generation and Mode Choice	While trip generation would differ very little among the three alternatives (less than 2 percent), Alternative 1 would result in the highest number of person and vehicle trips overall.	Although Alternative 2 would fall in between the other two in terms of total trip generation overall and in the South Placer area, it would result in the highest trip generation in the Auburn-Foothills regional analysis area.	Alternative 3 would result in slightly fewer vehicle trips per person trips than either Alternative 1 and 2. This is principally due to the new town which would have higher transit and carpool usage than surrounding development.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Travel Patterns	Average travel distance would be relatively equal for the three land use alternatives, but would be slightly lower under Alternative 1 than under Alternatives 2 and 3. This is because Alternative 1 would concentrate development within incorporated areas, thereby reducing average trip lengths.	Alternative 2 would fall in between the other two alternatives in terms of average trip length.	In spite of the fact that Alternative 3 would have the lowest vehicle trip generation of the three alternatives, it would have the highest number of vehicle miles travelled due to longer average trip lengths. While work trips generated in the new town would be shorter on average than the rest of South Placer County due to the assumed employment levels in the new town, non-work trips generated in the new town would be longer because a significant number of trips would have to leave for services or activities not available in the new town.
Traffic Congestion	Alternative 1 would have fewer lane miles of congestion (i.e., level of service F) than either Alternative 2 or Alternative 3. While Alternative 1 would generate a slightly higher number of vehicle trips than Alternatives 2 and 3, it would result in fewer vehicle miles travelled due to shorter trip lengths.	Alternative 2 would spread development outside of incorporated areas, thereby increasing average trip lengths and placing more traffic demand on two lane rural roadways in the unincorporated areas. Alternative 2 would, therefore, require higher levels of transportation improvements than Alternative 1 and about the same level as Alternative 3.	Like Alternative 2, Alternative 3 would disperse development outside of incorporated areas, thereby increasing average trip lengths and placing more traffic demand on two lane rural roadways in the unincorporated areas. Alternative 3 would also require higher levels of transportation improvements than Alternative 1.
Infrastructure			
Water Supply and Delivery	Because Alternative 1 would direct new growth into the county's unincorporated areas, the greatest effect would be on municipal systems. Typically, it is less problematic and less expensive to expand existing treatment and distribution systems than it is to develop new systems (as under Alternative 3) and more environmentally efficient and reliable than developing individual well systems.	The most important consideration in Alternative 2 would be the continued approval of dispersed lower-density development. This type of development often relies on individual well systems for supply, thereby raising questions regarding groundwater quantity and quality.	The new town assumed under Alternative 3 would require the identification of a new raw water source, as well as the development of treatment and distribution facilities. If a surface water source is to be used for supply for the new town, construction of a new transmission facilities would be necessary. If the new town is to rely on groundwater resources, studies would be required to determine if the acceptable yield of the aquifer will safely meet the total projected future demand.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Wastewater	Alternative 1's greatest impact on the wastewater infrastructure would be in the cities, into which it would direct development. Existing community treatment systems would have to be expanded to accommodate development under all of the alternatives, but especially under Alternative 1.	As with water, the most important consideration in Alternative 2 would be the continued approval of dispersed lower-density development. This type of development often relies on individual septic systems for waste treatment. This would raise concerns regarding the capacity of local groundwater resources to tolerate the continued development of septic systems.	Alternative 3 would require the construction of new wastewater collection, treatment, and disposal system for its new town. This could be accomplished in one of two ways. The new town could construct a new collection system to connect to existing collection systems and regional plants, or the developers of a new town could develop an entirely new system, independent of any existing systems.
Drainage	Alternative 1 would ultimately require improvements to the existing drainage and flood control facilities primarily within city expansion areas. Because numerous drainage and flood control studies have been completed for the city areas, the improvements necessary to accommodate incorporated growth are already understood.	The areas expected to absorb additional development under Alternative 2 most likely do not have well-planned, properly-sized storm drainage systems, so extensive infrastructure improvements would likely be required. Since several drainage and flood control studies in the western unincorporated areas of Placer County have been completed recently, planning for drainage and flood control facilities to accommodate future growth under Alternative 2 would not be too complicated. This alternative would require additional facilities to be constructed to accommodate growth in most unincorporated communities.	Because Alternative 3 would provide for development of a new community in an area not currently planned for urban development, it would require additional drainage and flood studies to determine the necessary improvements. The location of the new town would primarily determine the magnitude of potential drainage impacts. Depending on the location, the associated costs of these improvements could be prohibitive since many areas of the county face serious flood and drainage problems. One advantage of this alternative, however, is that resolution of drainage issues could be planned in advance, thereby allowing growth to be directed to areas either without significant problems or to areas where there are relatively simple solutions to drainage problems.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Fiscal and Financial Issues			
Fiscal Implications	While property tax revenue would cover a higher percentage of costs under Alternative 1, sales tax generation would be low. Under Alternative 1, the County would sacrifice potential sales tax receipts by directing most commercial and industrial development to the cities. Improved revenue-sharing agreements with the cities could, however, make the sacrifice less severe.	Given the assumptions underlying this fiscal analysis, Alternative 2 would be the most fiscally beneficial to the County for two reasons. First, it would be the most aggressive in terms of the County capturing sales tax because it would result in more commercial development. Second, the housing developed under Alternative 2 would, on average, likely be of lower density and higher value than the housing in either of the other alternatives.	Alternative 3, which combines aspects of the other two alternatives, should have a fiscal return that falls in between Alternatives 1 and 2.
Infrastructure Finance	Alternative 1 proposes that cities accommodate the majority of new development, within current boundaries or through annexation, and provide the requisite municipal facilities (i.e., police and fire stations, parks, local administrative offices, local roads, and utilities). There would be efficiencies to providing facilities for growth adjacent to existing urban infrastructure, and distribution networks and new plant construction for water and wastewater service and for other utilities would be limited under this alternative. Similarly, directing growth to the cities would diminish the County's need to expand the capacity of local roads in unincorporated areas. Compared to the other alternatives, Alternative 1 would minimize the County's role as provider of municipal-like facilities.	Alternative 2 would result in greater demand for infrastructure and other public facilities to serve the population in the unincorporated area. This alternative's more dispersed development pattern would not allow for the efficiencies possible with development concentrated around urban existing areas or in a new town. Nonetheless, it should be noted that the larger population and employment base in the unincorporated areas under Alternative 2, compared to the other alternatives, might enable the County to reach service level thresholds for providing facilities such as branch libraries or neighborhood parks, resulting in a higher level of service than would otherwise be the case.	The development pattern under Alternative 3 would combine some of the features of both of the other alternatives. Development concentrated in a new town would provide for efficiencies in local distribution networks and roadways. Furthermore, infrastructure systems in a large-scale, master-planned new town could take advantage of new technologies; this could contribute to reducing the per-capita cost of facilities. Following the same logic, incorporating pedestrian- and transit-oriented features in the new town might reduce the need for the sort of extensive local road networks typical of recent subdivisions accommodating large amounts of development. On the other hand, major arterials and trunk lines for other infrastructure would have to be extended and new capacity created to serve the new town.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Market Feasibility	Alternative 1 is consistent with the market forces directing development to South Placer County, where the most significant differences among the alternatives are evident in the distribution of development. Much of that difference in distribution is a question of jurisdiction, not location. The primary distinction among the alternatives is the guiding statement about the approach to development policy in unincorporated areas. Under Alternative 1, development would occur under the auspices of the cities, rather than the County, a subtlety that would not likely affect market demand.	Under Alternative 2, more development would occur under the purview of the County. Assuming that the cities and the County would be asked to approve similar types of development, this would make little difference with respect to market demand.	As with Alternatives 1 and 2, the main consideration under Alternative 3 would be which jurisdiction assumed responsibility for sponsoring development. Again, market demand would not likely make a distinction. In addition, Alternative 3 would include a new town that would raise the issue of regional demand for such large-scale types of development. The outlook for a new town in South Placer County depends to some extent on the success of proposals for large-scale development in neighboring counties. If for some reason, new town proposals in Sacramento or Sutter counties were more successful in the approval and development process than the Placer County proposals, then development in South Placer County would not occur at the same rate or in the same form as anticipated, particularly, in Alternative 3.

BOARD DIRECTION ON LAND USE ALTERNATIVES

The Board's direction regarding land use alternatives reflected a composite of various considerations. The Board chose not to characterize its direction in terms of one of the three alternatives described in Chapter 2 of the *Issues and Options Report*. Instead, the Board opted to provide its direction in the form of a hybrid alternative, which was labeled "Alternative 5." This alternative originated with Supervisor Ozenick, who first presented it at the Board's third meeting (May 27th). In its final form, Alternative 5 consisted of five components: (1) a set of *Objectives/Comments/Observations*; (2) a summary description of the Board's preferences for the general *Location of New Development*; (3) a description of the desired *Form of New Development*; (4) a set of *Standards and Conditions* to be applied to new development; and (5) directions regarding the areas to be considered for accommodation of new development. Following is a summary of each of these five components.

Objectives/Comments/Observations

The primary objectives of Alternative 5 are as follows:

1. Provide direction to guide growth in the County so that the grandchildren of current Placer County residents and their families' futures are protected. (The current General Plan appears to only accommodate expected growth for the next 40± years.)

2. Specify that new growth must pay its own way and make other positive contributions which will protect the lifestyles of Placer County residents and minimize adverse impacts on the existing quality of life in the county.

3. Protect agricultural lands.

4. Balance growth by separating and individualizing population centers.

5. Plan to accommodate the County's share of new growth occurring throughout California. California is growing by 500,000 people per year, with a current population of 31.3 million, and a projection of 63 million by the year 2040. The Countywide General Plan should, therefore, include a population cap of 500,000.

Location of New Development

Development proponents will determine whether to develop in a city or in the county, but the majority of new development should be directed towards the South Placer area within both the cities and the unincorporated area.

New population centers would be permitted where buffers can be provided to separate such areas from the existing cities and agricultural lands.

Any development proposal submitted in conformance with the general plan will be required to include a buffer zone to insure separation from other developments. The size of the buffer zone would be proportionate to the total project size, and the location of the buffer would depend on where the project is to the sited. The buffer must be contained within the project boundaries. No outside lands would be included unless those lands are acquired as part of the project.

Form of New Development

New development would take place within the cities of Placer County as well as in the unincorporated area. The forms of unincorporated area development allowed under this alternative should include infill development within existing cities and community plan areas and development approved according to the provisions of specific plans. Additional opportunities for rural residential growth and continued agricultural uses should be provided where such areas can serve as land use buffers between existing and new population centers.

Standards and Conditions

The Placer County General Plan should include strict performance standards to regulate development in the county. Development shall not be permitted unless it meets the following standards:

1. New urban or suburban development is permitted only within existing city limits, within designated community plan areas, and/or under the guidelines of a specific plan.

2. To protect current residents from subsidizing new development, the County will develop policies to ensure that new growth does not have a negative fiscal impact.

3. Taxes generated from new development must pay the full operating costs of government services required for the development.

4. Revenue sharing agreements shall be negotiated with cities to ensure that new development in incorporated areas or annexations does not decrease the level of County services and County facilities.

5. The County will require that new development pay the full capital costs of infrastructure improvements required by that development.

6. Agricultural areas shall be protected through large zoning minimums and policies contained in the Agricultural Element of the General Plan.

7. The creation of new population centers shall be subject to the above conditions as well as the following standards and/or development requirements:

   a. New population centers proposing urban densities shall be designed to, or shall have a goal of, achieving a jobs/housing balance.

   b. Transit services to serve the project area shall be financed by new population centers and available state and federal financing under appropriate transportation funding.

   c. Land use buffers and greenbelts shall be established as new population centers develop. Land acquisition, purchase of development rights, conservation easements, or similar mechanisms shall be used and financed by new development, to guarantee that such buffers are maintained in perpetuity.

   d. Buffer zones may include ranchette type uses with zoning minimums ranging from 1 to 20 acres in addition to designated open space.

   e. A range of housing types shall be included within new population centers based on income distribution in the county and development staged such that a balance is maintained over time (consistent with the Housing Element).

   f. New population centers shall be regulated through specific plans and development agreements, and no guarantees of development rights shall be assured until the County approves such plans and agreements.

   g. New population centers will be expected to provide a balanced complement of land use types including residential (low, very low, and moderate cost), commercial, industrial, office, recreational, institutional, and open space.

NEW GROWTH AREAS

At its April 27, 1993 meeting, the Board of Supervisors provided initial direction regarding opening up new areas for development. Prior to providing this direction, however, the Board directed County Planning Department Staff to continue with its ongoing community plan update program, eliminate three

existing community plans previously identified by Staff (Lincoln, Westville, and Tinker Knob) as a part of the General Plan Update, and to identify new future community plan areas as appropriate.

With respect to the designation of new growth areas, at their April 27th meeting, the Board directed that the area south of Baseline Road and west of Watt Avenue and the area encompassed by the proposed Bickford Ranch project be designated for potential urban growth. The Board deferred final consideration of other areas until County representatives had an opportunity to discuss new growth areas with the cities that would be most affected (Roseville, Rocklin, and Lincoln).

Following meetings with city representatives, the Board met on June 6, 1993, to consider the remainder of the areas that had been proposed as new growth areas. At that meeting the Board provided direction to open up the areas covered by a revised version of the proposed Placer Villages project and the Bickford Ranch, Stanford Ranch West, and Villages of Dry Creek projects.

For purposes of preparing the *Draft General Plan Policy Document*, County Staff and Consultants assumed that the Board's direction regarding the new growth areas would be implemented on the *Land Use Diagram* by designating these areas as specific plan areas (i.e., areas requiring preparation and adoption of a specific plan prior to development). County Staff and the Consultants also assumed that to accompany the designations on the *Land Use Diagram*, the *Draft Policy Document* would specify a set of standards reflecting the project descriptions submitted by project proponents and consistent with the "standards and conditions" outlined in the previous section.

Appendix B
Report Preparation

APPENDIX B

REPORT PREPARATION

Firm/Address	Responsibility
Crawford Multari & Starr 641 Higuera Street, Suite 202 San Luis Obispo, CA 93401	Chapter 3, Land Use, Housing, and Population Chapter 2, Assumptions and Development Estimates
DKS Associates 8950 Cal Center Drive Suite 340 Sacramento, CA 95826-3259	Chapter 4, Transportation and Circulation
Jones & Stokes Associates 2600 V Street, Suite 100 Sacramento, CA 95818	Chapter 8, Natural Resources Chapter 9, Health and Safety
Psomas & Associates 2485 Natomas Park Drive Suite 250 Sacramento, CA 95833	Chapter 5, Infrastructure
Recht Hausrath & Associates 1212 Broadway Oakland, CA 94612	Chapter 2, Assumptions and Development Estimates Chapter 6, County Facilities and Services
J. Laurence Mintier & Associates 813 F Street, Second Floor Sacramento, CA 95814	Introduction Chapter 1, Project Summary Chapter 7, Recreational and Cultural Resources Chapter 10, Mandatory CEQA Sections

Appendix C
Responses to NOP

APPENDIX C

RESPONSES TO NOP

RESPONSES TO NOTICE OF PREPARATION		
Agency/Organization	**Date**	**Commentor**
Placer County Flood Control and Water Conservation District	8/6/93	Nash, Tim
Placer County Department of Public Works	8/10/93	Dickinson, Will
California Regional Water Quality Control Board--Central Valley Region	8/19/93	Batkin, Mark R.
Nevada County Planning Department	8/19/93	Boivin, Sharon M.
Placer County Department of Public Works	8/20/93	Costa, Bob
Placer County Department of Health and Medical Services, Divsion of Environmental Health	8/26/93	Johnson, Lynn A.
Placer County Local Agency Formation Commission	8/26/93	Cubberley, Deborah
Sacramento Municipal Utility District	8/27/93	Saletan, Ira
Sutter County Planning Department	8/27/93	Bridges, Peter
Auburn, City of	8/30/93	Schaer, Cindy
California Department of Fish and Game	8/30/93	Bertram, Ron
Roseville, City of	8/30/93	Dillon, Steve
United States Army Corps of Engineers	8/30/93	Monroe, Jim
California Department of Transportation	8/31/93	Sanchez, Betty
California Regional Water Quality Control Board--Lahontan Region	8/31/93	Gill, Ranjit S.
Lincoln, City of	8/31/93	Campbell, Rodney
Manatt, Phelps & Phillips	8/31/93	Waterhouse, William
United States Department of the Interior, Fish and Wildlife Service	8/31/93	Jachowski, Richard L.
City of Rocklin	9/8/93	Richardson, Terry A.
California State Lands Commission	9/9/93	Griggs, Mary
California Department of Conservation	9/15/93	Herrmann, Deborah L.

Appendix D
Persons and Organizations Consulted

APPENDIX D

PERSONS AND ORGANIZATIONS CONSULTED

Please refer to the *General Plan Background Report* for an extensive listing of the persons and organizations consulted in the preparation of the *Countywide General Plan* and *Final EIR*.

Appendix E
Draft EIR Review Process

APPENDIX E

DRAFT EIR REVIEW PROCESS

The *State CEQA Guidelines* requires that agencies preparing EIRs "provide adequate time for other public agencies and members of the public to review and comment on a draft EIR." (Section 15203) While the law does not generally define what constitutes "adequate time," it does specify that draft EIRs submitted to the State Clearinghouse of the Governor's Office of Planning and Research should be subjected to a review period of at least 45 days. Section 15025 of the *State CEQA Guidelines* requires that draft EIRs for four classes of projects be submitted to the Clearinghouse: (1) those for which a state agency is the Lead Agency; (2) those projects for which a state agency is a Responsible Agency, Trustee Agency, or otherwise has jurisdiction over the project; (3) projects of statewide, regional, or areawide significance; and (4) reports prepared pursuant to the requirements of the National Environmental Protection Act (NEPA). The *Guidelines* (Section 15206 (b)(1)) further defines local general plans as projects fitting into the third category above (i.e., projects of statewide, regional, or areawide significance).

In compliance with requirements described above, the County submitted copies of the *Draft EIR* on the *Countywide General Plan* to the State Clearinghouse on October 1, 1993, thus initiating the mandatory 45-day review period. At the same time, the County distributed copies of the *Draft EIR* to numerous local agencies, organizations, and individuals with an interest in the General Plan Update. The *State CEQA Guidelines* (Section 15203 (a)) requires that the local review period for a draft EIR be consistent with applicable Clearinghouse review periods, so the County established a local review period that coincided with the Clearinghouse's 45-day review period (i.e., October 1, 1993, through November 15, 1993).

The County received two types of comments on the *Draft EIR* during the 45-day review period: first, it received approximately 60 written communications and, second, it received oral comments concerning the *Draft EIR* from 12 persons at four public hearings conducted during the 45-day review period (October 14, 28, and 29, and November 11, 1993).

The following pages list the individuals and organizations that submitted written comments during the 45-day review period as well as the dates of the hearings at which the County received oral comments. Volume II of this *Final EIR* contains the copies of each letter along with the County's response to the comments in these letters. It also summarizes oral comments received and the County's response to those.

A. Placer County Cities

A-1 City of Roseville, Mayor's Office (10/5/93)
A-2 City of Rocklin (10/13/93)
A-3 City of Roseville Planning Department (10/14/93)
A-4 City of Roseville City Manager (10/21/93)
A-5 City of Auburn (11/10/93)
A-6 Town of Loomis (11/15/93)
A-7 City of Rocklin (11/15/93)
A-8 Town of Loomis (06/03/94)

B. School Districts

B-1 Placer County Office of Education (10/13/93)
B-2 Center Unified School District (10/13/93)
B-3 Loomis Union School District (10/15/93)
B-4 Eureka Union School District (10/18/93)
B-5 Sierra College (10/20/93)
B-6 Tahoe Truckee Unified School District (10/20/93)
B-7 Western Placer Unified School District (10/20/93)
B-8 Sage Institute (Dry Creek Elementary) (10/21/93)
B-9 Placer Hills Union School District (10/25/93)
B-10 Roseville Joint Unified High School District (10/25/93)
B-11 Sage Institute (Dry Creek Elementary) (10/29/93)
B-12 Alta Dutch Flat Unified School District (11/02/93)
B-13 Auburn Union School District (11/10/93)
B-14 Center Unified School District (11/12/93)

C. Other Local Public/Quasi-Public Agencies

C-1 Roseville Telephone Company (10/15/93)
C-2 Western Placer Waste Management Authority (10/27/93)
C-3 Truckee Donner Public Utility District (11/09/93)
C-4 Placer County Transportation Commission (11/12/93)
C-5 Foothill Airport Land Use Commission (11/12/93)
C-6 City of Folsom Community Development (11/15/93)
C-7 County of Sacramento Planning and Development (11/15/93)
C-8 Placer County Air Pollution Control District (11/15/93)
C-9 Placer County Flood Control and Water Conservation District (11/15/93)
C-10 Placer Hills Fire Protection District (11/15/93)
C-11 Nevada Irrigation District (12/16/93)
C-12 Placer County Water Agency (01/05/94)
C-13 Sacramento Municipal Utility District (03/12/94)

D. State and Federal Agencies

D-1 U.S. Army Corps of Engineers (10/06/93)
D-2 Calif. Dept. of Conservation--Govt. & Env. Relations (11/02/93)
D-3 Department of Fish & Game (11/02/93)
D-4 California Regional Water Quality Control Board--Lahontan (11/10/93)
D-5 Caltrans (11/18/93)
D-6 Calif. Dept. of Conservation--Div. of Mines & Geology (11/24/93)

E. Environmental Organizations

E-1 California Native Plant Society (11/03/93)
E-2 Sierra Club (11/13/93)
E-3 California Mule Deer Association (11/14/93)
E-4 Rural Auburn Preservation Society (11/15/93)

F. Property Owners and Developers

F-1 Wickland Properties (Bickford Ranch) (11/10/93)
F-2 KD Anderson (Bickford Ranch) (11/11/93)
F-3 Robbins & Livingston (Villages of Blue Oaks) (11/12/93)
F-4 Nossaman, Guthner, Knox & Elliot (Stanford Ranch West) (11/15/93)
F-5 Palisades Development, Inc (11/15/93)
F-6 Placer Villages (11/15/93)

G. General Public

G-1 Greg and Linda Martin (10/26/93)
G-2 Jim Ricker (10/28/93)
G-3 Janice Palmer (11/10/93)
G-4 Patricia Gibbs (11/11/93)
G-5 Ron Bakken (11/12/93)
G-6 Donald Ryan (11/15/93)

H. Community Organizations

H-1 Placer County Coalition of Community Associations (10/28/93)
H-2 Rio Linda Elverta Residents for Quality Rural Living (10/29/93)
H-3 Meadow Vista Municipal Advisory Council (11/08/93)
H-4 Granite Bay Community Association (11/10/93)
H-5 North Auburn Municipal Advisory Council (11/10/93)
H-6 Pleasant Grove Flood Control Committee (11/15/93)
H-7 SORE (Save Our Rocklin Environment) (11/15/93)

I. Oral Comments

I-1 October 14, 1993
I-2 October 28, 1993
I-3 October 29, 1993
I-4 November 11, 1993
I-5 November 18, 1993

Chapter 10
Mandatory CEQA Sections

CHAPTER 10

MANDATORY CEQA SECTIONS

10.1 INTRODUCTION

This chapter of the *Final EIR* focuses on several specific topics that the *State CEQA Guidelines* mandates be addressed in EIRs. The *Guidelines* indicates a preference that these subjects be discussed in separate sections or paragraphs, but allows for the inclusion of a table showing where each of the subjects is discussed within the EIR. This chapter combines the two approaches, with separate discussions for each mandatory topic and references to appropriate sections elsewhere in the *Final EIR* for elaboration on the discussion included here.

10.2 ALTERNATIVES

REQUIREMENTS

The following paragraphs discuss the requirement that EIRs include a description of the alternatives to a proposed project that have been considered. The first section describes the general requirements of CEQA and the second section summarizes the directions of the California *General Plan Guidelines* with respect to the consideration of alternatives in general plan projects.

State CEQA Guidelines

According to the *State CEQA Guidelines*, an EIR must "describe a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, and evaluate the comparative merits of the alternatives." Following are the directions that the *State CEQA Guidelines* provides regarding the discussion of alternatives within an EIR.

(1) If there is a specific proposed project or a preferred alternative, explain why the other alternatives were rejected in favor of the proposal if they were considered in developing the proposal.

(2) The specific alternative of "no project" shall also be evaluated along with the impact. If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

(3) The discussion of alternatives shall focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

(4) If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed but in less detail than the significant effects of the project as proposed. (County of Inyo v. City of Los Angeles, 124 Cal. App. 3d 1.)

(5) The range of alternatives required in an EIR is governed by "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The key issue is whether the selection and discussion of alternatives fosters informed decision-making and informed public participation. An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative. (Residents Ad Hoc Stadium Committee v. Board of Trustee (1979) 89 Cal. App. 3d 274.)

General Plan Guidelines

The State's *General Plan Guidelines* further elaborates on CEQA's requirements as they pertain to the preparation of general plans, stating as follows:

> For any set of goals and objectives, there will be a number of possible courses of action a community may pursue. Alternative plan proposals should be developed and tested at this stage to enable a community to examine its possible planning scenarios. Besides the goals and objectives, the varying plans should consist of alternative sets of principles, policies, standards and plan proposals.
>
> The nature and detail of the alternatives will depend upon the extent of the planning program. For new general plans and comprehensive general plan revisions, the alternatives will often focus on population levels and on the scale, location, and type of development. The alternatives in a more limited planning program, such as for a single element, will deal with a narrower range of options. To the extent possible, the alternatives should be developed with implementation measures in mind. This will ensure the feasibility of the basic policies.
>
> The alternatives need not be mutually exclusive. Ultimately, the decision makers may select an amalgamation of two or more alternatives as the best choice. *(General Plan Guidelines, page 53.)*

ALTERNATIVES CONSIDERATION PROCESS

The County formally considered alternatives to the project during two phases of the General Plan Update process. The County's approach to considering alternatives satisfies CEQA requirements and follows the directions set forth in the *General Plan Guidelines*,

Issues and Options

The first, and most extensive, consideration of alternatives occurred in Phase 5, the "Issues and Options" phase, during which the County considered a series of policy and program options and several broad land use alternatives. The primary vehicle for this consideration was the *General Plan Issues and Options Report*, which was published in January 1993. The report was subjected to an extensive round of public review, including six townhall meetings at various locations throughout the county and seven public meetings before the Board of Supervisors.

The purpose of the *Issues and Options Report* was to solicit policy direction from the Board of Supervisors on key issues to be addressed in the General Plan Update and to provide the framework for developing the goals, policies, implementation programs, and land use and circulation plans of the *General Plan Policy Document.* The comparative analysis contained in the *Issues and Options Report* provided the basis for the Board of Supervisors' decision among the alternatives presented in that report.

Appendix A to this *EIR* describes the contents of the *Issues and Options Report* in detail, including a summary of the directions that the Board of Supervisors provided as a result of consideration of the report.

Draft General Plan

The second consideration of alternatives occurred during review of the *Draft General Plan.* Between October 1993 and February 1994, the Planning Commission conducted nine meetings to review the *Draft General Plan* and *Draft EIR*, seven of which included formal opportunities for public input. These meetings were held on the following dates:

October 14, 28, and 29, 1993;
November 11 and 18, 1993;
January 13 and 19, 1994;
February 2, 1994; and
May 12, 1994.

The result of these meetings was a set of recommendations to the Board of Supervisors regarding the full range of issues discussed in the *Draft Policy Document.*

Based on the Planning Commission's recommendations, County Staff and Consultants prepared another version of the *Draft Policy Document* for review by the Board of Supervisors. This version was published on February 18, 1994. The Board of Supervisors then held public hearings on March 22, 1994, and April 5, 1994. At the latter meeting, the Board endorsed the Commission's recommendations and provided County Staff and Consultants with several other important directions. The Board held additional meetings on May 3, June 7, and June 21, 1994, at which it elaborated its earlier directions.

As a result of public hearings held by the Planning Commission and Board of Supervisors and several months of deliberation by those two bodies, the project defined in the *Draft EIR* was modified to produce the final project (i.e., the adopted *General Plan*).

DESCRIPTION OF ALTERNATIVES CONSIDERED

As a practical matter, because of the comprehensive nature of general plans, the number of ways that various policy and program alternatives could conceivably be combined with alternative land use scenarios is infinite. For most policies in the plan, there is at least one alternative, and for many, if not most, individual parcels of land, there is at least one possible alternative land use designation. The task of constructing alternatives for a general plan--particularly for an entire county--can, therefore, be extremely complicated.

To simplify this exercise, based on economic analysis conducted as part of the General Plan Update, County Staff and Consultants established the assumption that demand for development would be fixed; in other words, the total amount of growth expected to occur throughout the county would be the same, absent local government action to constrain the supply or availability of land for development. This assumption relies on population projections for the region and for Placer County prepared by the State of California Department of Finance (DOF) and the Center for the Continuing Study of the California Economy (CCSCE); population and employment projections for the region and the county prepared by the Sacramento Area Council of Governments (SACOG); and population and employment projections prepared by the Tahoe Regional Planning Agency (TRPA). All of these projections anticipate strong growth in the absence of significant constraints to land availability or accessibility; analysis conducted

early in the General Plan Update process indicated that no such constraints were in effect in Placer County.

Based on the economic analysis conducted for the General Plan Update and the projections described above, the County settled on a set of two assumptions about growth through the year 2010: the total population of Placer County would be approximately 310,000 and the total employment would be approximately 153,000.

Having established these basic development assumptions, County Staff and Consultants had to construct alternatives that represented a reasonable range of choices, given the County's limited capacity to influence market forces. Accordingly, Staff and Consultants isolated those influences that the County can effectively exercise in the development process: location, type, and timing of development approved. They then developed three scenarios, each based on a different set of policy assumptions representing broad philosophical distinctions about how the County could influence the location, type, and timing of growth in unincorporated Placer County, and therefore the distribution of assumed future growth between the unincorporated area of the county and the cities.

The three Issues and Options alternatives are described below. In addition, two other alternatives are described. The first is the *Draft Plan* that resulted from the Board of Supervisors' consideration of the three Issues and Options Alternatives and the second is the *General Plan* adopted in 1994, which reflects the Board's modifications to the *Draft Plan* based on public review and debate. The following paragraphs, therefore, describe the five land use alternatives that the County has considered during the General Plan Update process.

Issues and Options Alternative 1: New Urban Growth Directed to Cities

Alternative 1 from the *Issues and Options Report* emphasized the shifting of jurisdictional control over new growth and development from the County to the cities within the county. According to this alternative, County General Plan policies would be drafted to encourage most new urban-scale growth to occur within the incorporated cities of Placer County (including currently unincorporated areas within city spheres of influence to be annexed to cities), rather than in unincorporated areas of the county.

Issues and Options Alternative 2: Expansion of Established Communities (No Project)

Under Alternative 2 from the *Issues and Options Report*, the County would promote new growth in established unincorporated communities within and immediately adjacent to existing developed areas and away from environmentally-sensitive areas. The County would achieve this objective by promoting development in areas with the capacity, or potential capacity, to accommodate additional growth without exacerbating existing or causing new natural resource, infrastructure, or public facilities and services problems. Under this alternative, the County would also have modified existing plans to reduce development potential in unincorporated areas where land use designations in the old general plan reflected unrealistic development potential in light of resource, infrastructure, or service limitations. Alternative 2 would provide for no new communities or other major new growth areas; it instead would call for the intensification of existing unincorporated areas, including areas within the spheres of influence of cities. The most important distinction between Alternatives 1 and 2 is that under Alternative 1, the approval of new urban development would be left up to cities, while under Alternative 2, the County would continue to approve such development.

As noted above, CEQA requires that the specific alternative of "no project" be evaluated along with the impact. For purposes of this *EIR*, the "no-project" alternative would be the continued implementation of the County's *1967 General Plan* and all existing community plans (neither amended nor updated). Because Issues and Options Alternative 2 closely approximated the *1967 General Plan*, the *Issues and Options Report* analysis of Alternative 2 provided the information necessary for the Board of Supervisors to consider the impacts of the "no project" alternative.

Issues and Options Alternative 3: New Growth Area

Under Alternative 3 from the *Issues and Options Report*, the County would identify an area or areas suitable for the establishment of new urban development. This alternative would redirect growth from the established unincorporated communities, thereby relieving development pressure on potentially sensitive areas. Development in new growth areas under this alternative would emphasize "neo-traditional" planning principles (e.g., compact pedestrian- and transit-oriented development). In conjunction with the identification of new growth areas, the County would explore a transfer of development rights (TDR) program as a means of reallocating development potential from existing communities and surrounding agricultural land to the new community site. While under Alternative 1 the County would direct new urban development to the cities, and under Alternative 2 it would continue to approve new urban development in some of the same areas as the cities (e.g., within city spheres of influence), under Alternative 3 the County would provide an opportunity for urban development in an entirely new location.

For purposes of analysis, the *Issues and Options Report* assumed that new urban development would be designed to function as a discrete "new town" with a buildout population of approximately 20,000 and an area of about four square miles. Community design would emphasize urban densities with compact urban form, implement neo-traditional urban planning concepts where feasible, and de-emphasize typical suburban development. Commercial development would emphasize "village commercial" character.

Draft Countywide General Plan (Issues and Options Alternative 5)

The Board of Supervisors' direction regarding land use alternatives from the *Issues and Options Report* reflected a composite of various considerations. The Board chose not to provide its direction in terms of one of the three alternatives described in Chapter 2 of the *Issues and Options Report*. It, instead, opted to provide its direction in the form of a hybrid alternative, which was labeled "Alternative 5," which became the *Draft Countywide General Plan* (October 1, 1993). Rather than including a single new growth area, as would be the case under Alternative 3, the Board decided to designate four new growth areas: Bickford Ranch, with a population capacity of approximately 5,900; Placer Villages, with a holding capacity of 37,300 residents; Stanford Ranch West, with capacity for approximately 19,900 residents; and the Villages of Dry Creek, with a population capacity of 33,600. The *Draft Plan* constituted the project that was analyzed in the *Draft EIR*, also published in October 1993.

The Project (Modified Draft Plan)

As a result of its deliberations on the *Draft General Plan*, as well as consideration of the Planning Commission's recommendation, the Board of Supervisors made several changes to the *Draft Policy Document*, including several significant changes to the *Land Use Diagram*. These changes are reflected in the *General Plan* that is the subject of this *EIR* (i.e., the project). The most important changes pertained to the new growth areas identified in the *Draft Plan*. The Board of Supervisors directed that all references to these new growth areas be deleted from the *Policy Document* and that the Specific Plan Area (SP) designations for these new growth areas be removed from the *Land Use Diagram*. These

changes are reflected in the elimination of the Stanford Ranch West and Placer Villages new growth areas from the *Land Use Diagram* and reversion of these areas to the designations that appeared on the previous general plan land use map (a mix of industrial and agricultural designations for Stanford Ranch West and agricultural designations for Placer Villages). The reversion of these two areas resulted in a reduction in residential development potential of approximately 24,000 dwelling units (or 60,000 potential residents) and a reduction in commercially- and industrially-designated land of approximately 1,300 acres. In addition, the Bickford Ranch new growth area was designated Rural Residential and the Villages of Dry Creek new growth area was included as part of the *Dry Creek/West Placer Community Plan* (and accordingly removed from the *Countywide General Plan Land Use Diagram*). The designation of the Bickford Ranch new growth area as Rural Residential resulted in a reduction of the residential holding capacity of the area by approximately 550 units. The shift of the Villages of Dry Creek project resulted in no change in the intensity of the proposed development.

Chapter 1 of this *EIR* includes a detailed description of the current project, including an explanation of how it differs from the *Draft Plan* and how those differences affected this *EIR* analysis.

COMPARISON OF SIGNIFICANT PROJECT IMPACTS WITH IMPACTS OF ALTERNATIVES

This section compares the *Countywide General Plan* with the alternatives considered by the County in the General Plan Update process. The analysis concentrates on the relative effects of the alternatives with respect to those eight impact areas in which this *EIR* determines the *General Plan* would result in significant or potentially significant impacts (see Section 1.8 of Chapter 1, Impact Summary).

The distinctions among the alternatives are a function of how future development is assumed to be distributed throughout the county (i.e., among unincorporated areas and between unincorporated and incorporated areas), as well as the form that such development is assumed to take. The mitigating effects of the policies and programs of the *Policy Document* are *not* considered in the comparisons.

The following paragraphs summarize the relative impacts of each of the alternatives for each of the eight impact categories in which the *General Plan* could have significant or potentially significant impacts. Following each summary is an ordinal ranking of the alternatives, with 1 indicating the alternative with the least impact and 5 indicating the greatest impact. Note that some of the impact categories have been combined because of the similarity of the methodology for determining their impacts. Table 10-1 summarizes the ordinal rankings of the comparative analyses.

Land Use

Since development under the *Land Use Diagram* would result in changes to the unincorporated area's existing land use pattern, the *Countywide General Plan* would result in a potentially significant adverse impact. This impact category is based on the magnitude of land use changes within the county.

The alternative that would result in the least amount of change to the existing land use pattern is Issues and Options Alternative 1. This alternative would concentrate growth within the cities of Placer County, and presumably result in a higher density, less land-consumptive form of development. The degree of impact of the other alternatives would relate to the amount of land that would change from existing uses. The following list ranks the five alternatives considered in the General Plan Update process in order from least to most severe impact.

1. *Issues and Options Alternative 1*
2. *Issues and Options Alternative 3*
3. *Issues and Options Alternative 2*
4. *The Project*
5. *The Draft Plan*

Traffic Congestion/Increase in Air Pollutant Emissions/Traffic Noise

Because all three of these impact categories are based on the results of a regional travel model, their potential impacts are virtually the same. Given that the total amount of development at 2010 would be the same for all alternatives considered, the most critical distinction for purposes of these impacts is the location of development. A more dispersed pattern would result in longer vehicle trips, the need for greater transportation system improvements, more air pollutant emissions from automobiles, and more traffic noise. On the other hand, a more concentrated pattern would result in shorter trips, fewer required system improvements, less automobile-related pollutant emissions, and less traffic noise.

Since Issues and Options Alternative 1 concentrates development in the cities and defers unincorporated area development, it would have the least severe impacts of the alternatives considered. The other alternatives would have increasingly worse effects that relate to their degree of dispersion, with the *Draft Plan* having the most severe impacts. The five alternatives considered would rank as follows in terms of their relative traffic-related impacts.

1. *Issues and Options Alternative 1*
2. *Issues and Options Alternative 3*
3. *Issues and Options Alternative 2*
4. *The Project*
5. *The Draft Plan*

Cultural Resources

As with land use impacts, potential impacts on cultural resources are directly related to how much land would change from its existing use. The more that land uses change, the greater the possibility that the resulting land development activities could disturb valuable resources. The likelihood of encountering previously-unknown cultural resource sites is greater in largely rural areas, because they are less likely to have been surveyed in the past. Built-up urban areas, on the other hand, are more likely to have known resources, either as a result of surveys conducted in conjunction with earlier development or as a result of accidental discoveries related to development. Accordingly, Issues and Options Alternative 1 would be the least likely of the alternatives considered to result in accidental disruption of important sites. The remaining alternatives would rank in order according to their potential for resulting in development in areas where knowledge of resources is most limited. From lowest to highest potential the alternatives would rank as follows:

1. *Issues and Options Alternative 1*
2. *Issues and Options Alternative 2*
3. *The Project*
4. *Issues and Options Alternative 3*
5. *The Draft Plan*

Loss of Farmland/Loss of Agricultural Production

These two impact categories are directly related; the more farmland that is lost, the greater the loss in agricultural production value. The criterion for these impacts is very simple. The severity of the impact is a function of how much farmland stands to be converted, either directly or indirectly.

Issues and Options Alternative 1 would result in the least amount of farmland conversion, and thus loss of agricultural production. It would be followed by Issues and Options Alternatives 3 and 2, respectively, the project, and the *Draft Plan*. The ranking would, therefore, be as follows:

1. *Issues and Options Alternative 1*
2. *Issues and Options Alternative 3*
3. *Issues and Options Alternative 2*
4. *The Project*
5. *The Draft Plan*

Habitat Conversion and Habitat Quality Reduction

Again, the extent and intensity of development and associated habitat conversion is the criterion for determining the severity of impacts of habitat conversion or quality reduction. The ranking of the alternatives in terms of their impacts on habitat conversion and habitat quality reduction is similar to the ranking associated with the loss of farmland and loss of agricultural production. That ranking is as follows:

1. *Issues and Options Alternative 1*
2. *Issues and Options Alternative 3*
3. *Issues and Options Alternative 2*
4. *The Project*
5. *The Draft Plan*

TABLE 10-1

COMPARISON OF PROJECT IMPACTS WITH ALTERNATIVES

Impact Category	The Project	I&O #1	I&O #2 (No Project)	I&O #3	Draft GP (I&O #5)
Land Use	*4*	*1*	*3*	*2*	*5*
Traffic Congestion	*4*	*1*	*3*	*2*	*5*
Cultural Resources	*3*	*1*	*2*	*4*	*5*
Loss of Farmland	*4*	*1*	*3*	*2*	*5*
Loss of Agricultural Production	*4*	*1*	*3*	*2*	*5*
Habitat Conversion/Quality Reduction	*4*	*1*	*3*	*2*	*5*
Increase in Air Pollutant Emissions	*4*	*1*	*3*	*2*	*5*
Traffic Noise	*4*	*1*	*3*	*2*	*5*

CEQA GUIDELINES DIRECTIONS REGARDING CONSIDERATION OF ALTERNATIVES

The beginning of this section describes the directions that the *State CEQA Guidelines* provides with respect to the consideration of alternatives in the environmental review process. The following paragraphs summarize how the Placer County General Plan Update process has addressed these guidelines.

Rejected Alternatives

As indicated above, the *State CEQA Guidelines* require that, in cases where there is a specific proposed project or a preferred alternative, EIRs must explain why the other alternatives were rejected in favor of the proposal if they were considered in developing the proposal. In the case of the Placer County General Plan Update, alternatives were considered, and rejected, at two points in the process. During the Issues and Options process (Phase 5), the Board of Supervisors considered and rejected all three alternatives described in the *Issues and Options Report* in favor of the hybrid Alternative 5, which became the October 1, 1993, *Draft General Plan*. In selecting Alternative 5, the Board majority expressed a concern that the alternatives described in the *Issues and Options Report* did not provide enough opportunities for private market decisions to determine the location of future development. The Board majority further expressed an interest in relieving growth pressure on existing communities (both unincorporated and incorporated) by providing opportunities for development of distinct new communities (i.e., new growth areas).

During Phase 8 of the Update process (public review of the *Draft General Plan* and *Draft EIR*), the Board of Supervisors, at the recommendation of the Planning Commission, rejected the *Draft Plan* as proposed in favor of a scaled-back version of it. In doing so, the Board reconsidered the necessity of designating the new growth areas for urban development, citing the availability of developable land in the balance of the unincorporated area of the county and in the cities within the county, as well as development forecasts that indicated that the supply of developable land exceeded estimated demand within the 20-year time frame nominally covered by the *General Plan*.

Environmentally Superior Alternative

The *State CEQA Guidelines* requires that EIRs identify the "environmentally superior alternative" among the alternatives considered. As Table 10-1 indicates, Issues and Options Alternative 1, would result in the least severe impacts of the alternatives considered in the categories where the project could have significant or potentially significant impacts. Issues and Options Alternative 1 is, therefore, the environmentally superior alternative among those considered in the General Plan Update.

Alternative(s) Capable of Eliminating Significant Adverse Impacts

According to the *State CEQA Guidelines*, the discussion of alternatives must focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly. Because the preparation of a general plan is, by definition, intended to provide for the accommodation of demand for future development, it is extremely difficult, if not impossible, to prepare a general plan that would have no significant adverse impacts. This is particularly true in settings which have strong demand for growth combined with a rich base of natural resources, such as Placer County. None of the alternatives considered in the General Plan Update process would result in the elimination of all significant adverse environmental effects. In fact, the only way to have avoided such impacts would be to construct an alternative that "rolled-back" existing development entitlements and instituted a moratorium on development in unincorporated Placer County. Even with such an alternative, development

that is beyond the jurisdiction of Placer County (i.e., in the cities within the county and in adjacent counties) could result in adverse impacts in the unincorporated area of the county. There is, therefore, no feasible alternative capable of eliminating all significant adverse impacts or reducing them to a level of insignificance.

Additional Significant Impacts of Alternatives Considered

As noted above, the *State CEQA Guidelines* requires that EIRs discuss cases where an alternative to a project would result in one or more significant effects in addition to those that would be caused by the project. In the case of the alternatives considered for this *EIR*, the comparison of impacts concerns the relative severity of the same type of impacts, as opposed to introduction of entirely new categories of impact. As indicated in Table 10-1, the impacts of the *Draft General Plan* would be more severe than those of the project, but they would not have been greater in terms of the number of impact types. The alternatives considered would, therefore, not have resulted in additional impacts not discussed in this *EIR*, but they would result in a higher degree of impact significance.

Range of Alternatives Considered

The *State CEQA Guidelines* states that "the range of alternatives required in an EIR is governed by 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice." For purposes of this *EIR*, the range pertains to the County's role in the distribution of countywide development potential. In most EIRs, particularly those related to development projects, or even city general plans, the range of alternatives addresses the magnitude of development, as well as the distribution. For a general plan for a county as large as Placer County with several incorporated cities, however, the magnitude of countywide development is the major consideration, since county boundaries are fixed and county governments play a relatively small role in the regional economic forces that dictate growth and demand for development. Recognizing this, the *Placer County General Plan* and the alternatives considered in its preparation focus on the County's role in accommodating demand for development. The alternatives evaluated in the General Plan Update process considered a wide range of County roles, from an essentially passive role in which the County would direct growth to incorporated cities to an aggressive role in which the County would compete with the same cities for accommodating development. This Update process has, therefore, considered a reasonable range of alternatives.

10.3 SHORT-TERM VERSUS LONG-TERM USES

CEQA requires that EIRs assess the relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity. In doing so, the *CEQA Guidelines* states that an EIR should "describe the cumulative and long-term effects of the proposed project which adversely affect the state of the environment." Special attention should be given to impacts which narrow the range of beneficial uses of the environment or pose long-term risks to health or safety. In addition, the reasons why the proposed project is believed by the sponsor to be justified now, rather than reserving an option for further alternatives, should be explained.

By virtue of its designation of substantial areas of land for development, the *Countywide General Plan* represents a first step in committing the environment to uses that may limit "long-term" productivity, particularly with respect to agricultural land and production. The *Plan* does, however, provide a comprehensive regional framework for making trade-offs among competing values and interests within both short-term and long-term time frames. It also sets out policies and programs to address the potentially adverse effects of new development in areas where long-term uses could be compromised.

Further, the General Plan Update is justified now, rather than later, due to the age of the existing General Plan and the need for a comprehensive update.

10.4 SIGNIFICANT IRREVERSIBLE EFFECTS

CEQA requires that EIR's describe any significant irreversible environmental changes which would be involved in the proposed action should it be implemented.

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. CEQA requires that irretrievable commitments of resources be evaluated to assure that such current consumption is justified.

While the designation of land for development on the *Land Use Diagram* does not in itself constitute an irretrievable commitment of that land and its associated environmental resources, subsequent development consistent with these designations could result in irreversible environmental changes. This *EIR* identifies several such changes, as well as *General Plan* policies and programs that will minimize the effects of these changes. Of the significant and potentially significant impacts identified in this *EIR*, those that could be considered irreversible are those related to land use changes, loss of farmland and agricultural production, and conversion of vegetation and wildlife habitat.

The *General Plan*'s designation of land for development, and thus the commitment of land and resources to future development, is justified given the need to accommodate projected demand for population and employment growth. Furthermore, as noted above, the General Plan Update is justified now, rather than later, due to the age of the existing General Plan and the need for a comprehensive update.

10.5 GROWTH-INDUCING IMPACTS

CEQA requires that EIRs address the growth-inducing impact of the proposed action. The *CEQA Guidelines* directs that EIRs must discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities so consideration must be given to this impact. The *Guidelines* also call for EIRs to discuss the characteristic of some projects that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

Any general plan that designates undeveloped land for future development can be defined as "growth-inducing." Since one of the County's objectives in updating its General Plan is the promotion of economic development and accommodation of demand for residential growth, this is the case with the *Countywide General Plan*. In promoting such development and accommodating such growth, the *General Plan*, however, attempts to address all the potentially adverse implications through policies, programs, and proposals for adequate infrastructure, promotion of a reasonable balance between jobs and housing, and protection of environmentally-sensitive resources.

10.6 CUMULATIVE IMPACTS

As a practical matter, an EIR on a comprehensive general plan is an assessment of the cumulative impacts of development within the area covered by the plan. This is particularly the case with a countywide general plan. Within this cumulative context, the *Countywide General Plan* provides a framework for making tradeoffs among competing values and interests. It also sets out policies and programs to address the potentially adverse cumulative effects of new development.

The cumulative effects of growth would be most demonstrably reflected in increased traffic and the resulting impacts on the regional roadway and highway system, primarily on I-80. A discussion of these impacts is included in Chapter 4, Transportation and Circulation, of this *Final EIR*. The analysis of these impacts is based on a regional travel demand model that inherently addresses the accumulated effects of development not only within unincorporated Placer County, but also in the county's cities and other communities in the greater Sacramento area.

This *EIR* also addresses the contribution of development in unincorporated Placer County to regional impacts including reduction of surface water quality, loss of farmland and agricultural production, conversion and quality reduction of wildlife and vegetation habitat, and degradation of air quality. The analysis of these cumulative impacts concludes that Placer County's contributions to the regional problems do not constitute significant impacts for purposes of this *EIR*.

10.7 MITIGATION MONITORING

CEQA prohibits a public agency from approving or carrying out a project for which an environmental impact report identifies significant environmental effects, unless one of several findings relative to mitigation of those effects has been made. Section 21081.6 of the *Public Resources Code* states that when an agency approves a project subject to implementing mitigation measures (in an EIR or Negative Declaration), the public agency must adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.

The policies and programs of the *Policy Document* operate to mitigate most of the impacts of new development under the *Plan*. Under Implementation Program 10.1, the County must annually review the *General Plan Policy Document*. As stated in the program, this review shall be used to satisfy the requirements for a mitigation monitoring program. To assist with this effort, those policies and programs that are essential to either maintaining less-than-significant impacts below the level of significance or minimizing the effects of impacts judged to be significant have been listed in findings prepared for the adoption of the *General Plan*. This list will be used in the annual review of the *Policy Document* to evaluate the County's application of mitigating policies and implementation of mitigating programs.

Appendix A
Issues and Options Report Summary

APPENDIX A

ISSUES AND OPTIONS REPORT SUMMARY

INTRODUCTION

The purpose of the *Issues and Options Report* was to solicit policy direction from the Board of Supervisors on key issues to be addressed in the General Plan Update and to provide the framework for developing the goals, policies, implementation programs, and land use and circulation plans that constitute the *General Plan Policy Document.*

In preparing this *Issues and Options Report*, County Staff and Consultants identified the most critical policy issues to be addressed in the General Plan Update based on the findings of the *Draft General Plan Background Report* and other work undertaken in conjunction with the General Plan Update, including a series of townhall meetings conducted in November 1991. County Staff and Consultants then identified two or more options for addressing these critical issues. Finally, they analyzed the options in terms of their potential implications. The issues discussed in the report were of two types. First, to address specific growth and environmental issues, Chapter 1 of the report discussed and presented options for several sets of policy/programmatic issues under the following headings:

- *Land Use and Housing*
- *Transportation and Circulation*
- *Natural Resources*
- *Infrastructure*
- *Fiscal and Financial Issues*

These policy and program issues were generally independent of the three conceptual land use alternatives described in Chapter 2 and assessed in Chapter 3, although some of the options discussed in Chapter 1 were more or less compatible with each of the three alternatives. The three land use alternatives presented in Chapter 2 were as follows:

- *Alternative 1: New Growth Directed to Cities*
- *Alternative 2: Expansion of Established Communities*
- *Alternative 3: New Unincorporated Growth Area*

These three land use alternatives, which addressed broadly-defined choices for the overall pattern of future growth in Placer County, were discussed in two chapters, each of which focused on different aspects of the alternatives. Chapter 2 described each alternative in terms of its distinguishing characteristics, its full buildout capacity, and its estimated development potential in the year 2010. Chapter 3 assessed the relative implications of the three alternatives.

Appendix A of the *Issues and Options Report* summarized several major land use proposals that were submitted to the County during 1992 and assessed their relationship to the three land use alternatives described and analyzed in Chapters 2 and 3 of the report.

Finally, it should be noted that the *Issues and Options Report* did not cover all of the issues to be addressed in the new General Plan. It focused instead on only those issues judged by the County's Consultant Team and County Staff to be the most critical for interim policy direction.

Following are discussions of the issues addressed in the *Issues and Options Report.*

CRITICAL ISSUES AND ALTERNATIVE GENERAL PLAN RESPONSES

Chapter 1 of the *Issues and Options Report* focused on a series of issues that County Staff and the General Plan Consultants determined to be important enough to require public discussion and formal consideration by the Board of Supervisors before the *Draft General Plan Policy Document* was prepared. Based on the information contained in Chapter 1, Staff and Consultants solicited direction from the Board of Supervisors regarding how to deal with each issue in the preparation of the *Policy Document.* The issues raised in this chapter covered a range of concerns that in some cases represented distinct choices regarding specific approaches to addressing key issues in the *Draft Policy Document* and in other cases represented broader philosophical choices that were intended to help form the foundation of the *General Plan.*

The issues discussed in Chapter 1 of the *Issues and Options Report* were grouped into five major areas of topical concern: (1) Land Use and Housing; (2) Transportation and Circulation; (3) Natural Resources; (4) Infrastructure; and (5) Fiscal and Financial Issues. For each topic under these headings, the discussion was broken into three sections. The first section described the issue and highlighted its importance to the County's future generally, and the General Plan specifically. The second part of each discussion posed key questions raised by the issue. Finally, the third section of each discussion framed the options for dealing with each issue within the context of the new *General Plan.* Each of these sections and the topical discussions that they included are described below, along with a summary of the policy direction provided by the Board of Supervisors on the issue.

LAND USE AND HOUSING

This section of Chapter 1 of the *Issues and Options Report* discussed three major issues related to land use and housing. They were (1) Jobs-Housing Balance; (2) Unincorporated Employment Base; and (3) Housing Element. These issues are described below.

Jobs-Housing Balance

Analysis of the relationship between jobs and housing is one method frequently used to evaluate the impact of a community's land use decisions on regional problems related to transportation congestion and housing costs. In its simplest form, the jobs-housing balance analysis focuses on the ratio of the number of jobs available in a particular area to the amount of housing available. In an ideal situation, there would be one job for every employed resident in an area. This general rule-of-thumb represents a theoretical "balance" between jobs in a community and workers in the community who would fill those jobs. Such a balance would allow residents the opportunity to work in their community, thereby reducing long-distance commuting. The closer a community can come to achieving balance, the higher the likelihood that it will be able to meet its responsibility to address regional transportation and housing cost problems.

The *Issues and Options Report* posed some basic questions regarding Placer County preferences for dealing with the jobs-housing balance issue within the new General Plan. These questions implied a very simple choice: Did the County want to use the General Plan as a tool to promote and guide the development of jobs-housing balance in Placer County. The report described two options, as follows:

Option 1: Allow Market Forces to Dictate the Jobs-Housing Relationship
Option 2: Adopt General Plan Jobs-Housing Balance Policies and Programs

Under the first of these two options, the County would step back and allow market forces to dictate how the relationship between jobs and housing evolves. Under the second option, the County would adopt General Plan policies and programs to guide this evolution (e.g., geographic frame of reference, jobs-to-housing ratio standards, methods of implementation mechanisms to monitor employment and residential growth).

Board Direction: Options 1 and 2: Allow market forces to provide jobs-housing balance and adopt general plan jobs-housing balance policies and programs, with the proviso that the General Plan set the framework for monitoring the jobs-housing balance, rather than regulating it.

Unincorporated Employment Base

Much of the recent employment growth in the unincorporated areas of Placer County has occurred in the service and retail sectors, which have grown in response to consumer demand created by residential development. The jobs created at these retail and service establishments have, however, been generally low-skill and low-paying. Conversely, the type of employers creating jobs for primary wage earners have located either in Sacramento County (in Folsom and the city of Sacramento) or in Placer County's cities (particularly Rocklin and Roseville). As a result, most of the primary wage earners in unincorporated Placer County households are forced to commute to jobs in Sacramento and in Placer County's cities. This out-commuting has contributed to traffic congestion and air pollution and has also resulted in residents of unincorporated Placer County doing much of their shopping outside of the unincorporated parts of Placer County, thereby causing the County to miss out on the benefits of local retail activity (primarily sales tax revenues). The failure to attract the type of businesses supporting primary wage earner employment to unincorporated Placer County has also resulted in the loss to the County of the fiscal benefits associated with such development.

The *Issues and Options Report* presented two options for addressing the future of Placer County's unincorporated area employment base. They were as follows:

Option 1: Limit Employment Development Opportunities to Existing Plans
Option 2: Expand Employment Development Opportunities in the General Plan Update

The first option called for the County to rely on areas that were currently designated for the type of development that would provide jobs (i.e., commercial, industrial, office). The most important part of the county under this approach would be the Sunset area. The second option issue would direct County Staff and Consultants to identify new unincorporated areas appropriate for the development of employment-oriented development.

Board Direction: Option 2: Expand employment development opportunities through the General Plan. (Staff and Consultants interpreted this to mean that the County will continue to allow the Sunset Area to develop as unincorporated territory and that the other new employment centers will be those included in new growth areas (i.e., Placer Villages, Stanford Ranch West, Villages of Dry Creek.)

Housing Element

The final discussion under the Land Use and Housing section of Chapter 1 of the *Issues and Options Report* addressed the Housing Element, which was adopted in June 1992. This discussion simply described the process through which the County went in adopting the Element, including the separate issues and options exercise that it included.

TRANSPORTATION AND CIRCULATION

The second major section of Chapter 1 of the *Issues and Options Report* addressed broad policy issues related to transportation and circulation, as described below.

Regional Transportation Facilities

As the urban areas of Northern California continue to grow, so will the volume of traffic on I-80 through Placer County. While, in most of county, Placer County development will contribute only a small percentage of this volume, the effects of this traffic on residents and businesses throughout the county will be significant. Recognizing the inevitable increases in traffic in the I-80 corridor, several studies have been initiated to identify possible solutions to anticipated problems. For Placer County, the most important of these have been the *Route 102 Feasibility Study* and the *Southeast Area Transportation Study* (SATS). The options presented in this section of the *Issues and Options Report* focused on these two studies and the County's involvement in them; they were as follows:

Option 1: Support the I-80 Multi-Modal Transportation Study/Oppose Further Route 102 Study
Option 2: Study Long-Term Opportunities for an East-West Roadway in Western Placer County
Option 3: Oppose Study of a Southeastern Beltway through Placer County
Option 4: Study Long-Term Opportunities for a North-South Roadway in Southern Placer County

The first two options dealt with Route 102, presenting a basic choice between reaffirmation of the County's past decisions or reconsidering the question of a major east-west roadway in the western part of the county. This choice has important implications for the manner in which future development is planned-for in the western county.

The third and fourth options under the discussion of Regional Transportation Facilities addressed the development of regional bypass that would run north-south through the southern part of Placer County. Under the third option, the County would reaffirm the County's previous position regarding the SATS (i.e., because of the possible negative effects on Placer County, oppose the extension of a beltway from Highway 50 north to I-80). According to the fourth option, the County would generally support the study of a future north-south roadway in the southern part of Placer County, thereby recognizing that there could be a need for such a facility in the future to serve either local or regional traffic demand.

Board Direction: Options 1 and 4: Support the I-80 multi-modal transportation study, oppose further Route 102 study, and support multi-modal study of a north-south *corridor* in the southeast area of the county. (Staff and Consultants interpreted this as not precluding the development of a new or expanded transportation corridor between Highway 65 and I-5 or SR 99 to serve new growth areas in Western Placer County.)

Transportation/Land Use Relationship

In considering the future relationship between land use planning and transportation planning, the County needs to recognize one key fact: the pattern and density of development will determine the feasibility of

different modes of transportation. The low-density, dispersed type of development that has occurred in Placer County's unincorporated areas in the past is not conducive to the efficient provision of transit services, either rail or bus. For transit systems to operate effectively and efficiently, development along transit corridors must be relatively dense and concentrated. The options presented under this issue related to how the County intends to plan for the future relationship between land use and transportation facilities; they were as follows:

Option 1: Promote Low-Density, Dispersed Development Relying on Automobiles
Option 2: Promote High-Density, Concentrated Development Relying on Transit

Under the first of these options, the County would continue the historical pattern of development in Placer County; that is, lower-density development catering to the strong market for suburban and rural residential development. Since transit services would be difficult to provide with such a development pattern, this option implies that the County would have to plan for roadway capacity adequate to serve what could be very-high volumes of automobile traffic, depending on how much and where land is designated for development.

The second option under the Transportation/Land Use Relationship issue would depart from the historical development pattern in Placer County by designating land for higher density uses in concentrations high enough to support the development of transit services. An important aspect of this option would be the designation of "high quality transit corridors" for the development of either bus or rail services. This approach could focus on increasing density in already-developed areas along existing corridors (i.e., infill), or it could identify new areas for development that could easily be connected to existing corridors.

Board Direction: The Board directed Staff and Consultants to proceed according to a hybrid "Option 3," according to which the General Plan will establish appropriate land use/transportation relationships on a region-by-region basis.

NATURAL RESOURCES

This section of the *Issues and Options Report* addressed the preservation of Placer County's natural resources, focusing first on agricultural and then on open space and habitat resources.

Agricultural Resource Preservation

Although agriculture remains an important sector of Placer County's economy, it has begun to decline in relative importance in recent years as the manufacturing, recreation, service, and construction industries have grown. The decline in agricultural production is the result of urban growth (within the cities) and rural residential development (primarily in the western part of the county), as well as changes in the economy, government regulations, and the cost of producing and transporting agricultural products. In 1989, the County made a strong commitment to supporting agriculture in Placer County by adopting the *Agricultural Element* and, at the same time, enacting a right-to-farm ordinance. The *Agricultural Element* incorporates policies designed to improve the viability of agricultural operations and promote the conservation of agricultural land.

This section of the *Issues and Options Report* presented three options related to the issue of agricultural preservation, as follows:

Option 1: Reaffirm Existing Agricultural Protection Policies and Programs

Option 2: Adopt More Aggressive Agricultural Protection Policies and Programs
Option 3: Redesignate Appropriate Agricultural Areas for Urban/Suburban Uses

The first of these options would basically reaffirm the policies and programs of the *Agricultural Element* by incorporating them into the new General Plan. This option would also include an evaluation of how effective individual policies and programs have been. The principal assumption with this option is that the County's current regulations and policies adequately reflect its preferred level of involvement.

Under the second option, the County would strengthen its commitment to agricultural preservation by becoming active sponsors of more aggressive preservation programs. Selection of this option would imply that the County's current level of policy and program commitments is not sufficient to adequately protect agricultural land.

The third option would respond to property owner requests to make more land available for urban and suburban development in the unincorporated areas of Placer County. If this option were chosen, the County would identify an appropriate area or areas of currently-designated, less productive agricultural land for development. For those remaining areas with agricultural designations, the provisions of either of the first two options would be appropriate.

Board Direction: Options 1 and 3: Reaffirm existing agricultural protection policies and programs and redesignate appropriate agricultural areas for urban/suburban use. According to this direction, the *Draft Policy Document* includes most of the substantive policy and program content contained in the *Agricultural Element* and the Land Use Diagram retains the agricultural designations for all of the county, except for the areas covered by the new growth areas.

Open Space and Habitat Preservation

Placer County includes a substantial amount of private and public open space land. Much of this open space land also serves as habitat area for sensitive vegetation communities. These vegetation communities in turn support a multitude of sensitive or endangered species. Most of the laws, regulations, and policies concerning open space and habitat resources (primarily state and federal) have evolved as ad-hoc responses to species-specific impacts on an individual project basis. These ad-hoc responses, unfortunately, provide little direction for comprehensive open space or habitat protection. The three options discussed in the *Issues and Options Report* deal with the County's involvement in future efforts to protect these resources, particularly from a comprehensive perspective; they are as follows:

Option 1: Defer Oversight of Habitat Preservation to Federal and State Agencies
Option 2: Establish Strong County Preservation Policies
Option 3: Initiate Active County Involvement in Habitat Preservation

Currently, the regulations most directly affecting habitat preservation are promulgated and enforced by various federal and state agencies. In this scheme, local governments play a relatively minor role. Under Option 1 the County would maintain its current approach, which consists principally of project-by-project review and analysis of habitat disturbance or loss.

Under the second option, the County would establish a strong set of local policies to protect and preserve those resources it considers valuable. The County's commitment would be a policy-based expression of the County's philosophy, without an active program-based implementation effort. For instance, the County could adopt a "no-net-loss" policy for specific habitat or open space resources, leaving it up to project

proponents to implement policies on a case-by-case basis. This option would also commit the County to setting up a study or ongoing program to identify the location and relative importance of open space lands that are critical for sensitive habitat and recreation needs.

Under the third option, the County would initiate a comprehensive habitat conservation program. Because much habitat protection regulation is the responsibility of federal and state agencies, this approach would require that the County identify and initiate cooperative planning efforts with the public and private agencies and organizations who have an institutional interest in habitat preservation in Placer County. The County could initiate these joint planning efforts using memoranda of understanding that establish the institutional objectives and commitments of each participant. The County could also sponsor the formation of a regional open space district or a joint powers authority to permanently focus tax money and planning resources on countywide efforts.

Board Direction: Option 3: Initiate active County involvement in habitat preservation, which will address State, Federal, and appropriate local requirements.

INFRASTRUCTURE

The fourth major section of Chapter 1 of the *Issues and Options Report* addressed three issues related to the infrastructure necessary to support current and future development: Water Supply, Wastewater Management, and Drainage and Flood Control.

Water Supply and Delivery

The issue of water supply in Placer County is fundamentally a question of whether development should rely on groundwater or surface water. Surface water sources currently supply most of the water being used in Placer County, and there appears to be ample surface water, in terms of supply and the rights to develop the supply, to support all existing and currently planned development. While local surface water is plentiful, its use in many areas is problematical because of the major infrastructure necessary for its distribution and use and because of the cost to treat it.

Groundwater use is much less prevalent and often more problematical than surface water use, but some areas of Placer County effectively have no other economically viable source of supply. Groundwater is also the primary source of supply for agricultural irrigation in the western part of the county. Groundwater sources are often more attractive than surface water for several reasons, including lower costs for permitting, transmission, treatment, and distribution, although the cost of power to pump groundwater is increasing. The adequacy of groundwater supply and quality to serve new development is, however, a significant concern because information regarding aquifer boundaries, safe yield potentials, and quality is limited, although there is evidence that local groundwater sources have been overdrafted and/or contaminated. The cumulative effects of groundwater use and contamination in Placer County are, however, not well understood.

While, overall, Placer County has abundant surface and groundwater resources, recent evidence of problems associated with groundwater development suggest that the County actively address the issue of how best to provide water to future urban and suburban development and agriculture. Accordingly, the five options under the issue of Water Supply in the *Issues and Options Report* presented a range of responses regarding the future provision of water; these options were as follows:

Option 1: Continue to Rely on both Surface Water and Groundwater

Option 2: Rely on Large Surface Water Suppliers but Allow Interim Groundwater Use
Option 3: Require New Urban and Suburban Development to Rely on Surface Water
Option 4: Provide Opportunities for Groundwater Users in Problem Areas to Convert to Surface Supply
Option 5: Promote Development of Surface Water Supplies for Agricultural Irrigation

Currently, the County will approve development in most parts of the county as long as project proponents are able to demonstrate adequate water availability, be it surface or groundwater. The first option would continue this practice, making an implicit judgement that existing problems are not severe enough to compel changes in basic County policy.

The second option would require that where there is evidence of groundwater quality or supply problems, existing large and reliable water systems would be expanded to supply surface water for all new development within their service areas or "spheres." This option presumes that there is currently sufficient evidence to conclude that overdrafting and contamination problems are serious. This option further presumes that large suppliers that are able to conduct comprehensive planning programs and take advantage of economies of scale are the best suppliers of surface water.

Under the third option, the County would require all new urban and suburban development to use surface water exclusively, in the interest of protecting groundwater supplies from overdraft and contamination. The presumption underlying this option is that existing evidence justifies a shift away from reliance on groundwater. This option implies the establishment of some sort of threshold criteria for what constitutes "urban" or "suburban" development.

Under the fourth option, the County would work to provide opportunities for all development in areas experiencing groundwater contamination and overdrafting, including agriculture, to convert to surface supplies. Because the costs associated with this approach could be very high, the County could establish a program to decrease the financial burden on current groundwater users that shift to surface supplies. Because it focuses on existing rather than new development, this option could be combined with any of the other four options.

The fifth, and final, option under Water Supply, would involve County adoption of policies and institution of programs to provide surface irrigation water, particularly in the western part of the county where there is evidence of groundwater overdrafting. Since the principal difficulty with providing irrigation water to this area is the lack of adequate surface water transmission facilities, the County's involvement would focus on the development of such facilities, either in conjunction with local water suppliers or alone.

Board Direction: Options 3, 4, and 5: Require new urban and suburban development to rely on surface water, but clarify meaning of *urban and suburban*; provide opportunities for groundwater users in problem areas to convert to surface supplies; and promote development of surface supplies for agricultural users in western county.

Wastewater Management

Two basic approaches to collecting and treating wastewater are currently being used in Placer County. The first is the community system, which consists of a network of collection lines that connect individual wastewater generators to a centralized treatment facility; this type of system predominates in Placer County. The second approach is on-site collection and treatment using septic systems. On-site systems are used predominantly in Placer County's rural, outlying areas that cannot be efficiently served by community wastewater systems.

While community systems in the county have operated generally without significant problems, there is mounting evidence that the use of on-site systems in some areas of Placer County has had detrimental impacts on groundwater quality, specifically nitrate contamination of local aquifers. This is particularly true in some areas in the western part of the county that have elevated groundwater and poor soil percolation. This is also true in many foothill and mountain areas of the central and eastern county that have elevated groundwater, poor or thin soils, and steep slopes.

The regulation of both community and on-site wastewater is focused almost exclusively on compliance with waste disposal regulations related to protecting water resources from pollution or contamination and the associated public health concerns. These regulations, which are administered and enforced by multiple layers of federal, state, and local agencies, generally do not address comprehensive planning issues. The four options presented in the *Issues and Options Report* related to the County's future participation in the regulation of both community and on-site wastewater systems; they were as follows:

Option 1: Continue Ad Hoc Approval of On-site Systems
Option 2: Limit On-site System Use to Larger Parcels
Option 3: Establish a Reclamation Policy for Community Wastewater Systems
Option 4: Promote Regionalization of Community Wastewater Systems

Under the first option, the County would continue the current practice of allowing the development of on-site wastewater treatment systems on a case-by-case basis. This approach could further stipulate that future proposals for on-site systems carefully assess potential cumulative groundwater impacts.

The second option would limit the use of on-site systems to larger parcels and would prohibit their use in areas where soil and groundwater conditions are not suitable. Where soils and groundwater conditions and project scale or density prohibit the use of on-site systems, the County would consider permitting the use alternative community systems (e.g., septic tank effluent pumping systems, variable grade sewers, vacuum sewers). If these alternative systems prove infeasible, the County would require the development of community wastewater systems.

The third option would encourage reclamation and reuse by establishing a policy requiring new development relying on community wastewater systems to incorporate reclamation and reuse technology. In addition to requiring new development to reclaim and reuse wastewater, such a policy could encourage existing community wastewater treatment systems to modify their facilities as economic conditions and demand for reclaimed water increases.

The fourth option under Wastewater Management would foster the development of regional wastewater collection, treatment, and disposal facilities where economically and technically viable. Regional facilities could be managed either by cities or county service areas, depending on the circumstances.

Regionalization, especially where urban and suburban development is occurring rapidly, could result in the most cost effective solution for wastewater management.

Board Direction: Options 1 and 4: Continue ad-hoc approval of on-site systems, while promoting regionalization of community systems.

FISCAL AND FINANCIAL ISSUES

The final set of issues addressed in Chapter 1 of the *Issues and Options Report* dealt with fiscal and financial concerns, including Public Facility and Service Financing and Unincorporated Service Levels and Funding.

Public Facility and Service Financing

The County has become increasingly concerned about funding of public facilities, particularly those facilities that are needed to serve new growth. In the past, the County has not required new development, either within cities or in the unincorporated areas, to address their impacts on County facilities such as jails, courts, libraries, regional transportation systems, and general County administrative office space. As a result, many of these facilities have become congested as staffing has increased, while facility capacity has not.

In 1990, the County began reviewing proposed development projects to assess their potential impacts on all types of County infrastructure. The County proposed this review process to the Placer County Local Agency Formation Commission (LAFCO) as a policy that would apply to all future annexations and unincorporated area development. The County has also begun a comprehensive analysis of capital facilities needed to accommodate growth through the year 2010. The analysis will document the full cost of new facilities and will propose methods of funding the cost with revenues from new development. The findings of the County's capital facilities analysis and investigation of possible funding methods will have important implications for the policies and programs of the new General Plan. Because the General Plan will more definitively identify the amount, type, and location of development that the County anticipates over the next 20 years, the County will have an opportunity to better identify the associated facility needs. In addition, the new plan will provide an opportunity for the County to coordinate policy efforts regarding alternatives for funding the needed facilities.

While the new General Plan's approach to addressing countywide facility funding issues will be largely informed by other studies that are currently under way, the *Issues and Options Report* identified the following three broad options that merit consideration:

Option 1: Use Existing Sources to Expand Countywide Facilities
Option 2: Raise Existing or Institute New Taxes to Expand Countywide Facilities
Option 3: Charge New Development for its Share of Countywide Facilities

The first of these options would call for the County to use existing funding sources to expand countywide facilities. This would mean that the County would use discretionary revenues to increase the capacity of existing countywide facilities. This option would realize only small gains in capital investment and could result in lower operating standards.

Under the second option, the County would raise existing taxes or institute new taxes to generate additional revenue to fund capital facilities improvements. This could include utility taxes, special

assessment districts, or a sales tax increase. Future cuts in State financial assistance to counties could, however, make such tax increases necessary just to support ongoing operation and maintenance expenditures, thereby limiting their availability to fund facilities development. Although past attempts at increasing the sales tax in Placer County have failed to obtain the necessary two-thirds vote, future votes could be necessary.

According to the third option, the County would charge *all* new development in the county for the cost of additional countywide facilities needed to serve the new development, as is done in other California counties. This would require that Placer County's cities adopt the County's program and apply it to all new development within their jurisdictions; such agreements might be difficult to negotiate, but may be tied to other regional issues of concern to the cities (i.e., growth in incorporated versus unincorporated areas). In addition, a fair allocation of future facility costs could result in large financial burdens that would inhibit job-creating development.

Board Direction: Options 1 and 3: Use existing sources to expand existing facilities and services and charge new development for its share of countywide facilities.

Unincorporated Service Levels and Funding

During the past few decades, growth in the unincorporated areas of Placer County has increased the size of existing suburban communities and created new developments in previously rural areas. The County has provided the residents and workers of these unincorporated areas with services similar to those typically provided by cities. These municipal-type services--primarily sheriff's patrol, local parks, libraries, and general government services--have been funded mostly by discretionary general fund revenues. Counties, including Placer County, are not generally as well-suited as cities to provide these types of services, partly because of the wide dispersion of population and employment and partly because of the County's responsibility for funding state-mandated facilities and services. The County's dual role as the administrator of these state-mandated services and as provider of municipal-like services to the unincorporated areas get particularly complicated during the annual budget process. Because the cost of many countywide services is determined by the State Legislature through program requirements, and the Legislature has increased mandated levels of service without increasing financial assistance, the percentage of the County's budget dedicated to these services has increased. Conversely, the percentage of discretionary revenue available to fund municipal-like services to the unincorporated areas has decreased.

If the County intends to continue attracting new development to its unincorporated areas, its obligations to provide municipal-like services will continue to increase. The three options described under the issue of Unincorporated Service Levels and Funding in the *Issues and Options Report* addressed the County's commitment to these obligations; these options are as follows:

Option 1: Require All New Urban Development to Annex to Cities
Option 2: Restrict New Unincorporated Development to Existing Unincorporated Communities
Option 3: Establish Differential Level of Service Standards
Option 4: Require New Development to Pay the Full Cost of Providing Municipal-Like Services

Under the first option, the County would limit further increases in the County's responsibility to expand current or provide new municipal-like services by requiring that all new urban development annex to cities. This would require that each city, instead of the County, assume responsibility for providing municipal-like services to new development. The County could then concentrate on providing those countywide services for which it is statutorily-responsible.

The second option would call for restricting new unincorporated development of existing unincorporated communities. This would allow the County to take advantage of existing service and facility capacity to serve new growth, while additional capacity could be added at the margin more efficiently than providing new services to previously-undeveloped areas.

The third option would establish differential level of service standards that recognize appropriate differences in the type of development generating the demand for services. For instance, the County could adopt different service level standards for urban and rural development. Some counties explicitly recognize that it is infeasible to provide the same level of services to remote rural areas as to urban and suburban areas without incurring much higher costs.

Under the fourth option, the County would require new development to pay the full cost of providing municipal-like services. This option would stipulate that all new municipal-like services be provided at the sole cost of the private sponsors of development, regardless of the level of service called for by County standards.

Board Direction: Options 3 and 4: Establish differential service standards, and require new development to pay full cost of providing municipal-like services.

DESCRIPTION OF LAND USE ALTERNATIVES

The second part of the *Issues and Options Report* described and assessed the implications of three alternative approaches for accommodating demand for forecasted development through the year 2010. The Consultants, working closely with County Staff, outlined three scenarios, each of which implied a distinct set of underlying land use assumptions as well as a set of policy and program commitments. These three scenarios were as follows:

ALTERNATIVE 1: NEW URBAN GROWTH DIRECTED TO CITIES

This alternative emphasized shifting the jurisdictional control over new growth and development from the County to the cities. County general plan policies would be modified to encourage all new urban-scale growth within the incorporated cities of Placer County (including currently unincorporated areas within city spheres of influence to be annexed to cities), rather than in the unincorporated areas of the county.

This alternative would necessarily involve the establishment of cooperative agreements with each of the cities in the county to ensure that the development regulatory process will lead to mutually acceptable results.

The forms of unincorporated area development allowed under this alternative would include infill development within existing community plan areas, dispersed residential, agricultural, open space, and resource-based recreational uses.

New unincorporated area growth would be limited to currently-designated communities, with reductions in the extent and density of growth contemplated by the existing *General Plan* for select areas. New proposals for urban growth needing general plan amendments and rezoning would not be considered. County General Plan and zoning designations within city spheres of influence would be changed to limit development before annexation, so that city plans for the spheres would not be compromised by potentially incompatible development in the interim.

ALTERNATIVE 2: EXPANSION OF ESTABLISHED COMMUNITIES

Under Alternative 2, the County would promote new growth in established unincorporated communities within and immediately adjacent to existing developed areas and away from environmentally-sensitive areas. The County would achieve this objective by promoting development in areas that can now accommodate, or could be expanded to accommodate, additional growth without exacerbating existing or causing new natural resource, infrastructure, or public facilities and services problems. Under this alternative, the County would, nonetheless, modify existing plans to reduce development potential in unincorporated areas where land use designations reflect unrealistic development potential in light of resources or infrastructure and service limitations. This alternative would provide for no new communities or major new growth areas; it instead would call for the intensification of existing unincorporated areas, including areas within city spheres of influence. The most important distinction between Alternatives 1 and 2 is that under Alternative 1, the approval of new urban development would be left up to cities, while under Alternative 2, the County would continue to approve such development.

New development in the unincorporated communities targeted for growth would emphasize urban densities with compact urban form, implement "neo-traditional" pedestrian- and transit-oriented urban planning concepts where feasible, and de-emphasize typical suburban development. New development would also be sited and designed to help establish distinct community character. Commercial development would emphasize "village commercial" character that would have the appearance of a small community pedestrian-scale downtown rather than the automobile-oriented shopping malls typical of modern suburban development. Where appropriate, new urban-type development would be located near transportation/transit corridors, and where public facilities and services can be efficiently provided.

Although a full range of residential uses would be allowed in different locations, the plan would emphasize the "ends" of the range (e.g., dispersed rural homesites on very large parcels, and urban residential at higher-density urban residential densities). In addition, land would be designated for various other uses, including convenience and village commercial, mixed use developments; agriculture, resource-based recreation, large-scale industrial development, small industrial centers within various unincorporated urban areas, and additional protected open space.

ALTERNATIVE 3: NEW GROWTH AREA

Under Alternative 3, the County would identify an area or areas suitable for the establishment of new urban development. This alternative would redirect growth from the established unincorporated communities, thereby relieving development pressure on potentially sensitive areas. Development in new growth areas would emphasize "neo-traditional" planning principles (i.e., compact pedestrian- and transit-oriented development). Under this alternative, the County would modify existing plans to reduce development potential in unincorporated areas where land use designations reflect unrealistic development potential in light of resources or infrastructure and service limitations. In conjunction with the identification of new growth areas, the County would explore a transfer of development rights (TDR) program as a means of reallocating development potential from existing communities and surrounding agricultural land to the new community site. While under Alternative 1 the County would direct new urban development to the cities and under Alternative 2 it would continue to approve new urban development in some of the same areas as the cities, under Alternative 3 the County would provide an opportunity for the same type of urban development in an entirely new location.

For purposes of analysis, the *Issues and Options Report* assumed that new urban development would be designed to function as a discrete "new town" with a buildout population of approximately 20,000 and an

area of about four square miles. Community design would emphasize urban densities with compact urban form, implement "neo-traditional" urban planning concepts where feasible, and de-emphasize recent suburban development patterns. Commercial development would emphasize "village commercial" character.

County Staff and Consultants identified several site selection criteria for the location of any new urban development areas (see page 2-7 of the *Issues and Options Report*). For purposes of analysis, County Staff and Consultants determined that the general area that best satisfied these criteria was near Baseline Road, west of Roseville.

COMPARATIVE ANALYSIS OF THE THREE LAND USE ALTERNATIVES

Chapter 3 of the *Issues and Options Report* assessed and compared the implications of the three land use alternatives described above (and in Chapter 2 of the report), focusing on both the quantitative and the qualitative differences among the three land use alternatives. The alternatives were assessed according to five topical headings, each including two or three analysis factors, as shown below:

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Land Use, Housing, and Urban Design			
Effects on Urban Form	Because responsibility for approving new urban development would shift primarily to the cities under Alternative 1, the County would have little influence over the form of development, at least at the project level. From a larger perspective, the County would affect the pattern of urban development by not approving projects within or immediately adjacent to city spheres of influence. Presumably, this would result in more definite distinctions between urban (i.e., incorporated) and rural (i.e., unincorporated) areas.	This alternative anticipates that new urban growth would be compact in form, would be located within and directly adjacent to existing communities, and would de-emphasize traditional suburban development styles in favor of more state-of-the-art planning (e.g., "neo-traditional" urban planning concepts). In addition, some dispersed, lower density rural homesites would be allowed. Because of this additional development, Alternative 2 could result in the greatest change to the county's urban form and the appearance of unincorporated communities and rural landscapes.	Alternative 3 would significantly alter existing county urban form by providing for an entirely new urban area; it would, however, result in less change to the existing character of unincorporated communities and rural areas (except in the vicinity of the new town) than Alternative 2.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Jobs-Housing Balance	Alternative 1, for instance, would provide for most future urban development, both residential and employment-generating, to be directed to the cities. Implicitly, this would result in a closer geographic relationship between housing and employment opportunities because development would be less dispersed. In qualitative terms, it is also likely that development occurring within cities would include a broader range of housing types and densities, and thus, a broader range of affordability. This would likely be true of non-residential development also, since the existing base of employment within the cities is relatively broad.	Alternative 2 would promote the expansion of existing unincorporated communities, with an emphasis on "neo-traditional" development concepts (i.e., higher residential density, pedestrian- and transit-oriented design, village-type commercial). Under Alternative 2, the County would promote business park and industrial development in the Sunset Industrial area. Compared with Alternatives 1 and 3, this alternative would result in a more dispersed development pattern. Consequently, Alternative 2 would present more obstacles to the County's attempt to balance jobs and housing in the unincorporated area. It could also result in more commuting within the South Placer area than would either Alternative 1 or 3.	Alternative 3 is designed to promote a jobs-housing balance, at least within the new town that it envisions. Under this alternative, the new town would develop with higher-density residential uses and would be planned to accommodate a full range of employment-generating uses, including development supporting jobs for primary wage earners. Under this alternative, the County would be able to exert some influence over the jobs-housing balance in the new town by monitoring development phasing and attempting to ensure that residential and non-residential development proceed at a relatively even pace. Policies and programs to promote such a balance would be critical to the new town's success in maintaining a jobs-housing balance.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Natural Resources			
Agricultural Land Conversion	One of the fundamental objectives of Alternative 1 is the protection of open space and agricultural land. The alternative envisions protecting these land resources by reducing the likelihood that pressure for urban development will affect these areas. Accordingly, of the three alternatives, Alternative 1 would provide for the highest level of protection of the county's agricultural resources.	Under this alternative, the County would continue to approve urban-type development in its unincorporated communities. Alternative 2 would also permit continued large-lot rural residential development. Because this type of development would be dispersed throughout the county's rural areas, it is likely that it would occur on or near prime agricultural land. This could result in erosion of the distinction between "agricultural" areas and "rural residential" areas. Because it would allow the most dispersed pattern of urban development, Alternative 2 would be most likely to adversely affect agricultural land and production. Its effects would, however, be less significant than would those of the current plan for the area, because of the promotion of more compact, denser urban development.	Alternative 3 would provide for the most unincorporated development of the three alternatives. By definition, however, Alternative 3 would result in a more intensive, concentrated pattern of development by virtue of its promotion of a new town in the western part of the county. The area that appears to be most suitable for the development of a new town is classified as "unique farmland/ farmland of local importance." Development in this area would result in the conversion of important agricultural land to urban uses and could foster additional growth pressures on adjacent agricultural areas. Alternative 3 would, nonetheless, provide for definite boundaries between agricultural and urban uses, and the new town could absorb urban growth that might otherwise encroach on other agricultural areas. As a result, Alternative 3 would have impacts similar to Alternative 2 in terms of the severity of its impact on agricultural land and production.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Natural Habitat Loss	One of the primary objectives of Alternative 1 is the protection of habitat areas. The alternative envisions protecting these resources by reducing the likelihood that pressure for urban development will affect these areas. Accordingly, of the three alternatives, Alternative 1 would provide for the highest level of protection of the county's natural habitat resources.	Under this alternative, the County would continue to approve urban-type development in its unincorporated communities. Alternative 2 would also permit continued large-lot rural residential development. Because this type of development would be dispersed throughout the county's rural areas, it is likely that it would occur near valuable natural habitat areas. Because it would allow the most dispersed pattern of future urban development, Alternative 2 would be most likely to adversely affect habitat areas.	Alternative 3 would provide for the most unincorporated development of the three alternatives. By definition, however, Alternative 3 would result in a more intensive, concentrated pattern of development by virtue of its promotion of a new town in the western part of the county. The area that appears to be the most suitable for the development of a new town (i.e., near Baseline Road, west of Roseville) includes valuable grasslands and wetland habitats, as well as some oak woodlands. While development in this area would presumably draw some development away from other areas, it could affect some of these important habitat areas. As a result, Alternative 3 would fall between the other two alternatives in terms of its potential impacts on sensitive natural habitat areas.
Air Quality	In most areas of the county, Alternative 1 would result in incrementally lower emissions in 2010 than either Alternative 2 or 3. This is the case simply because development under Alternative 1 would result in the concentration of urban development within cities, thereby promoting more efficient travel patterns than would be likely under Alternatives 2 and 3, both of which would result in increased development in unincorporated areas.	Because development would be more dispersed under Alternative 2, automobile trips would tend to be longer, resulting in more vehicle miles travelled and higher air pollutant emissions. The emissions from Alternative 2 would, nonetheless, differ very little from the other two alternatives.	In spite of the development of a new town that would promote growth conducive to good air quality, Alternative 3 would have worst effect on air quality, primarily because of the length of automobile trips to and from the new town. The emissions from Alternative 3 would, nonetheless, differ very little from the other two alternatives.
Transportation and Circulation			
Trip Generation and Mode Choice	While trip generation would differ very little among the three alternatives (less than 2 percent), Alternative 1 would result in the highest number of person and vehicle trips overall.	Although Alternative 2 would fall in between the other two in terms of total trip generation overall and in the South Placer area, it would result in the highest trip generation in the Auburn-Foothills regional analysis area.	Alternative 3 would result in slightly fewer vehicle trips per person trips than either Alternative 1 and 2. This is principally due to the new town which would have higher transit and carpool usage than surrounding development.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Travel Patterns	Average travel distance would be relatively equal for the three land use alternatives, but would be slightly lower under Alternative 1 than under Alternatives 2 and 3. This is because Alternative 1 would concentrate development within incorporated areas, thereby reducing average trip lengths.	Alternative 2 would fall in between the other two alternatives in terms of average trip length.	In spite of the fact that Alternative 3 would have the lowest vehicle trip generation of the three alternatives, it would have the highest number of vehicle miles travelled due to longer average trip lengths. While work trips generated in the new town would be shorter on average than the rest of South Placer County due to the assumed employment levels in the new town, non-work trips generated in the new town would be longer because a significant number of trips would have to leave for services or activities not available in the new town.
Traffic Congestion	Alternative 1 would have fewer lane miles of congestion (i.e., level of service F) than either Alternative 2 or Alternative 3. While Alternative 1 would generate a slightly higher number of vehicle trips than Alternatives 2 and 3, it would result in fewer vehicle miles travelled due to shorter trip lengths.	Alternative 2 would spread development outside of incorporated areas, thereby increasing average trip lengths and placing more traffic demand on two lane rural roadways in the unincorporated areas. Alternative 2 would, therefore, require higher levels of transportation improvements than Alternative 1 and about the same level as Alternative 3.	Like Alternative 2, Alternative 3 would disperse development outside of incorporated areas, thereby increasing average trip lengths and placing more traffic demand on two lane rural roadways in the unincorporated areas. Alternative 3 would also require higher levels of transportation improvements than Alternative 1.
Infrastructure			
Water Supply and Delivery	Because Alternative 1 would direct new growth into the county's unincorporated areas, the greatest effect would be on municipal systems. Typically, it is less problematic and less expensive to expand existing treatment and distribution systems than it is to develop new systems (as under Alternative 3) and more environmentally efficient and reliable than developing individual well systems.	The most important consideration in Alternative 2 would be the continued approval of dispersed lower-density development. This type of development often relies on individual well systems for supply, thereby raising questions regarding groundwater quantity and quality.	The new town assumed under Alternative 3 would require the identification of a new raw water source, as well as the development of treatment and distribution facilities. If a surface water source is to be used for supply for the new town, construction of a new transmission facilities would be necessary. If the new town is to rely on groundwater resources, studies would be required to determine if the acceptable yield of the aquifer will safely meet the total projected future demand.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Wastewater	Alternative 1's greatest impact on the wastewater infrastructure would be in the cities, into which it would direct development. Existing community treatment systems would have to be expanded to accommodate development under all of the alternatives, but especially under Alternative 1.	As with water, the most important consideration in Alternative 2 would be the continued approval of dispersed lower-density development. This type of development often relies on individual septic systems for waste treatment. This would raise concerns regarding the capacity of local groundwater resources to tolerate the continued development of septic systems.	Alternative 3 would require the construction of new wastewater collection, treatment, and disposal system for its new town. This could be accomplished in one of two ways. The new town could construct a new collection system to connect to existing collection systems and regional plants, or the developers of a new town could develop an entirely new system, independent of any existing systems.
Drainage	Alternative 1 would ultimately require improvements to the existing drainage and flood control facilities primarily within city expansion areas. Because numerous drainage and flood control studies have been completed for the city areas, the improvements necessary to accommodate incorporated growth are already understood.	The areas expected to absorb additional development under Alternative 2 most likely do not have well-planned, properly-sized storm drainage systems, so extensive infrastructure improvements would likely be required. Since several drainage and flood control studies in the western unincorporated areas of Placer County have been completed recently, planning for drainage and flood control facilities to accommodate future growth under Alternative 2 would not be too complicated. This alternative would require additional facilities to be constructed to accommodate growth in most unincorporated communities.	Because Alternative 3 would provide for development of a new community in an area not currently planned for urban development, it would require additional drainage and flood studies to determine the necessary improvements. The location of the new town would primarily determine the magnitude of potential drainage impacts. Depending on the location, the associated costs of these improvements could be prohibitive since many areas of the county face serious flood and drainage problems. One advantage of this alternative, however, is that resolution of drainage issues could be planned in advance, thereby allowing growth to be directed to areas either without significant problems or to areas where there are relatively simple solutions to drainage problems.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Fiscal and Financial Issues			
Fiscal Implications	While property tax revenue would cover a higher percentage of costs under Alternative 1, sales tax generation would be low. Under Alternative 1, the County would sacrifice potential sales tax receipts by directing most commercial and industrial development to the cities. Improved revenue-sharing agreements with the cities could, however, make the sacrifice less severe.	Given the assumptions underlying this fiscal analysis, Alternative 2 would be the most fiscally beneficial to the County for two reasons. First, it would be the most aggressive in terms of the County capturing sales tax because it would result in more commercial development. Second, the housing developed under Alternative 2 would, on average, likely be of lower density and higher value than the housing in either of the other alternatives.	Alternative 3, which combines aspects of the other two alternatives, should have a fiscal return that falls in between Alternatives 1 and 2.
Infrastructure Finance	Alternative 1 proposes that cities accommodate the majority of new development, within current boundaries or through annexation, and provide the requisite municipal facilities (i.e., police and fire stations, parks, local administrative offices, local roads, and utilities). There would be efficiencies to providing facilities for growth adjacent to existing urban infrastructure, and distribution networks and new plant construction for water and wastewater service and for other utilities would be limited under this alternative. Similarly, directing growth to the cities would diminish the County's need to expand the capacity of local roads in unincorporated areas. Compared to the other alternatives, Alternative 1 would minimize the County's role as provider of municipal-like facilities.	Alternative 2 would result in greater demand for infrastructure and other public facilities to serve the population in the unincorporated area. This alternative's more dispersed development pattern would not allow for the efficiencies possible with development concentrated around urban existing areas or in a new town. Nonetheless, it should be noted that the larger population and employment base in the unincorporated areas under Alternative 2, compared to the other alternatives, might enable the County to reach service level thresholds for providing facilities such as branch libraries or neighborhood parks, resulting in a higher level of service than would otherwise be the case.	The development pattern under Alternative 3 would combine some of the features of both of the other alternatives. Development concentrated in a new town would provide for efficiencies in local distribution networks and roadways. Furthermore, infrastructure systems in a large-scale, master-planned new town could take advantage of new technologies; this could contribute to reducing the per-capita cost of facilities. Following the same logic, incorporating pedestrian- and transit-oriented features in the new town might reduce the need for the sort of extensive local road networks typical of recent subdivisions accommodating large amounts of development. On the other hand, major arterials and trunk lines for other infrastructure would have to be extended and new capacity created to serve the new town.

IMPACT CATEGORIES	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Market Feasibility	Alternative 1 is consistent with the market forces directing development to South Placer County, where the most significant differences among the alternatives are evident in the distribution of development. Much of that difference in distribution is a question of jurisdiction, not location. The primary distinction among the alternatives is the guiding statement about the approach to development policy in unincorporated areas. Under Alternative 1, development would occur under the auspices of the cities, rather than the County, a subtlety that would not likely affect market demand.	Under Alternative 2, more development would occur under the purview of the County. Assuming that the cities and the County would be asked to approve similar types of development, this would make little difference with respect to market demand.	As with Alternatives 1 and 2, the main consideration under Alternative 3 would be which jurisdiction assumed responsibility for sponsoring development. Again, market demand would not likely make a distinction. In addition, Alternative 3 would include a new town that would raise the issue of regional demand for such large-scale types of development. The outlook for a new town in South Placer County depends to some extent on the success of proposals for large-scale development in neighboring counties. If for some reason, new town proposals in Sacramento or Sutter counties were more successful in the approval and development process than the Placer County proposals, then development in South Placer County would not occur at the same rate or in the same form as anticipated, particularly, in Alternative 3.

BOARD DIRECTION ON LAND USE ALTERNATIVES

The Board's direction regarding land use alternatives reflected a composite of various considerations. The Board chose not to characterize its direction in terms of one of the three alternatives described in Chapter 2 of the *Issues and Options Report*. Instead, the Board opted to provide its direction in the form of a hybrid alternative, which was labeled "Alternative 5." This alternative originated with Supervisor Ozenick, who first presented it at the Board's third meeting (May 27th). In its final form, Alternative 5 consisted of five components: (1) a set of *Objectives/Comments/Observations*; (2) a summary description of the Board's preferences for the general *Location of New Development*; (3) a description of the desired *Form of New Development*; (4) a set of *Standards and Conditions* to be applied to new development; and (5) directions regarding the areas to be considered for accommodation of new development. Following is a summary of each of these five components.

Objectives/Comments/Observations

The primary objectives of Alternative 5 are as follows:

1. Provide direction to guide growth in the County so that the grandchildren of current Placer County residents and their families' futures are protected. (The current General Plan appears to only accommodate expected growth for the next 40± years.)

2. Specify that new growth must pay its own way and make other positive contributions which will protect the lifestyles of Placer County residents and minimize adverse impacts on the existing quality of life in the county.

3. Protect agricultural lands.

4. Balance growth by separating and individualizing population centers.

5. Plan to accommodate the County's share of new growth occurring throughout California. California is growing by 500,000 people per year, with a current population of 31.3 million, and a projection of 63 million by the year 2040. The Countywide General Plan should, therefore, include a population cap of 500,000.

Location of New Development

Development proponents will determine whether to develop in a city or in the county, but the majority of new development should be directed towards the South Placer area within both the cities and the unincorporated area.

New population centers would be permitted where buffers can be provided to separate such areas from the existing cities and agricultural lands.

Any development proposal submitted in conformance with the general plan will be required to include a buffer zone to insure separation from other developments. The size of the buffer zone would be proportionate to the total project size, and the location of the buffer would depend on where the project is to the sited. The buffer must be contained within the project boundaries. No outside lands would be included unless those lands are acquired as part of the project.

Form of New Development

New development would take place within the cities of Placer County as well as in the unincorporated area. The forms of unincorporated area development allowed under this alternative should include infill development within existing cities and community plan areas and development approved according to the provisions of specific plans. Additional opportunities for rural residential growth and continued agricultural uses should be provided where such areas can serve as land use buffers between existing and new population centers.

Standards and Conditions

The Placer County General Plan should include strict performance standards to regulate development in the county. Development shall not be permitted unless it meets the following standards:

1. New urban or suburban development is permitted only within existing city limits, within designated community plan areas, and/or under the guidelines of a specific plan.

2. To protect current residents from subsidizing new development, the County will develop policies to ensure that new growth does not have a negative fiscal impact.

3. Taxes generated from new development must pay the full operating costs of government services required for the development.

4. Revenue sharing agreements shall be negotiated with cities to ensure that new development in incorporated areas or annexations does not decrease the level of County services and County facilities.

5. The County will require that new development pay the full capital costs of infrastructure improvements required by that development.

6. Agricultural areas shall be protected through large zoning minimums and policies contained in the Agricultural Element of the General Plan.

7. The creation of new population centers shall be subject to the above conditions as well as the following standards and/or development requirements:

   a. New population centers proposing urban densities shall be designed to, or shall have a goal of, achieving a jobs/housing balance.

   b. Transit services to serve the project area shall be financed by new population centers and available state and federal financing under appropriate transportation funding.

   c. Land use buffers and greenbelts shall be established as new population centers develop. Land acquisition, purchase of development rights, conservation easements, or similar mechanisms shall be used and financed by new development, to guarantee that such buffers are maintained in perpetuity.

   d. Buffer zones may include ranchette type uses with zoning minimums ranging from 1 to 20 acres in addition to designated open space.

   e. A range of housing types shall be included within new population centers based on income distribution in the county and development staged such that a balance is maintained over time (consistent with the Housing Element).

   f. New population centers shall be regulated through specific plans and development agreements, and no guarantees of development rights shall be assured until the County approves such plans and agreements.

   g. New population centers will be expected to provide a balanced complement of land use types including residential (low, very low, and moderate cost), commercial, industrial, office, recreational, institutional, and open space.

NEW GROWTH AREAS

At its April 27, 1993 meeting, the Board of Supervisors provided initial direction regarding opening up new areas for development. Prior to providing this direction, however, the Board directed County Planning Department Staff to continue with its ongoing community plan update program, eliminate three

existing community plans previously identified by Staff (Lincoln, Westville, and Tinker Knob) as a part of the General Plan Update, and to identify new future community plan areas as appropriate.

With respect to the designation of new growth areas, at their April 27th meeting, the Board directed that the area south of Baseline Road and west of Watt Avenue and the area encompassed by the proposed Bickford Ranch project be designated for potential urban growth. The Board deferred final consideration of other areas until County representatives had an opportunity to discuss new growth areas with the cities that would be most affected (Roseville, Rocklin, and Lincoln).

Following meetings with city representatives, the Board met on June 6, 1993, to consider the remainder of the areas that had been proposed as new growth areas. At that meeting the Board provided direction to open up the areas covered by a revised version of the proposed Placer Villages project and the Bickford Ranch, Stanford Ranch West, and Villages of Dry Creek projects.

For purposes of preparing the *Draft General Plan Policy Document*, County Staff and Consultants assumed that the Board's direction regarding the new growth areas would be implemented on the *Land Use Diagram* by designating these areas as specific plan areas (i.e., areas requiring preparation and adoption of a specific plan prior to development). County Staff and the Consultants also assumed that to accompany the designations on the *Land Use Diagram*, the *Draft Policy Document* would specify a set of standards reflecting the project descriptions submitted by project proponents and consistent with the "standards and conditions" outlined in the previous section.

Appendix B
Report Preparation

APPENDIX B

REPORT PREPARATION

Firm/Address	Responsibility
Crawford Multari & Starr 641 Higuera Street, Suite 202 San Luis Obispo, CA 93401	Chapter 3, Land Use, Housing, and Population Chapter 2, Assumptions and Development Estimates
DKS Associates 8950 Cal Center Drive Suite 340 Sacramento, CA 95826-3259	Chapter 4, Transportation and Circulation
Jones & Stokes Associates 2600 V Street, Suite 100 Sacramento, CA 95818	Chapter 8, Natural Resources Chapter 9, Health and Safety
Psomas & Associates 2485 Natomas Park Drive Suite 250 Sacramento, CA 95833	Chapter 5, Infrastructure
Recht Hausrath & Associates 1212 Broadway Oakland, CA 94612	Chapter 2, Assumptions and Development Estimates Chapter 6, County Facilities and Services
J. Laurence Mintier & Associates 813 F Street, Second Floor Sacramento, CA 95814	Introduction Chapter 1, Project Summary Chapter 7, Recreational and Cultural Resources Chapter 10, Mandatory CEQA Sections

Appendix C
Responses to NOP

APPENDIX C

RESPONSES TO NOP

RESPONSES TO NOTICE OF PREPARATION		
Agency/Organization	**Date**	**Commentor**
Placer County Flood Control and Water Conservation District	8/6/93	Nash, Tim
Placer County Department of Public Works	8/10/93	Dickinson, Will
California Regional Water Quality Control Board--Central Valley Region	8/19/93	Batkin, Mark R.
Nevada County Planning Department	8/19/93	Boivin, Sharon M.
Placer County Department of Public Works	8/20/93	Costa, Bob
Placer County Department of Health and Medical Services, Divsion of Environmental Health	8/26/93	Johnson, Lynn A.
Placer County Local Agency Formation Commission	8/26/93	Cubberley, Deborah
Sacramento Municipal Utility District	8/27/93	Saletan, Ira
Sutter County Planning Department	8/27/93	Bridges, Peter
Auburn, City of	8/30/93	Schaer, Cindy
California Department of Fish and Game	8/30/93	Bertram, Ron
Roseville, City of	8/30/93	Dillon, Steve
United States Army Corps of Engineers	8/30/93	Monroe, Jim
California Department of Transportation	8/31/93	Sanchez, Betty
California Regional Water Quality Control Board--Lahontan Region	8/31/93	Gill, Ranjit S.
Lincoln, City of	8/31/93	Campbell, Rodney
Manatt, Phelps & Phillips	8/31/93	Waterhouse, William
United States Department of the Interior, Fish and Wildlife Service	8/31/93	Jachowski, Richard L.
City of Rocklin	9/8/93	Richardson, Terry A.
California State Lands Commission	9/9/93	Griggs, Mary
California Department of Conservation	9/15/93	Herrmann, Deborah L.

Appendix D
Persons and Organizations Consulted

APPENDIX D

PERSONS AND ORGANIZATIONS CONSULTED

Please refer to the *General Plan Background Report* for an extensive listing of the persons and organizations consulted in the preparation of the *Countywide General Plan* and *Final EIR*.

Appendix E
Draft EIR Review Process

APPENDIX E

DRAFT EIR REVIEW PROCESS

The *State CEQA Guidelines* requires that agencies preparing EIRs "provide adequate time for other public agencies and members of the public to review and comment on a draft EIR." (Section 15203) While the law does not generally define what constitutes "adequate time," it does specify that draft EIRs submitted to the State Clearinghouse of the Governor's Office of Planning and Research should be subjected to a review period of at least 45 days. Section 15025 of the *State CEQA Guidelines* requires that draft EIRs for four classes of projects be submitted to the Clearinghouse: (1) those for which a state agency is the Lead Agency; (2) those projects for which a state agency is a Responsible Agency, Trustee Agency, or otherwise has jurisdiction over the project; (3) projects of statewide, regional, or areawide significance; and (4) reports prepared pursuant to the requirements of the National Environmental Protection Act (NEPA). The *Guidelines* (Section 15206 (b)(1)) further defines local general plans as projects fitting into the third category above (i.e., projects of statewide, regional, or areawide significance).

In compliance with requirements described above, the County submitted copies of the *Draft EIR* on the *Countywide General Plan* to the State Clearinghouse on October 1, 1993, thus initiating the mandatory 45-day review period. At the same time, the County distributed copies of the *Draft EIR* to numerous local agencies, organizations, and individuals with an interest in the General Plan Update. The *State CEQA Guidelines* (Section 15203 (a)) requires that the local review period for a draft EIR be consistent with applicable Clearinghouse review periods, so the County established a local review period that coincided with the Clearinghouse's 45-day review period (i.e., October 1, 1993, through November 15, 1993).

The County received two types of comments on the *Draft EIR* during the 45-day review period: first, it received approximately 60 written communications and, second, it received oral comments concerning the *Draft EIR* from 12 persons at four public hearings conducted during the 45-day review period (October 14, 28, and 29, and November 11, 1993).

The following pages list the individuals and organizations that submitted written comments during the 45-day review period as well as the dates of the hearings at which the County received oral comments. Volume II of this *Final EIR* contains the copies of each letter along with the County's response to the comments in these letters. It also summarizes oral comments received and the County's response to those.

A. Placer County Cities

A-1 City of Roseville, Mayor's Office (10/5/93)
A-2 City of Rocklin (10/13/93)
A-3 City of Roseville Planning Department (10/14/93)
A-4 City of Roseville City Manager (10/21/93)
A-5 City of Auburn (11/10/93)
A-6 Town of Loomis (11/15/93)
A-7 City of Rocklin (11/15/93)
A-8 Town of Loomis (06/03/94)

B. School Districts

B-1 Placer County Office of Education (10/13/93)
B-2 Center Unified School District (10/13/93)
B-3 Loomis Union School District (10/15/93)
B-4 Eureka Union School District (10/18/93)
B-5 Sierra College (10/20/93)
B-6 Tahoe Truckee Unified School District (10/20/93)
B-7 Western Placer Unified School District (10/20/93)
B-8 Sage Institute (Dry Creek Elementary) (10/21/93)
B-9 Placer Hills Union School District (10/25/93)
B-10 Roseville Joint Unified High School District (10/25/93)
B-11 Sage Institute (Dry Creek Elementary) (10/29/93)
B-12 Alta Dutch Flat Unified School District (11/02/93)
B-13 Auburn Union School District (11/10/93)
B-14 Center Unified School District (11/12/93)

C. Other Local Public/Quasi-Public Agencies

C-1 Roseville Telephone Company (10/15/93)
C-2 Western Placer Waste Management Authority (10/27/93)
C-3 Truckee Donner Public Utility District (11/09/93)
C-4 Placer County Transportation Commission (11/12/93)
C-5 Foothill Airport Land Use Commission (11/12/93)
C-6 City of Folsom Community Development (11/15/93)
C-7 County of Sacramento Planning and Development (11/15/93)
C-8 Placer County Air Pollution Control District (11/15/93)
C-9 Placer County Flood Control and Water Conservation District (11/15/93)
C-10 Placer Hills Fire Protection District (11/15/93)
C-11 Nevada Irrigation District (12/16/93)
C-12 Placer County Water Agency (01/05/94)
C-13 Sacramento Municipal Utility District (03/12/94)

D. State and Federal Agencies

D-1 U.S. Army Corps of Engineers (10/06/93)
D-2 Calif. Dept. of Conservation--Govt. & Env. Relations (11/02/93)
D-3 Department of Fish & Game (11/02/93)
D-4 California Regional Water Quality Control Board--Lahontan (11/10/93)
D-5 Caltrans (11/18/93)
D-6 Calif. Dept. of Conservation--Div. of Mines & Geology (11/24/93)

E. Environmental Organizations

E-1 California Native Plant Society (11/03/93)
E-2 Sierra Club (11/13/93)
E-3 California Mule Deer Association (11/14/93)
E-4 Rural Auburn Preservation Society (11/15/93)

F. Property Owners and Developers

F-1 Wickland Properties (Bickford Ranch) (11/10/93)
F-2 KD Anderson (Bickford Ranch) (11/11/93)
F-3 Robbins & Livingston (Villages of Blue Oaks) (11/12/93)
F-4 Nossaman, Guthner, Knox & Elliot (Stanford Ranch West) (11/15/93)
F-5 Palisades Development, Inc (11/15/93)
F-6 Placer Villages (11/15/93)

G. General Public

G-1 Greg and Linda Martin (10/26/93)
G-2 Jim Ricker (10/28/93)
G-3 Janice Palmer (11/10/93)
G-4 Patricia Gibbs (11/11/93)
G-5 Ron Bakken (11/12/93)
G-6 Donald Ryan (11/15/93)

H. Community Organizations

H-1 Placer County Coalition of Community Associations (10/28/93)
H-2 Rio Linda Elverta Residents for Quality Rural Living (10/29/93)
H-3 Meadow Vista Municipal Advisory Council (11/08/93)
H-4 Granite Bay Community Association (11/10/93)
H-5 North Auburn Municipal Advisory Council (11/10/93)
H-6 Pleasant Grove Flood Control Committee (11/15/93)
H-7 SORE (Save Our Rocklin Environment) (11/15/93)

I. Oral Comments

I-1 October 14, 1993
I-2 October 28, 1993
I-3 October 29, 1993
I-4 November 11, 1993
I-5 November 18, 1993

PLACER COUNTY GENERAL PLAN UPDATE

Countywide General Plan
FINAL ENVIRONMENTAL IMPACT REPORT

VOLUME II
Comments and Responses to Comments

Prepared by:

Crawford Multari & Starr
DKS Associates
Psomas and Associates
Jones & Stokes Associates
Recht Hausrath & Associates
J. Laurence Mintier & Associates

July 26, 1994

Board of Supervisors

Phil Ozenick . . . . . District 1, Chair
Alex Ferreira . . . . . District 2
Ron Lichau . . . . . District 3
Kirk Uhler . . . . . District 4
Rex Bloomfield . . . . . District 5

Planning Commission

Al Saraceni . . . . . District 1
Frank Aguilar . . . . . District 2
Terry Cook . . . . . District 3
Doug Hoffman . . . . . District 4
Judy Creek . . . . . District 5
Robert Weygandt . . . . . Member at Large
Larry Sevison . . . . . Member at Large

County Staff

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Larry Clevenger . . . . . Cartographic Technician
Jack Warren . . . . . Director, Department of Public Works
Bob Costa . . . . . Senior Civil Engineer, DPW Land Development Engineering
Rick Dondro . . . . . Senior Civil Engineer, DPW Transportation Planning
John Krogsrud . . . . . Associate Civil Engineer, DPW Transportation Planning
Richard Swenson . . . . . Environmental Health Director
Lynn Johnson . . . . . Supervising Environmental Health Specialist
Michael J. Boyle . . . . . Assistant Director, Office of Emergency Services
Ed Jenkins . . . . . Chief Building Official
Ann Hobbs . . . . . Air Pollution Planner/Specialist, Air Pollution Control District
Steve Reader . . . . . Captain, Department of Sheriff

Consultant Team

Crawford Multari & Starr . . . . . Land Use, Housing, and Urban Design
DKS Associates . . . . . Transportation
Jones & Stokes Associates . . . . . Natural Resources, Recreation, and Safety
Psomas & Associates . . . . . Infrastructure
Recht Hausrath & Associates . . . . . Fiscal/Economic
J. Laurence Mintier & Associates . . . . . General Plan Coordinator

TABLE OF CONTENTS

TABLE OF CONTENTS i

INTRODUCTION
Distribution and Review of the Draft EIR 1
Organization of this Volume of the Final EIR 2

SECTION I: COMMON RESPONSES TO FREQUENT DEIR COMMENTS

1. Alternatives Analysis 3
2. Approach to Mitigation Measures 4
3. Traffic Analysis 4
4. Infrastructure Analysis 5
5. Fiscal/Financial Analysis 5
6. Impacts on Western Regional Sanitary Landfill 6
7. Schools Analysis 6
8. Mitigation Monitoring 6
9. Analysis of Water Supply Availability 6
10. Subsequent Project-Level Environmental Review 7
11. Draft General Plan New Growth Areas 7

SECTION II: INDIVIDUAL COMMENTS AND RESPONSES

A. Placer County Cities
A-1 City of Roseville, Mayor's Office (10/5/93) 9
A-2 City of Rocklin (10/13/93) 11
A-3 City of Roseville Planning Department (10/14/93) 15
A-4 City of Roseville City Manager (10/21/93) 123
A-5 City of Auburn (11/10/93) 127
A-6 Town of Loomis (11/15/93) 131
A-7 City of Rocklin (11/15/93) 135
A-8 Town of Loomis (06/03/94) 139

B. School Districts
B-1 Placer County Office of Education (10/13/93) 143
B-2 Center Unified School District (10/13/93) 163
B-3 Loomis Union School District (10/15/93) 167
B-4 Eureka Union School District (10/18/93) 169
B-5 Sierra College (10/20/93) 173
B-6 Tahoe Truckee Unified School District (10/20/93) 175
B-7 Western Placer Unified School District (10/20/93) 177
B-8 Sage Institute (Dry Creek Elementary) (10/21/93) 179
B-9 Placer Hills Union School District (10/25/93) 185
B-10 Roseville Joint Unified High School District (10/25/93) 189
B-11 Sage Institute (Dry Creek Elementary) (10/29/93) 193
B-12 Alta Dutch Flat Unified School District (11/02/93) 197
B-13 Auburn Union School District (11/10/93) 199
B-14 Center Unified School District (11/12/93) 201

C. Other Local Public/Quasi-Public Agencies

C-1 Roseville Telephone Company (10/15/93) 209
C-2 Western Placer Waste Management Authority (10/27/93) 213
C-3 Truckee Donner Public Utility District (11/09/93) 219
C-4 Placer County Transportation Commission (11/12/93) 221
C-5 Foothill Airport Land Use Commission (11/12/93) 225
C-6 City of Folsom Community Development (11/15/93) 229
C-7 County of Sacramento Planning and Development (11/15/93) 231
C-8 Placer County Air Pollution Control District (11/15/93) 235
C-9 Placer County Flood Control and Water Conservation District (11/15/93) 237
C-10 Placer Hills Fire Protection District (11/15/93) 245
C-11 Nevada Irrigation District (12/16/93) 251
C-12 Placer County Water Agency (01/05/94) 255
C-13 Sacramento Municipal Utility District (03/12/94) 259

D. State and Federal Agencies

D-1 U.S. Army Corps of Engineers (10/06/93) 261
D-2 Calif. Dept. of Conservation--Govt. & Env. Relations (11/02/93) 263
D-3 Department of Fish & Game (11/02/93) 265
D-4 California Regional Water Quality Control Board--Lahontan (11/10/93) 271
D-5 Caltrans (11/18/93) 279
D-6 Calif. Dept. of Conservation--Div. of Mines & Geology (11/24/93) 283

E. Environmental Organizations

E-1 California Native Plant Society (11/03/93) 287
E-2 Sierra Club (11/13/93) 293
E-3 California Mule Deer Association (11/14/93) 299
E-4 Rural Auburn Preservation Society (11/15/93) 303

F. Property Owners and Developers

F-1 Wickland Properties (Bickford Ranch) (11/10/93) 311
F-2 KD Anderson (Bickford Ranch) (11/11/93) 315
F-3 Robbins & Livingston (Villages of Blue Oaks) (11/12/93) 319
F-4 Nossaman, Guthner, Knox & Elliot (Stanford Ranch West) (11/15/93) 323
F-5 Palisades Development, Inc (11/15/93) 351
F-6 Placer Villages (11/15/93) 355

G. General Public

G-1 Greg and Linda Martin (10/26/93) 391
G-2 Jim Ricker (10/28/93) 395
G-3 Janice Palmer (11/10/93) 401
G-4 Patricia Gibbs (11/11/93) 415
G-5 Ron Bakken (11/12/93) 421
G-6 Donald Ryan (11/15/93) 425

H. Community Organizations

H-1 Placer County Coalition of Community Associations (10/28/93) 433
H-2 Rio Linda Elverta Residents for Quality Rural Living (10/29/93) 435
H-3 Meadow Vista Municipal Advisory Council (11/08/93) 449
H-4 Granite Bay Community Association (11/10/93) 455
H-5 North Auburn Municipal Advisory Council (11/10/93) 461
H-6 Pleasant Grove Flood Control Committee (11/15/93) 465
H-7 SORE (Save Our Rocklin Environment) (11/15/93) 473

I. Oral Comments

I-1 October 14, 1993 475
I-2 October 28, 1993 476
I-3 October 29, 1993 477
I-4 November 11, 1993 478
I-5 November 18, 1993 479

INTRODUCTION

INTRODUCTION

According to Section 15132 of the *State CEQA Guidelines*, final EIRs must contain the following information:

(a) The draft EIR or a revision of the draft.
(b) Comments and recommendations received on the draft EIR either verbatim or in summary.
(c) A list of persons, organizations, and public agencies commenting on the draft EIR.
(d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
(e) Any other information added by the Lead Agency. (*Public Resources Code*)

This part (Volume II) of the *Final EIR* for the *Placer County Countywide General Plan* responds to items (b), (c), and (d), while Volume I, which is a comprehensive revision of the *Draft EIR*, addresses items (a) and (e). The following paragraphs describe the County's public review process for the *Draft EIR* and how the this *Final EIR* addresses the requirements of the *State CEQA Guidelines* for responding to comments received on the *Draft EIR*.

DISTRIBUTION AND REVIEW OF THE DRAFT EIR

The *State CEQA Guidelines* requires that agencies preparing EIRs "provide adequate time for other public agencies and members of the public to review and comment on a draft EIR." (Section 15203) While the law does not generally define what constitutes "adequate time," it does specify that draft EIRs submitted to the State Clearinghouse of the Governor's Office of Planning and Research should be subjected to a review period of at least 45 days. Section 15025 of the *State CEQA Guidelines* requires that draft EIRs for four classes of projects be submitted to the Clearinghouse: (1) those for which a state agency is the Lead Agency; (2) those projects for which a state agency is a Responsible Agency, Trustee Agency, or otherwise has jurisdiction over the project; (3) projects of statewide, regional, or areawide significance; and (4) reports prepared pursuant to the requirements of the National Environmental Protection Act (NEPA). The *Guidelines* (Section 15206 (b)(1)) further defines local general plans as projects fitting into the third category above (i.e., projects of statewide, regional, or areawide significance).

In compliance with requirements described above, the County submitted copies of the *Draft EIR* on the *Countywide General Plan* to the State Clearinghouse on October 1, 1993, thus initiating the mandatory 45-day review period. At the same time, the County distributed copies of the *Draft EIR* to numerous local agencies, organizations, and individuals with an interest in the General Plan Update. The *State CEQA Guidelines* (Section 15203 (a)) requires that the local review period for a draft EIR be consistent with applicable Clearinghouse review periods, so the County established a local review period that coincided with the Clearinghouse's 45-day review period (i.e., October 1, 1993, through November 15, 1993).

The County received two types of comments on the *Draft EIR* during the 45-day review period: first, it received approximately 60 written communications and, second, it received oral comments concerning the *Draft EIR* from 12 persons at four public hearings conducted during the 45-day review period (October 14, 28, and 29, and November 11, 1993).

ORGANIZATION OF THIS VOLUME OF THE FINAL EIR

This volume of the *Final EIR* is divided into two sections. The first is the Common Responses to Frequent DEIR Comments, which consists of a discussion of 11 recurrent themes in the comments received on the *Draft EIR*. This discussion is presented at the beginning of Volume II to minimize repetition in the individual responses and to highlight the major issues in the comments on the *Draft EIR*.

The second section of this volume contains the County's response to each comment on the *Draft EIR* it received. It includes a photocopy of each comment letter, with each individual comment marked with a unique identifier (A-2-3). Preceding each letter is a brief summary of each comment contained in the letter along with the County's formal response. In cases where the comment pertains to issues addressed in the Common Responses to Frequent EIR Comments, the County's response refers to one or more of the 11 responses in that section. Volume II also summarizes the oral comments made at public hearings concerning the *Draft EIR* along with the County's response to these comments.

The comment letters are organized in to nine section sections according to different classes of commentors, as follows:

A. Placer County Cities
B. School Districts
C. Other Local Public/Quasi-Public Agencies
D. State and Federal Agencies
E. Environmental Organizations
F. Property Owners and Developers
G. General Public
H. Community Organizations
I. Oral Comments

Within each of these sections the comments are presented chronologically according to the order in which they were received.

SECTION I

COMMON RESPONSES TO FREQUENT DEIR COMMENTS

SECTION I

COMMON RESPONSES TO FREQUENT DEIR COMMENTS

1. ALTERNATIVES ANALYSIS

Several commentors on the *Draft EIR* questioned the County's approach to satisfying CEQA's requirement for the analysis of project alternatives. According to the *State CEQA Guidelines*, an EIR must "describe a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, and evaluate the comparative merits of the alternatives." In the interest of satisfying CEQA requirements and following the directions set forth in the *General Plan Guidelines*, the Placer County General Plan Update Work Program included an "Issues and Options" phase, during which the County considered a series of policy and program options and several broad land use alternatives. The primary vehicle for this consideration was the *General Plan Issues and Options Report*, which was published in January 1993. The report was subjected to an extensive round of public review, including six townhall meetings at various locations throughout the county and seven public meetings before the Board of Supervisors. The purpose of the *Issues and Options Report* was to solicit policy direction, based on a comparative analysis of alternatives, from the Board of Supervisors on key issues to be addressed in the General Plan Update and to provide the framework for developing the goals, policies, implementation programs, and land use and circulation plans of the *General Plan Policy Document*. The Issues and Options process, in conjunction with the research for the *Draft General Plan Background Report* and other work undertaken as part of the General Plan Update (including a series of townhall meetings conducted in November 1991), actually served as an expanded scoping exercise, involving extensive early consultation with persons, organizations, and agencies concerned with the project via the numerous public meetings. This comports well with CEQA's descriptions of the *environmental planning process*, although it does not appear to satisfy the expectations of some who believe that the most appropriate time to consider alternatives is during the *environmental report writing process*.

The County stands by the approach to alternatives analysis used in the *DEIR*. The Issues and Options process provided a thorough opportunity to compare and assess the implications of not only a set of distinct land use alternatives, but also a variety of policy and program options. The process is particularly well-suited to the type of broad, long-range planning that is necessarily involved with the preparation of a general plan, as opposed to the narrower, shorter-term perspective associated with development project review. Furthermore, the public review of the *Draft General Plan* by the Planning Commission and Board of Supervisors provided a forum for consideration of an additional alternative, with the benefit of the full *Draft EIR*. The County believes that the General Plan Update Program, through the Issues and Options process and public review and discussion of the *Draft General Plan*, maximized opportunities for meaningful public discussion of alternatives.

While the County stands by its approach to alternatives analysis, it nonetheless concedes that the *Final EIR* should provide a clearer explanation of how the chosen approach to the CEQA-required alternatives analysis operates. Specifically, Chapter 10 of the *FEIR* contains an expanded discussion of the alternatives that the County considered during the General Plan Update process. This includes the addition of a comparative analysis of the alternatives considered during the process and an expanded description of how the process has addressed the *State CEQA Guidelines'* directions concerning alternatives analysis, including a more thorough discussion of how the Board of Supervisors defined the project (i.e, selected an alternative). Chapter 10 also more thoroughly explains why the Board rejected various alternatives considered during the Update process, including those that might have been environmentally superior to

the "project." Finally, Chapter 10 of the *Final EIR* includes a matrix comparing the significant impacts of the *General Plan* with those that might have occurred under the alternatives considered.

2. APPROACH TO MITIGATION MEASURES

As described in the *Draft EIR*, the *Draft General Plan* and *Draft EIR* were prepared simultaneously in an effort to incorporate environmental mitigations into the plan. As the two documents were prepared and analyzed, policies and programs were developed and included in the *Policy Document* to reduce environmental problems and to mitigate potentially adverse impacts. Several commentors questioned this "self-mitigation" approach. The County strongly believes that this is the most sensible and practical way to "plan environmentally." By folding its mitigation measures into the *Policy Document* as policy, the County makes its "mitigation measures" enforceable through implementation of the *General Plan*, which the California Supreme Court has called the "constitution" for development within a city or county. This commits the County, according to state law, to ensuring that all subsequent zoning decisions, specific plans, use permits, subdivision maps, development agreements, and other actions comply with the *General Plan* policies (mitigation measures), thus guaranteeing their enforcement.

The alternative to this "self-mitigating" approach would have been to prepare the *EIR* following preparation of the *Policy Document*, identifying mitigation measures to address the identified impacts within the *EIR*. These mitigation measures would then be referenced in the findings and mitigation monitoring program adopted in conjunction with certification of the *EIR*; this is the approach typically taken with project-level EIRs. The County's approach to preparing the *General Plan* accomplishes the same objectives, but with the added policy commitment described above. The County feels that the approach to mitigation measures that it has taken in the *EIR* affords those concerned with the best available information regarding the County's commitment to addressing the environmental impacts of development.

Some commentors also expressed concerns regarding how mitigating policies are linked to the impacts that they address. The *Final EIR* has improved the reader's ability to make such a connection by including the text of mitigating policies and programs, whereas the *Draft EIR* contained only references to policy and program numbers.

Finally, related to mitigation measures, several comments on the *DEIR* and the *Draft Policy Document* seemed to presume that the County would *not* implement the policies and programs of the *General Plan*, and thus would not mitigate potential environmental impacts resulting from development under the *Plan*. Upon adoption, the *General Plan* constitutes the County's official policy statements with respect to growth and development; failure of the County, including the Board of Supervisors, Planning Commission, and staff, to ensure that development projects and other County actions are consistent with the *General Plan*, therefore, constitutes a violation of state law, as well as adopted County policy.

3. TRAFFIC ANALYSIS

Several commentors, particularly the cities and Caltrans, expressed concerns that the traffic analysis in the *Draft EIR* did not adequately consider impacts on roadways that are not under County jurisdiction. Many of these same commentors also criticized the *DEIR* for not defining mitigation measures to address impacts on non-County roadways. In preparing the *Draft EIR*, the County decided that it would be inappropriate for the County to recommend measures to the cities and Caltrans to mitigate traffic impacts revealed by the County's EIR analysis. In the *Final EIR*, in response to such comments, the description of impacts

on roadways outside of the County's jurisdiction has been expanded and potential mitigations suggested, without prescribing definitive solutions.

On a related note, several of the critics of the *DEIR*'s traffic analysis seem to have misunderstood both the nature of the traffic analysis and the approach to the preparation of the development estimates that underlie the analysis. In response, it should be noted that (1) the development scenarios in the *EIR* allocated assumed (fixed) population and employment levels at years 2010 and 2040 and (2) the development estimates do include development within incorporated cities and their spheres of influences, including development on land adjacent to cities that is designated for agricultural uses on the County's *Land Use Diagram*. In other words, the findings of the *EIR*'s traffic analysis reflect impacts resulting from both unincorporated and incorporated development, as well as development elsewhere in the Sacramento region; much of the congestion forecasted in the County's traffic model, in fact, is the result of the high levels of development assumed within the cities.

Finally, some critics of the *Draft EIR* circulation analysis asserted the traffic modeling technique used is not sufficient to address the requirements of CEQA. They argue that the analysis should address impacts at an intersection, rather than roadway segment, level. The County disagrees with this assertion and stands by the basic approach used in the *EIR*.

4. INFRASTRUCTURE ANALYSIS

One of the fundamental underpinnings of the *EIR*'s infrastructure analysis is the presumption that, because *Policy Document* policies require new development to cover the cost of necessary infrastructure, the impacts on sewer, water, and drainage systems will be less-than-significant. In other words, the *Policy Document* will preclude development that cannot demonstrate that it can adequately address infrastructure needs. Many commentors either took issue with this presumption, or did not understand it; this relates to item 2 above.

While the County disagrees with the general criticism of the infrastructure analysis, it does acknowledge several items needed to be made clearer in the *Final EIR* than they were in the *Draft EIR*. Accordingly, the analysis was edited to more closely resemble the other *FEIR* analyses, and the emphasis of the analysis was modified to focus more specifically on impacts resulting from development in 2010, with a de-emphasis on development in 2040 and at buildout.

Finally, the County would like to point out that the CEQA does not require the detailed infrastructure analysis requested by several critics of the *Draft EIR*.

5. FISCAL/FINANCIAL ANALYSIS

Several commentors requested that the *DEIR* include analysis of the fiscal and financial implications of development under the *Draft General Plan*. The County's Economic Consultants (Recht Hausrath & Associates) did prepare a separate memorandum addressing fiscal issues, which was not incorporated into the *Draft EIR*; this memo was, however, provided to the Planning Commission and the Board of Supervisors and distributed to the public.

A final, and critical, point related to this comment is that CEQA does not require that EIRs assess fiscal and financial "impacts," despite the usefulness of such information in helping local officials make land use decisions. Placer County understands well the utility of fiscal and financial analysis, as demonstrated by the substantial expenditures it has made to establish an ongoing framework for such analysis.

6. IMPACTS ON WESTERN REGIONAL SANITARY LANDFILL

The Western Placer Waste Management Authority (WPWMA), among others, took issue with the *DEIR*'s failure to address the potential effects of locating development near the Western Regional Sanitary Landfill. The County feels that the buffer standards and policies adequately address these concerns. Furthermore, WPWMA's concerns have since been addressed by the Board of Supervisors' decision to remove the Stanford Ranch West Specific Plan Area designation from the *Land Use Diagram.*

7. SCHOOLS ANALYSIS

The Placer County Office of Education, along with several Placer County school districts and other commentors, requested that the County supplement the *DEIR* with an analysis of school impacts. The Office of Education also provided an analysis of these impacts, which has been used as the basis for the discussion of school impacts added to the *Final EIR*. While the County agreed to add the discussion of school impacts, it did so with the understanding that these impacts would not be considered as *"CEQA"* impacts and that the *FEIR* would not recommend mitigation measures on behalf of the school districts.

Perhaps the most important school-related action the County took as a result of the public review of the *Draft General Plan* and *Draft EIR* was the addition of Policy 4.J.13, which states that "before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development." This addition was a direct response to requests from the Placer County Office of Education and several local school districts.

8. MITIGATION MONITORING

The *Draft EIR* explained that CEQA's requirement for monitoring of mitigation measures would be satisfied through the ongoing implementation and review of the *General Plan*, specifically through Implementation Program 10.1 of the *Policy Document*. Some commentors suggested that this approach does not adequately address CEQA's requirement. The County disagrees; the approach to mitigation monitoring described in the *DEIR* and *FEIR* is both practical and legally adequate. According to that approach, those policies and programs that are essential to either maintaining less-than-significant impacts below the level of significance or minimizing the effects of impacts judged to be significant have been listed in findings prepared for the adoption of the *General Plan* and certification of the *Final EIR*. This list will be used in the annual review of the *Policy Document* to evaluate the County's application of mitigating policies and implementation of mitigating programs.

9. ANALYSIS OF WATER SUPPLY AVAILABILITY

Several commentors question the *DEIR*'s assertions that water supply impacts will be less-than-significant in spite of statements that in some cases surface water rights may be insufficient to serve both domestic and agricultural irrigation demand in 2040. The County acknowledges that the *DEIR* was confusing in this respect, so the *Final EIR's* analysis has been recast. The County would like to further point out that the primary focus of the *DEIR*'s analysis is the year 2010 and that conclusions of significance are stated for that year, not for 2040. The infrastructure section of the *Final EIR*, and the *FEIR* generally, makes this point more clearly than did the *Draft EIR*.

10. SUBSEQUENT PROJECT-LEVEL ENVIRONMENTAL REVIEW

Some commentors on the *Draft EIR* appeared to assume that no project-level environmental analysis will be conducted following adoption of the *General Plan*. This is not the case. State law mandates such environmental review, and the *Policy Document* emphasizes this requirement by explicitly stating that all new major development projects will be subjected to full environmental review under CEQA.

11. DRAFT GENERAL PLAN NEW GROWTH AREAS

Much of the public commentary the County received on the *Draft General Plan* and *Draft EIR* focused on the four "new growth areas" designated on the *Draft Land Use Diagram*. The most frequent comment regarding the new growth areas questioned whether they were necessary, given the amount of land designated already for development in Placer County. Throughout the General Plan Update process, the County has conceded that the amount of land designated or zoned for development in Placer County, both within and outside of cities, is sufficient to accommodate forecasted population and employment growth well beyond the year 2010. In providing direction on the *Draft Land Use Diagram*, however, a majority of the members of the Board of Supervisors concluded that areas not currently designated for development might be more appropriate than those areas currently designated, including areas within the spheres of influence of the cities. Part of the Board's rationale in providing this direction was to allow for a broader range of locational choices for accommodating demand for new development. In doing so, the Board members recognized that locations in unincorporated areas would be competing with locations in cities for the same increment of growth.

As a result of public review of the *Draft General Plan* and *Draft EIR*, the Board of Supervisors deleted all references to the new growth areas from the *Policy Document* and removed the Specific Plan Area (SP) designations for these new growth areas from the *Land Use Diagram*. These changes are reflected in the elimination of the Stanford Ranch West and Placer Villages new growth areas and the reversion of these areas to the designations that appeared on the previous general plan land use map (a mix of industrial and agricultural designations for Stanford Ranch West and agricultural designations for Placer Villages). In addition, the Bickford Ranch new growth area was eliminated, but designated Rural Residential, and the Villages of Dry Creek new growth area was included as part of the *Dry Creek/West Placer Community Plan* (and accordingly removed from the *Countywide General Plan Land Use Diagram*).

SECTION II

INDIVIDUAL COMMENTS AND RESPONSES

A. Placer County Cities

A-1 City of Roseville, Mayor's Office (10/5/93)

A-1-1. Short review and compressed process

The 45-day review period for the Draft EIR provided by the County complies with the requirements of State law. The Board of Supervisors and Planning Commission extended by several months the public comment period on the Draft General Plan. The description of the General Plan preparation process in Chapter 1 of the FEIR describes the Board and Commission hearings.

CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS
311 VERNON STREET • ROSEVILLE, CALIFORNIA 95678 • PHONE (916) 781-0200

PLACER COUNTY
DATE
RECEIVED

DATE 10-8-93
Board of Supervisors - 5
John Morris
Don Lunsford
Clerk of the Board

OCT 15 1993

PLANNING DEPARTMENT

OCT 8 1993

BOARD OF SUPERVISORS

October 5, 1993

Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

Honorable Members of the Board:

SUBJECT: Review Schedule for the Placer County General Plan Update and Draft Environmental Impact Report

By this letter, we are objecting to the extremely short review time and the compressed public hearing process for the County's General Plan Update and Draft EIR. Between the date that these documents were received (late October 1, 1993) and the first scheduled public hearing, there are only seven full working days to complete and coordinate the City's review. This schedule is in strong contrast with the review process that the City conducted in the 1992 Roseville General Plan update. The draft Plan was distributed for public review seventy (70) days and the Draft EIR was made available thirty (30) days before the first Planning Commission meeting. Given the long term importance of the City's Plan, we feel strongly that any shorter review period would not have been in the best interests of the citizens of Roseville. Similarly, the County General Plan update and Draft EIR are of vital importance to the County's future. The County's extremely shortened review schedule is unrealistic and a disservice to the citizens of Placer County. A-1-1

In closing, the City cannot overstress the importance of providing adequate time for the Placer County community including its cities to review and comment on these planning documents. In order to adequately address the potentially long term effects of the proposed Plan, we are requesting that the County revise the schedule and provide for a more reasonable time frame.

Sincerely,

Bill Santucci
Mayor

cc: City Council
City of Rocklin
City of Lincoln
City of Loomis

RECEIVED
OCT 13 1993
CLERK OF THE
BOARD OF SUPERVISORS

Placer County
General Plan Update

A-2 City of Rocklin (10/13/93)

A-2-1. Objection to abbreviated review

The 45-day review period for the Draft EIR provided by the County complies with the requirements of State law. The Board of Supervisors and Planning Commission extended by several months the public comment period on the Draft General Plan. The description of the General Plan preparation process in Chapter 1 of the FEIR describes the Board and Commission hearings.

City of Rocklin

3970 Rocklin Road
P.O. Box 1138
Rocklin, CA 95677
(916) 632-4000
TDD 632-4013

October 13, 1993

PLACER COUNTY
DATE
RECEIVED
OCT 14 1993
PLANNING DEPARTMENT

Placer County Board of Supervisors
and Placer County Planning Commission
175 Fulweiler Avenue
Auburn, California 95603

Subject: Schedule for Processing General Plan Amendment and Draft EIR

Members in Session:

This letter is to express our strong objection to the abbreviated process being followed by Placer County in the required public review of its General Plan Amendment and related EIR. The process gives the impression of being driven by an artificial deadline, rather than by sound planning principles.

The County General Plan Amendment has a potential of significantly impacting the City of Rocklin, particularly with respect to traffic, land use compatibility, public services, air quality and growth inducement. The City, therefore, intends to review the proposal carefully, and submit detailed comments. A-2-1

The City's ability to analyze the project is affected in large part by the amount of information it has to review on the project. It cannot thoroughly analyze the project or understand its impacts on the City without the environmental information.

The City received the draft EIR on October 1, 1993. CEQA mandates a minimum 45 day review period to review the draft EIR and submit comments. Thereafter, responses to comments are prepared and published in the final EIR. This document, taken as a whole, contains vital information on the project which is necessary to the final review of the project and the City's understanding of how the project will impact the City.

Administrative Services 632-4000 FAX 632 4173
Building Department 632 4030 FAX 624 4759
City Hall 632 4050 FAX 624 8018
Community Development 632 4020 FAX 624 4759
Community Services & Facilities 632 4100
Engineering Department 632 4047 FAX 624 [illegible]
Fire Department 632 4150 FAX 624 [illegible]
Public Works Department [illegible]
Police Department [illegible]

It is our understanding that the County intends to begin Planning Commission and Board of Supervisor hearings on the project well before the time that the draft and final EIRs are completed. In fact, the first Planning Commission hearing is scheduled for October 14, 1993, only seven working days after receipt of the draft EIR. While the City intends to participate in these hearings fully, its ability to participate meaningfully, raise issues, offer objections and propose modifications, is significantly restricted by the lack of information available on the project at this time. The draft EIR contains approximately 350 pages. The City staff has only begun to review this document. By scheduling and conducting Planning Commission and Board of Supervisor hearings prior to the completion of the forty-five day environmental review process prevents the City from participating in that process to the extent it desires and to which it is legally entitled. A-2-1

We feel that conducting the hearings on the project prior to the completion of the environmental review process violates both the letter and the spirit of the law. We ask that you revise the schedule to give not only the City of Rocklin, but other affected jurisdictions, firms, and individuals the opportunity for meaningful participation in this important process.

Sincerely,

Carlos A. Urrutia

Carlos A. Urrutia
City Manager
City of Rocklin

CAU:bei

cc: Placer County Planning Department
City of Roseville
City of Lincoln
Don Lunsford

cau/county

A-3 City of Roseville Planning Department (10/14/93)

A-3-1. New growth areas not needed to meet demand projections

Refer to Common Response #11.

A-3-2. Impacts on Roseville streets

Refer to common response #3 and Chapter 4 of the *Final EIR.*

A-3-3. Impacts on Roseville facilities and services

Since CEQA requires no such analysis, the EIR does not assess the fiscal impacts of development under the General Plan, either on unincorporated areas or incorporated areas. The County's fiscal/economic consultant, Recht Hausrath & Associates, has, however, prepared a memorandum summarizing the findings of a fiscal analysis prepared in conjunction with the preparation of the Draft EIR. This memo is available for review and can be obtained through the Planning Department. In partial response to the commentors request, the memo does mention that cities have the latitude to institute user fees and service charges on non-residents to offset costs incurred as a result of use of city facilities and services by these non-residents. The memo also points out that historically the majority of purchases by residents of the unincorporated areas of Placer County has occurred in the cities; these purchases result directly in sales tax subvention revenues that support the provision of facilities and services within the cities, thereby offsetting costs that may result from the use of these facilities and services by unincorporated area residents.

A-3-4. New growth areas will result in sprawl; no assurance that buffers will work

See common response #11.

A-3-5. Roseville supports directing new growth to cities

See common response #11.

A-3-6. County has not responded to earlier *Background Report* comments

The Draft Background Report had not been revised between the time it was published in draft form on September 25, 1992, and the date of the comment. The Background Report has since been revised for adoption as part of the General Plan and for certification as part of the Final EIR. These revisions are based on all comments received since its publication of the Background Report in draft form.

A-3-7. *General Plan* format is confusing and difficult to review and Background Report is outdated and inaccurate.

The Draft Background Report was widely distributed in 1992. Virtually all public agencies that received the Draft EIR earlier received the Draft Background Report for review. The cover letter for the Draft EIR and Draft Policy Document noted the Draft Background Report's availability. See also the response to comment A-3-6.

A-3-8. *Issues and Options Report* cannot provide basis for policies because its not incorporated by reference.

While the Issues and Options Report is not formally part of the General Plan, the directions from the Board of Supervisors on the subjects addressed in it provided the policy framework for the General Plan Policy Document.

A-3-9. Because inaccuracies in *Background Report* and *Issues and Options Report* are uncorrected, Policy Document is erroneous

Commentor provides no specifics in support of this assertion. No response required.

A-3-10. Elements of General Plan are inconsistent because Circulation Diagram does not address Roseville streets

The circulation element is correlated with the land use element as required by Government Code Section 65302(b). The General Plan achieves this correlation through traffic model analysis, level of service policies in the Draft General Plan Policy Document, and specification of needed circulation improvements.

A-3-11. Plan is internally inconsistent because it calls for long-term industrial uses in Sunset Area

This comment concerns potential conflicts with the Stanford Ranch West Specific Plan, which appeared on the Draft Land Use Diagram, but no longer appears on the Land Use Diagram, no response is necessary. See also Common Response #11.

A-3-12. No consistency between agricultural preservation policies and designated new growth areas

The General Plan focuses on preserving agricultural areas as designated on the Land Use Diagram. The Land Use Diagram represents Placer County's local legislative statement regarding the appropriateness of agricultural development relative to other types of development; this statement does not necessarily rely on an evaluation of soil types or agricultural land classification. The two new growth areas that would have converted the greatest amount of agriculturally-used land have been removed from the Land Use Diagram and agricultural buffers have been retained to address the interface between suburban and rural residential development and agriculturally-designated areas.

A-3-13. Urban separator buffer standards are inadequate

The urban separator buffers have been removed from the Policy Document because the new growth area designations that would have required the application of the buffer no longer appear on the Land Use Diagram.

A-3-14. No implementation measures have been identified for majority of policies

Commentor provides no specifics in support of the claim in the first sentence. There is no requirement in State law that implementation measures in a general plan be directly linked to specific policies or that one or more implementation measures be specified for each policy.

A-3-15. Because of internal inconsistencies, plan fails to address City's concerns regarding land supply, impacts on city, and preclusion of sprawl

Comment noted. No response necessary.

A-3-16. Text and diagram are inconsistent because diagram does not show buffers, so their feasibility cannot be demonstrated

There is no requirement that buffers be shown on the Land Use Diagram.

A-3-17. Ag preservation policies are inconsistent with new growth area designations

The General Plan focuses on preserving agriculturally-designated areas. See response to comment A-3-12.

A-3-18. Plan policies do not mitigate potential traffic problems

This comment concerns the Stanford Ranch West and Placer Villages new growth areas, which have been removed from the Land Use Diagram (see common response #11).

A-3-19. *Draft EIR* does not identify mitigation measures

See common response #2.

A-3-20. *Draft EIR* alternatives analysis are grossly deficient

The essence of this comment is addressed by common response #1. The County would like to point out that the State CEQA Guidelines allows agencies considerable flexibility in preparing EIRs for general plans.

A-3-21. NOP Comment: New growth areas will significantly impact Roseville

Comment noted. No response necessary.

A-3-22. NOP Comment: County has adequately designated land to accommodate growth

See response to comment A-3-1.

A-3-23. NOP Comment: *Draft EIR* should consider fiscal impact of unincorporated development on City of Roseville

See response to comment A-3-3.

A-3-24. NOP Comment: Development in incorporated areas will result in more logical and environmentally growth sensitive pattern

This comment implies that the cities of Placer County are necessarily more suitable sponsors of urban and suburban development and better custodians of the natural environment than is the County. The County disagrees with this contention. Furthermore, the County would submit that land within city spheres of

influence is not inherently more suitable for development or less environmentally sensitive than land in the unincorporated area of the county.

A-3-25. NOP Comment: Draft plan can and should include provisions regarding jobs-housing balance

The EIR includes no analysis of the jobs-housing balance, per se. While the consideration of the relationship between residential development and employment-supporting development is helpful in reviewing the implementation of long-range plans, and the Policy Document calls for such consideration, a jobs-housing imbalance is not in itself a significant adverse impact. The traffic congestion resulting from an imbalance could, however, be an adverse impact; partly in recognition of this possibility, the EIR includes a very detailed traffic impact analysis based on a travel demand model that, among other things, considers the relationships among different types of development (e.g., jobs-housing balance, commute patterns).

The County's Housing Element, which was adopted in June 1992, and various sections of the Draft Policy Document include policy and program commitments to ensure that new development in Placer County addresses the housing needs of all income groups likely to reside in Placer County.

A-3-26. NOP Comment: *Draft EIR* should address growth-inducing impacts of County plan on Roseville

The new growth areas designated on the Draft Land Use Diagram, to which this comment evidently refers, no longer appear on the Land Use Diagram.

A-3-27. NOP Comment: *Draft EIR* should address impacts of residential development in Sunset Industrial Area near landfill

The Stanford Ranch West Specific Plan area, to which this comment evidently refers, no longer appears on the Land Use Diagram.

A-3-28. NOP Comment: Plan should provide for adequate buffers between Roseville and new growth areas

Neither the new growth areas nor the urban buffer standards to which this comment refers any longer appear in the General Plan.

A-3-29. NOP Comment: *Draft EIR* should address cumulative impacts on Roseville's roadways

The travel demand model used for the EIR analysis takes into account traffic on Roseville's roads, including traffic originating from development within the city of Roseville and from development in the unincorporated area. Because roadway improvements within Roseville's city limits are outside of the County's jurisdiction, however, the EIR does not recommend mitigation measures to address the need for such improvements.

A-3-30. NOP Comment: *Draft EIR* should address flood impacts in Roseville

The EIR references Policy Document policies and programs designed to address all flooding and drainage impacts associated with development under the General Plan.

A-3-31.NOP Comment: *Draft EIR* should identify mechanism for providing sewer supply

The Policy Document stipulates, and the EIR assumes, that new development will be required to provide for all infrastructure necessitated by the development.

A-3-32. NOP Comment: *Draft EIR* should address water supply to new growth areas

The Policy Document specifies that future urban development should rely on surface supplies for potable water and that the cost of developing these supplies will be borne by the development proponents. Refer also to common response #11.

A-3-33. NOP Comment: *Draft EIR* should address *Draft Plan*'s impacts on services and facilities provided by City of Roseville

The Policy Document stipulates, and the EIR assumes, that new development will be required to provide for all infrastructure necessitated by the development. At the time that such development is proposed, the County will require that the providers of any services are consulted regarding the potential effects of the development; this would include the City of Roseville, if the development is assumed to rely on the City for any services and facilities.

A-3-34. NOP Comment: Draft plan should address regional bikeway system

The Draft Policy Document includes several policies and an implementation program addressing the development of an interconnected system of hiking, riding, and bicycling trails and paths.

A-3-35. NOP Comment: Draft plan should address urban runoff in Roseville

The Draft Policy Document includes policies and programs addressing drainage issues generally, and urban runoff specifically.

A-3-36. NOP Comment: *Draft EIR* should address farmland conversion

The EIR addresses the effects of farmland conversion.

A-3-37. NOP Comment: *Draft EIR* should state project objectives clearly

Project objectives are summarized in Chapter 1 of the EIR.

A-3-38. NOP Comment: Rationale for project alternatives should be clearly described

Refer to common response #1.

A-3-39. NOP Comment: Analysis of cumulative impacts should consider development applications on file in cities

In preparing the development estimates used as the foundation for much of the analysis in the EIR, the County's consultants considered the most recent estimates of development capacity available from all of the local agencies within and immediately adjacent to Placer County. These estimates in many cases reflected an aggregation of project proposals as described by representatives of the local agencies,

including recognition of a considerable amount of speculative development projects within the sphere of influence of the City of Roseville. The County would like to point out that this is a general plan EIR and, for cumulative impact analysis, it would have been appropriate to simply look at the adopted general plans of other local agencies, but in the interest of providing as useful an analysis as possible, the County's consultants chose to evaluate information not heretofore analyzed.

A-3-40. NOP Comment: *Draft EIR* should not rely on future studies to determine project impacts

Contrary to the commentor's assertion, recent case law (Al Larson Boat Shop, Inc. v. Board of Harbor Commissioners (1993) 18 Cal. App. 4th 729) indicates that it is entirely appropriate for EIRs on general planning programs to defer specific impact analysis to subsequent environmental analyses. Furthermore, the General Plan (not the EIR) appropriately stipulates that major development entitlements will not be granted without significant additional planning and environmental review.

A-3-41. Miscellaneous comments on Draft Background Report

The County has reviewed and extensively revised the Draft Background Report. This review and revision considered all comments submitted since publication of the draft report.

A-3-42. *Draft EIR* should address full buildout of land use diagram

The County disagrees with the commentors interpretation of CEQA's requirements. CEQA does not require EIRs to speculate about all possible effects, however far into the future. The EIR primarily assesses impacts in the year 2010 and secondarily in 2040. It is likely that full buildout of the designations on the Land Use Diagram will not occur until well beyond 2040.
outcomes, and an analysis of full buildout of all land in the county designated for development would clearly be speculative.

A-3-43. *Draft EIR* does not explain why viable project alternatives were eliminated from consideration

Refer to common response #1.

A-3-44. *Draft EIR* does not adequately describe feasible alternatives or feasible mitigation measures

Refer to common responses #1 and #2.

A-3-45. Alternatives analysis does not address specific resource issues discussed in *Draft EIR*

The County acknowledges that the topical discussions of the Issues and Options Report differ from those of the EIR. The County does not, however, believe that the differences detracted from the intended utility of the Issues and Options Report, which was to provide the Board of Supervisors with information necessary to choose among alternative courses of action. Also refer to common response #1.

A-3-46. Unless policies and programs are part of project description, *Draft EIR* must address impacts through mitigation measures

The policies and programs of the Policy Document are definitely part of the project description. The commentor is correct in observing that development projects that are not able to demonstrate that they can comply with General Plan policies will not be able to proceed, and in many cases the feasibility of

any given project's compliance with General Plan policies will be determined via subsequent specific planning and environmental analysis.

A-3-47. *Draft EIR* does not include mitigation monitoring plan, as required by County Environmental Review Ordinance

Refer to common response #8.

A-3-48. *Draft EIR* does not specifically address short-term and long-term impacts of the project

Chapter 10 of the Final EIR includes a discussion of this issue.

A-3-49. *Draft EIR* does not include list of projects for the cumulative analysis

The State CEQA Guidelines specifically states that a cumulative analysis can rely either on a project list or on a summary of projections. Chapter 2 of the EIR summarizes the development estimates that satisfy this requirement. Refer also to the response to comment A-3-39.

A-3-50. *Draft EIR* should discuss significance of cumulative impacts

Chapter 10 of the Final EIR describes the EIR's approach to cumulative impact analysis.

A-3-51. *Draft EIR* does not address cumulative impacts for all resources discussed

Refer to the responses to comments A-3-39 and A-3-50.

A-3-52. *Draft EIR* does not address growth in a sufficient level of detail

Commentor provides no specifics in support of this assertion.

A-3-53. *Draft EIR* should address impacts of "leap frog" development

The County believes that the EIR sufficiently addresses the issues that might be associated with "leap frog" development. Furthermore, the new growth areas to which the commentor apparently refers have been removed from the Land Use Diagram (see common response #11).

A-3-54. *Draft EIR* should address premature conversion of agricultural land

Refer to the response to comment A-3-12.

A-3-55. *Draft EIR*'s 2010 employment scenario is optimistic

The development estimates that underlie the EIR's analysis are derived from estimates prepared by the State of California Department of Finance (DOF). These DOF estimates, which consider regional, as well as local, growth trends are generally recognized as the most thorough and reliable estimates available. Furthermore, the estimates are consistent with similar estimates prepared by the Sacramento Area Council of Governments (SACOG).

A-3-56. *Draft EIR* project description does not provide sufficient description of new growth areas

See common response #11.

A-3-57. New growth areas are inconsistent with project objectives

See common response #11.

A-3-58. *Draft EIR* does not adequately explain how new industrial development will minimize its impacts on adjoining development

The policy references in the Final EIR cite standards and policies for buffering incompatible types of development from one another. The Final EIR also contains the full text of referenced policies

A-3-59. *Draft EIR* does not describe potential land use conflicts in the Sunset Industrial/Stanford Ranch West area

The Stanford Ranch West new growth area no longer appears on the Land Use Diagram.

A-3-60. *Draft EIR* land use impact analysis is too limited

The Final EIR's land use impact section has been reorganized to more clearly describe the potential effects of development under the Land Use Diagram.

A-3-61. *Draft EIR* should conclude that alteration of existing or planned land use is a significant and unavoidable impact

The Final EIR concludes that the impact of changes to existing land use is significant.

A-3-62. *Draft EIR* should clarify whether term "open space" represents "traditional sense of the phrase"

The Policy Document now includes illustrative examples of the types of open space that will satisfy the County's standard for passive recreation areas. The County does not understand the commentor's reference to "open space in the traditional sense of the phrase," since there is no universally-accepted "tradition" regarding what constitutes open space.

A-3-63. *Draft EIR* should include clear analysis of adequacy of buffer zones

The County feels that the buffers described in the Draft Policy Document generally address the items listed by the commentor. The potential incompatibilities associated with new development cannot specifically be identified until more definitive project applications are submitted to the County. At that point, the County will work with project proponents to define how to best implement the buffer standards.

A-3-64. How did *Draft EIR* conclude that jobs and housing would move closer to balancing?

The Draft EIR stated that did not conclude that jobs and housing "would" move closer to balancing; it instead indicated that the designation of land for employment-supporting development will help stem the flow of workers out of the county, which would, in turn, lead to a better balance between jobs and housing.

A-3-65. Will County amend Housing Element if additional policies or mitigation measures are necessary to address impacts?

The County has reviewed the adopted Housing Element and has determined that it is consistent with the Countywide General Plan. Amendment of the Housing Element is, therefore, not required.

A-3-66. Not clear how housing policy will be accomplished.

The Housing Element, which was adopted in June 1992, includes an implementation program to effect this policy commitment.

A-3-67. Not clear how housing policy will be accomplished.

See response to comment A-3-66.

A-3-68. Policy unclear

The County feels that this adopted Housing Element policy is stated clearly.

A-3-69. More information on implementation of policy should be provided

See response to comment A-3-66.

A-3-70. Not clear how housing policy will be accomplished.

See response to comment A-3-66.

A-3-71. How will fee waiver policy affect market rate housing?

The County will consider the waiver of fees on a project-by-project basis, stating findings as necessary where such waivers are granted.

A-3-72. *Draft EIR* should provide a range of cost estimates for all required municipal facilities

The level of specificity necessary to arrive at meaningful cost estimates for the types of facilities and services indicated exceeds what is necessary to assess the potential infrastructure impacts of a general plan. The type of analysis suggested is beyond what CEQA requires.

A-3-73. *Draft EIR* should describe fiscal impacts of new growth areas.

The General Plan includes policies and programs to ensure that the proponents of development projects demonstrate that their projects do not create a fiscal burden on the County. The type of analysis suggested is beyond what CEQA requires. See also common response #5.

A-3-74. New growth areas inconsistent with policy requiring adequate service availability

The statement to which the commentor refers is accurate; the policies of the Policy Document stipulate that new development shall not occur unless infrastructure and services are available at the time the development takes place.

A-3-75. *Draft EIR* needs to address impacts on services and facilities provided by cities

Refer to response to comment A-3-3.

A-3-76. *Draft EIR* should address location of drainage and flooding impacts in more detail

The County believes the level of detail provided in the EIR is appropriate for a general plan EIR.

A-3-77. *Draft EIR* does not clearly state if additional upstream runoff will contribute to Roseville's existing flooding problems

The EIR cites Policy Document policies and programs designed to reduce potential flooding impacts to a less-than-significant level through regional cooperation in addressing such potential problems.

A-3-78. *Draft EIR* should analyze use of groundwater in new growth areas

Policy Document policies addressing water supply require the use of surface water for potable supply in urban-level development.

A-3-79. *Draft EIR* conclusion of no impact to ground and surface water quality is not substantiated

The County believes the EIR's analysis includes a sufficient amount of information to support its conclusions.

A-3-80. *Draft EIR* does not state if cumulative water quality impact is significant and unavoidable

The Final EIR clarifies the discussion of cumulative water quality impacts.

A-3-81. *Draft EIR* should provide more detailed information on wastewater system impacts and feasibility of system improvements

The County believes the level of detail provided in the EIR is appropriate for a general plan EIR.

A-3-82. *Draft EIR* does not address surface discharge requirements for treated wastewater

Policy Document policies addressing wastewater require new development to address surface discharge requirements. The EIR assumes that these policies will be enforced.

A-3-83. *Draft EIR* should identify Roseville drainages receiving wastewater from unincorporated development

The drainage analysis in the EIR provides sufficient information to determine which drainages will be affected by development in the unincorporated county.

A-3-84. *Draft EIR* wording regarding on-site wastewater treatment is unclear

The phrase should read "addressed," rather than "identified." The Final EIR includes this correction.

A-3-85. Roseville Regional WWTP master plan does not anticipate development of new growth areas

The two new growth areas that the DEIR indicated would have been most reliant on the Roseville WWTP have been removed from the Land Use Diagram.

A-3-86. *Draft EIR* statements regarding agricultural irrigation demands are not clear

The Final EIR has been modified to eliminate the confusion.

A-3-87. Roseville Regional WWTP master plan does not anticipate development of new growth areas, so *Draft EIR* should identify other facilities

Refer to response to comment A-3-85.

A-3-88. *Draft EIR* should more thoroughly address availability of potable water for new development

The specificity of the EIR's analysis is sufficient for a general plan EIR. The policies and programs of the Policy Document will ensure that development projects demonstrate that water supply is available and the EIRs on these projects will have to document this availability. The County would also like to point out that the court case cited in the comment pertained to a project-level analysis, as opposed to a planning-level analysis.

A-3-89. *Draft EIR* should identify formal mitigation measures to alleviate water supply impacts

Refer to common response #2.

A-3-90. *Draft EIR* should address policy consistency issues for all new growth areas and all resource issues

The County disagrees with the commentor's apparent conclusion that the EIR and Policy Document are inconsistent.

A-3-91. Accuracy of numbers in *Draft EIR* Table 5-1 should be confirmed

The referenced table has been revised for the Final EIR to reflect water demand associated with assumed development at 2010 and 2040.

A-3-92. *Draft EIR* should address mitigation of water treatment needs

The adoption of the General Plan will not result in development entitlements. The policies and programs of the Policy Document will ensure that no development entitlements will be granted without demonstrated long-term reliable water supply.

A-3-93. *Draft EIR* should address impacts of location of residential development near landfill

The Stanford Ranch West specific plan area, which might have included residential designations near the landfill, no longer appears on the Draft Land Use Diagram.

A-3-94. New growth areas are inconsistent with rest of the *Draft Plan* because they are not necessary to accommodate demand and they will cause premature conversion of agricultural land.

The EIR concludes that loss of farmland and agricultural production will be significant adverse impacts of potential development under the Policy Document, even with the removal of two of the new growth areas from the Land Use Diagram.

A-3-95. New growth areas are inconsistent with agricultural preservation policies

Refer to response to comments A-3-12 and A-3-94.

A-3-96. *Draft EIR* should consider alternatives to the project as mitigation of agricultural land impacts

Refer to common response #2.

A-3-97. *Draft EIR* should address state, as well as federal, protected species

The EIR analysis addresses both categories of protected species.

A-3-98. *Draft EIR* should address cumulative impacts on Swainson's hawk

The EIR habitat analysis addresses Swainson's hawk habitat.

A-3-99. *Draft EIR* should state whether the *Draft Plan* can protect resources better than alternatives

Chapter 10 of the Final EIR concludes that the General Plan, as revised, and the other alternatives considered would protect resources better than the Draft Plan would have.

A-3-100. *Draft EIR* should analyze alternative sites for development as mitigation to habitat conversion

Refer to common response #1.

A-3-101. *Draft EIR* should analyze impacts on oak and riparian woodlands resulting from construction in new growth areas

Policy Document policies and programs require that new development mitigate wetland and riparian habitat losses. Refer to common response #1 regarding alternatives.

A-3-102. *Draft EIR* should address visual impacts associated with loss of open space in new growth areas

The new growth areas that are the subject of this comment no longer appear on the Land Use Diagram.

A-3-103. *Draft EIR* should identify requirement of field surveys in new growth areas as mitigation of loss or disturbance of cultural resources

Policy Document policies and programs call for the protection of cultural resources and require project-level analysis for all discretionary development projects.

A-3-104. *Draft EIR* should identify mitigation measures for impacts on Roseville's roadways

Refer to common response #3.

A-3-105. *Draft EIR* should identify how roadway impacts would change if unfunded improvements were removed from assumed network

Refer to common response #3.

A-3-106. *Draft EIR* should address the cost of improvements without identified funding sources

Refer to common response #3.

A-3-107. City opposes *Draft EIR* assumptions about Foothills Boulevard improvements

The extension of Foothills Boulevard to Lincoln was included in the City of Roseville's General Plan EIR under the analysis of the "2010 Specific Plan Buildout Scenario," and is also shown in the City of Lincoln's Public Facilities Element. This facility will eventually be needed as a parallel route to State Route 65 to accommodate short distance travel between Lincoln and Roseville.

A-3-108. *Draft EIR* must consider east-west roadways that go around, rather than through, Roseville

In preparing the Circulation Plan Diagram, the County did consider such alternatives, but rejected them as ineffective solutions to regional east-west traffic.

A-3-109. Does Rocklin's circulation element include north-south connector between Lincoln and Rocklin

This north-south connector is not currently on Rocklin's circulation element due to the low residential density allowed in the Sunset Ranchos development. The City of Lincoln does include this roadway in their circulation element. Discussions have been held recently between Rocklin, Lincoln, and Caltrans concerning this north-south connector.

A-3-110. *Draft EIR* identifies unrealistic roadway improvements

Table 4-24 in the EIR presents those roadways that would not operate at unacceptable levels of service in 2040 without further mitigation beyond those included in the "2040 Base Transportation System." As noted in the Draft EIR, the transportation analysis focused on 2010 travel demand and needs. The 2040 transportation analysis was conducted so that transportation corridors that would be needed beyond 2010 could be identified. Table 4-24 also includes a general indication of the roadway lanes that would be needed to achieve level of service standards by 2040. The Draft EIR also notes that the required lanes may not be feasible or desirable to implement and alternative mitigations may be possible such as new or widened parallel roadways, grade separations, significant transit, and/or travel demand management measures, etc. (Also see Common Response #3.) The text related to proposed improvements on Cirby Way (shown in Table 4-7) has been corrected in the Final EIR.

A-3-111. *Draft EIR* should analyze stationary sources of air pollution

The EIR presumes that stationary sources will be regulated by PCAPCD, and Policy Document policies support the enforcement of APCD regulations.

A-3-112. *Draft EIR* should incorporate TCMs from Air Quality Attainment Plan by reference

The Policy Document explicitly calls for the County to enforce the provisions of the AQAP; it would be inappropriate for the County to incorporate by reference a plan over which it does not have jurisdiction.

A-3-113. *Draft EIR* should address noise impacts in Roseville's residential areas in more detail

The County believes the level of detail provided in the EIR is appropriate for a countywide general plan EIR.

A-3-114. *Draft EIR* thresholds of significance for noise should reference City of Roseville's standards

Refer to response to comment A-3-113.

A-3-115. *Draft EIR* should provide noise contour maps and data for roads within Roseville

Refer to response to comment A-3-113.

A-3-116. *Draft EIR* does not address how noise impacts will be addressed in already-developed areas affected by increased traffic congestion

Refer to response to comment A-3-113.

A-3-117. *Draft EIR* should indicate that alternatives to new growth areas would mitigate noise impacts

Refer to common responses #2 and #11.

A-3-118. *Draft EIR* summary section lacks information required by CEQA Guidelines

The County feels that the summary of impacts, in combination with the body of the EIR analysis, satisfies the requirements of the State CEQA Guidelines. The EIR does not isolate impacts resulting from development within Roseville, nor does CEQA require such isolation.

A-3-119. City of Roseville NOP comment letter incorporated by reference

Refer to responses to comments A-3-21 to A-3-40.

A-3-120. *Draft Plan* should include policy related to affordable housing in new growth areas

The Policy Document and the adopted Housing Element include numerous provisions for affordable housing that are applicable throughout the unincorporated area of the county.

A-3-121. Comment on jobs-housing balance discussion in *Draft Background Report*

This comment refers to the Draft Background Report, which has been revised.

A-3-122. *Draft Plan*'s jobs-housing goal appears to establish a conflict between existing urban areas and new growth areas

Comment noted. The County recognizes that the new development in the unincorporated areas will compete for development with existing urban areas.

A-3-123. *Draft Plan*'s economic development policies are inconsistent with conversion of industrial land to residential land in Stanford Ranch West

The Stanford Ranch West Specific Plan Area no longer appears on the Land Use Diagram.

A-3-124. *Draft Plan*'s standards for new growth areas should include policy related to affordable housing

The referenced standards have been removed from the Policy Document. Refer to response to comment A-3-120.

A-3-125. Observation about development scenario in Table 2-7 of *Draft EIR*

Comment noted; no response necessary.

A-3-126. *Draft EIR* development scenario assumes new growth areas will absorb 35 percent of residential demand projected in Roseville's market study

Comment noted; no response necessary.

A-3-127. *Draft EIR* development scenario assumes new growth areas will absorb 32 percent of non-residential demand projected in Roseville's market study

Comment noted; no response necessary.

A-3-128. *Draft EIR* recognizes employment growth rate is aggressive

Comment noted; no response necessary.

A-3-129. *Draft EIR* should address ability of development in new growth areas at 2010 to provide services and should reconsider need for new growth areas

Refer to responses to comments A-3-1 and A-3-3.

A-3-130. Comments A-3-122 and -123 also apply to *Draft EIR*

Refer to responses to comments A-3-122 and A-3-123.

A-3-131. *Draft EIR* does not analyze the fiscal effects of inclusionary zoning policies and fee waivers

The commentor is correct. The EIR does not include such an analysis. The Policy Document does, however, include provisions calling for project-level fiscal and financial feasibility analyses to address these concerns. Also refer to common response #5.

A-3-132. *Draft EIR* does not adequately address recreation demands created by new residents

The Policy Document has been revised to support organized, activity-oriented recreation programs in conjunction with urban and suburban development in the unincorporated county, although the policies call for special districts, recreation districts or public utility districts to operate such programs.

A-3-133. *Draft Plan* standards for tennis and basketball courts are below national standards

The County feels that the stated standards are appropriate for development in the unincorporated county.

A-3-134. *Draft EIR* does not specifically mention archaeological resources in Roseville

Comment noted; no response necessary.

A-3-135. Why doesn't *Draft EIR* natural resource analysis include Roseville?

The EIR and General Plan focus primarily on the unincorporated areas of Placer County. Each local agency, including Roseville, is responsible for the effects of development within its jurisdiction on local natural resources.

A-3-136. *Draft Plan* and *Draft EIR* have very little information on law enforcement issues

The EIR addresses the impacts of development under the General Plan on the provision of County services, including those specified in the comment.

A-3-137. Circulation Plan Diagram designates Foothills and Blue Oaks Boulevards as arterials

Comment noted; no response necessary.

A-3-138. *Draft Plan* policies do not identify dramatic differences between law enforcement needs of urban and rural areas

The County feels that the policies of the Policy Document are appropriate for a countywide general plan.

A-3-139. *Draft EIR* describes County facilities, but not services, and does not address courts, probation, corrections, or District Attorney

This comment is not accurate; these subjects are addressed in Chapter 6 of the EIR.

A-3-140. *Draft Plan* and *Draft EIR* do not adequately address library services

The omission of policy language dealing with libraries was an oversight. A policy addressing library services has been added to the Policy Document (see Policy 4.A.5 on page 61).

A-3-141. *Draft EIR* should analyze and propose mitigation for traffic on Roseville streets; shouldn't assume extension of City streets, should identify east-west roadway.

Refer to common response #3.

A-3-142. *Draft EIR* Table 4-3 should include additional specified information

Table 4-3 reflects PCTC's "Draft Funding Assured Project List" for their 1993 Regional Transportation Plan. The Sunrise Avenue/Douglas Boulevard intersection improvements were not included on PCTC's Draft List and thus did not appear in Table 4-3. However, this improvement was included in the "2010 Base Transportation System" evaluated in the Draft EIR, as well as PCTC's Project List in the adopted 1993 RTP. The jurisdictions shown on Table 4-3 reflect those used by PCTC, which did not include the Highway 65 Joint Powers Authority.

A-3-143. *Draft EIR* Table 4-4 should not include unfunded roadway improvements

As noted in the EIR, the estimated levels of population and employment within the cities of Lincoln, Rocklin, and Roseville indicated that portions of their urban reserve and proposed annexation areas would need to be developed by 2010 to accommodate their projected growth. The "2010 Base Transportation System," therefore, assumed several new roadways that would be needed to provide access to these areas. The roadways needed to serve the new growth areas in Roseville were based on the City's ongoing Comprehensive Land Use Element Update.

A-3-144. *Draft EIR* Table 4-17 should be based on an intersection-level analysis, not a roadway-link analysis

Refer to common response #3.

A-3-145. *Draft EIR* Table 4-18 incorrectly identifies Foothills Boulevard as an existing 2-lane roadway north of Roseville

Table 4-18 has been corrected in the Final EIR.

A-3-146. *Draft EIR* Table 4-18: under Foothills Boulevard, Carlsberg Drive should be replaced with Pleasant Grove Boulevard

Table 4-18 has been corrected in the Final EIR.

A-3-147. *Draft EIR* Table 4-18 should not include segment of Junction Boulevard not included in City's General Plan and CIP

The extension of Junction Boulevard to Fiddyment Road was listed as a mitigation measure in the EIR on the Del Webb Specific Plan and was assumed to be implemented by 2010 due to the assumed development in the urban reserve areas of the City of Roseville.

A-3-148. *Draft EIR* should propose mitigation of roadway impacts not within jurisdiction of the County

Refer to common response #3.

A-3-149. *Draft EIR* should propose mitigation of roadway impacts not within jurisdiction of the County

Refer to common response #3.

A-3-150. *Draft EIR* Table 4-24 proposes roadway mitigation that is infeasible

Refer to response to comment A-3-110.

A-3-151. *Draft EIR* Table 5-12 underestimates impervious surface area increase through 2040; existing flood control plans don't anticipate new growth areas

At the recommendation of the Placer County Flood Control and Water Conservation District, the referenced table has been removed from the Final EIR. See also common response #11.

A-3-152. *Draft EIR* Table 5-10 indicates increase in impervious area in addition to "planned" increases.

Comment noted; no response necessary.

A-3-153. New growth areas will require storage volumes beyond those specified in flood control plans

The new growth areas causing the concern expressed in this comment no longer appear on the Land Use Diagram. See also common response #11.

A-3-154. There is no funding mechanism in place for Cross Canal Flood Control Plan projects in unincorporated areas or Auburn and Rocklin

Comment noted; no response necessary.

A-3-155. *Draft EIR* references to public transit should refer to plural operator(s)

The Final EIR incorporates the recommended revision.

A-3-156. *Draft EIR* should not refer to feeder bus service to LRT lines without funding

This question is rhetorical; no response necessary.

A-3-157. *Draft EIR* inaccurately describes short range transit plans (SRTP)

The suggested revisions have been made in the Final EIR.

A-3-158. City of Roseville is under contract with RT to prepare preliminary engineering and EIR studies for LRT extension to Roseville

The reference has been added to the Final EIR.

A-3-159. *Draft EIR* incorrectly implies that Proposition 116 monies for rail transportation capital improvements are still available

The Final EIR has been revised to remove the reference to Proposition 116 funding.

A-3-160. *Draft EIR* recommended text correction

The recommended revision has been made in the Final EIR.

A-3-161. *Draft EIR* needs to mention need for additional funding sources for transit capital and operations

The recommended revision has been made in the Final EIR.

A-3-162. Recommended text revision and observation about *DEIR* statement.

The recommended text revision has been made in the Final EIR and the observation has been noted.

A-3-163. *Draft EIR* does not adequately address impacts on transit services

The County believes that the transit services analysis is appropriate for a countywide general plan EIR.

A-3-164. *Draft EIR* does not provide solutions to lack of commuter-oriented transit

The County feels that the policies and programs included in the Policy Document are appropriate for a countywide general plan. Furthermore, the commentor provides no constructive recommendations to illustrate her point.

A-3-165. *Draft EIR* should include mitigation measures calling for "significant" participation in trip reduction ordinance programs

The County feels that the policies and programs included in the Policy Document are appropriate for a countywide general plan.

A-3-166. *Draft EIR* should recognize that new technology may address air quality problems, but not traffic congestion

Numerous Policy Document policies and programs encourage and promote opportunities for alternative transportation that would address traffic congestion.

A-3-167. *Draft EIR* should recognize that lack of staff and funding hinder implementation of a bikeway system

The County understands the commentor's concerns. The Policy Document, accordingly, includes policies and programs that call for new development to contribute to implementation of a comprehensive pathway system. The requested references are, however, too specific for a countywide general plan.

A-3-168. *Draft EIR* Transit, TSM, and Non-Motorized Transportation sections lack substance

The County feels that the analysis is appropriate for a countywide general plan EIR, and that the policies and programs included in the Policy Document are appropriate for a countywide general plan. Furthermore, the commentor provides no constructive recommendations to illustrate her point.

A-3-169. *Draft Plan* policy change recommendation

Comment noted; recommended change not made.

A-3-170. *Draft Plan* policy change recommendation

Comment noted; recommended change not made.

A-3-171. *Draft Plan* policy change recommendation

Comment noted; recommended change not made.

A-3-172. *Draft Plan* policy change recommendation

Comment noted; recommended change not made.

A-3-173. *Draft Plan* policy change recommendation

Comment noted; recommended change not made.

A-3-174. *Draft Plan* program recommendation concerning materials recovery facility

The recommended program has been added to the Policy Document.

A-3-175. New development areas do not currently have direct source of water, and Roseville cannot provide without exorbitant costs

The Policy Document stipulates, and the EIR assumes, that new development will be required to provide for all infrastructure necessitated by the development. At the time that such development is proposed, the County will require that the providers of any services are consulted regarding the potential effects of the development; this would include the City of Roseville, if the development must rely on the City for any services and facilities.

A-3-176. Roseville does not have excess treatment capacity to serve Dry Creek area

Refer to response to comment A-3-175.

A-3-177. Roseville's Water System Study does not consider serving Placer Villages

The Placer Villages Specific Plan Area no longer appears on the Land Use Diagram.

A-3-178. Roseville's Water System Study does not consider serving Villages of Dry Creek

Refer to response to comment A-3-175.

A-3-179. *Draft EIR* summary of impacts for Stanford Ranch West should mention reclaimed water for agricultural irrigation

The Stanford Ranch West Specific Plan Area no longer appears on the Land Use Diagram.

A-3-180. *Draft EIR* should conclude that water supply and distribution impacts will be significant

County feels that the EIR's conclusion is accurate.

A-3-181. *Draft EIR* should not assume that new growth areas will be able to rely on Roseville Regional Wastewater Treatment Plant

Refer to response to comment A-3-175.

A-3-182. *Draft EIR* Table 5-7 should use wastewater flow generation figures consistent with master plan for Roseville Regional WWTP

The EIR uses the same wastewater flow factor for all analysis areas to ensure consistent comparison of the prospective impacts.

A-3-183. *Draft EIR* should not conclude that water systems impacts will be less than significant

County feels that the EIR's conclusion is accurate.

A-3-184. *Draft EIR* Table 5-13 incorrectly states 1990 waste disposal for Roseville

As noted in footnote 2 of Table 5-13 (Table 5-10 in the Final EIR), the solid waste generation figures cited in the table are the result of the application of a solid waste generation factor of 6.4 to the 1990 population. The EIR uses the same factor for all analysis areas to ensure consistent comparison of the prospective impacts.

A-3-185. *Draft EIR* analysis of solid waste impacts should be more thorough

Comment noted; no response necessary.

A-3-186. *Draft EIR* analysis of solid waste impacts should be more thorough

Comment noted; no response necessary.

A-3-187. City of Roseville opposes accelerated review period for Issues and Options Report

Comment refers to Issues and Options Report; no response necessary.

A-3-188. Issues and Options Report discussion is based on faulty assumptions

Comment refers to Issues and Options Report; no response necessary.

A-3-189. Issues and Options Report does not adequately address impacts on City of Roseville facilities and services

Comment refers to Issues and Options Report; no response necessary.

A-3-190. Issues and Options Report does not sufficiently address fiscal impacts on the City of Roseville or the County

Comment refers to Issues and Options Report; no response necessary.

A-3-191. Board of Supervisors should defer decisions on Issues and Options Report until meeting with cities

Comment refers to Issues and Options Report; no response necessary. It should be noted, however, that the County did meet with representatives of the Cities of Lincoln, Rocklin, and Roseville during the Issues and Options phase of the General Plan Update process.

A-3-192. City of Roseville supports Land Use Alternative 1 from Issues and Options Report

Comment refers to Issues and Options Report; no response necessary.

A-3-193. Issues and Options Report underestimates amount of growth cities can accommodate

Comment refers to Issues and Options Report; no response necessary.

A-3-194. Issues and Options Report does not adequately address impacts on City of Roseville facilities and services

Comment refers to Issues and Options Report; no response necessary.

A-3-195. Issues and Options Report does not discuss fiscal impacts of growth in sufficient detail

Comment refers to Issues and Options Report; no response necessary.

A-3-196. Development concentrated within cities will result in a more logical and environmentally sensitive growth pattern

Comment refers to Issues and Options Report; no response necessary.

A-3-197. City of Roseville's recommended alternative for Issues and Options Report

Comment refers to Issues and Options Report; no response necessary.

PLANNING
CITY OF ROSEVILLE
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316 VERNON STREET, #104 • ROSEVILLE, CA 95678
PHONE: (916) 774-5276

October 14, 1993

Placer County Planning Department
Attn: Mr. Loren Clark
11414 B Avenue
Auburn, CA 95603

SUBJECT: Comments on the Placer County General Plan Update and Draft Environmental Impact Report (DEIR)

Dear Mr. Clark:

On behalf of the City of Roseville, we are transmitting comments for consideration of the draft County General Plan Update and for response as part of the DEIR. Because of the extremely short time period for review of these documents before the first scheduled public hearing, these comments do not include all of the City's comments. Rather, we have attempted to identify major areas of concern and adequacy, and to the degree possible, provide the County with specific comments. Prior to the end of the statutory review period for the DEIR, the City will be submitting additional comments on both the Plan and the DEIR. Thank you in advance for your consideration and written response to these comments.

OVERALL COMMENTS

Throughout the Board of Supervisors' discussion of the Issues and Options Report, the City consistently voiced significant concerns with the proposal to amend the General Plan adding major growth areas in very close proximity to Roseville. Neither the General Plan Policy Document or the DEIR address these concerns. In fact, both documents evade these issues and do not propose any mitigation that is reasonably achievable to alleviate adverse effects on the City of Roseville. The City's concerns continue to be:

1. Adequate areas suitable for urban growth for the next twenty years already exist in the County and Cities, and the addition of the new growth areas in the County are not needed to meet reasonable market projections. A-3-1

2. Impacts of locating approximately 33,332 dwelling units with a projected population of 98,000 people adjacent to or in close proximity to Roseville will

have significant adverse impacts. These include:

-traffic and circulation impacts to Roseville collector and arterial streets, which based on the existing DEIR analysis are infeasible to mitigate; and A-3-2

-increased demand for City of Roseville services and facilities, without the provision for reimbursement, including fire and police protection, parks and recreation facilities and programs, and libraries. A-3-3

3. The development of the proposed growth areas will result in urban sprawl from Loomis to the borders of Sacramento and Sutter Counties, as the Plan and DEIR do not include adequate mitigation and there are no reasonable assurances that implementation of proposed buffers will be successful. A-3-4

For these reasons, the City of Roseville continues to support Option 1 of the Issues and Option Report, directing new urban growth into the Cities. A-3-5

COUNTY GENERAL PLAN - Draft Policy Document

1. Previous Comments on the General Plan Background Report. Insofar as the General Plan is comprised of both the Policy document and the Background Report, we are incorporating by reference the City's comments, dated March 11, 1993, which have not been responded to nor have resulted in any revisions to the General Plan documents. These comments relate to both the General Plan documents and to the DEIR and should be addressed in the Final EIR. A copy of this letter is attached for your information and response. A-3-6

2. General Plan Format is confusing and difficult to review. As noted above the City, as well as other agencies and the public, submitted extensive comments on the Background Report which was circulated for public review in December 1992. Based on this review and despite significant comments, no revisions have been made (to our knowledge). Further, this document was not circulated with the draft General Plan. As this document provides the "supporting documentation for general plan policy", review of the Policy document without this information is extremely difficult. As previously A-3-7

pointed out, the Background Report includes inaccuracies and is a very dated document considering the Board's action on the Issues and Options Report. Based on this, the Policy document is missing adequate information critical to addressing statutory requirements of the General Plan. A-3-7

Further, the Issues and Options Report is not incorporated by reference as part of the General Plan, yet the Policy document states that this report solicited direction from the Board of Supervisors on key issues to be addressed in the General Plan update, and that "this direction provided the framework for the development of the goals, policies, implementation programs, and land use and circulation plans contained in the Draft General Plan Policy Document". (Policy Document, 5.) A-3-8

Because inaccuracies in these documents have not been corrected and have in turn provided the basis for the General Plan Policy Document and EIR, the resulting policies and EIR analysis are not coordinated and are erroneous. A-3-9

3. The Elements of the General Plan are internally inconsistent. State planning law requires that a General Plan be internally consistent. Specifically, Government Code Section 65302(b) requires that the circulation element be fully integrated with the land use element. The circulation element does not address circulation problems resulting from the land use element proposals, specifically as it relates to the new growth areas. As drafted, the General Plan does not include any proposals to lessen traffic impacts to the City of Roseville yet it acknowledges that the new growth areas will require the extension of City arterials and collectors to provide connections from these areas to regional transportation routes (I-80 and Highway 65). A-3-10

These connections will have a severe adverse effect on the City of Roseville, as we have seen with Granite Bay traffic impacts on Douglas Boulevard. Proposed County policies do not require that these impacts be mitigated prior to approval of entitlements. In addition, the policies permit a level of service on City maintained roads that are inconsistent with the City's General Plan. The only requirement is that "The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding...". The County's plan proposes levels of service on City roads that are inconsistent with policies of the Roseville General Plan. Why would the City want to enter into joint funding programs that could result in very adverse

impacts to the City (e.g. eight lanes on Cirby Way). This is the only proposed remedy for traffic impacts to the City and there is no reasonable assurance of it's success. A-3-10

Other examples of internal inconsistencies include:

- Policies seek the long term protection of lands designated for industrial use in the Sunset Community Plan area. Based on this policy, the County is proposing that the City eliminate the City's Sphere of Influence which includes some of the Sunset area, in an effort to assure future industrial growth. Yet much of this area is also included in the Stanford Ranch new growth areas where a new community of 22,500 people are proposed to reside. This also clearly conflicts with policies related to the long term use and protection of the regional land fill and buffering of residential and industrial uses (land fill and City operated electrical facility located in this area)., A-3-11

- There is no consistency between policies directed to preserving viable agricultural production and the proposed new growth areas. The new growth areas will not only impact those areas proposed to be converted to urban use but will also result in fragmentation of agricultural acreage and will adversely effect long term viability of such operations. A-3-12

- Urban Separator Buffer polices would permit one acre parcels to be developed between two urban areas (Policy Document, p.5). Beyond the City's concern that this will not provide an adequate buffer, policies addressing buffer zone preservation require "land acquisition, purchase of development right, conservation easements, etc". How will this be reasonably implemented on very small residential parcels? Permitted uses in the buffer area and the proposed intent of the buffers are not consistent. A-3-13

- The plan does not identify feasible measures to implement the Plan policies. While the plan does include some implementation measures, these are not clearly linked to specific policies and in many instances it appears that no implementation measures have been identified for the majority of the plan policies. A-3-14

Because of these internal inconsistencies, the General Plan Policies do not address the City's concerns that an adequate supply of land exists for future urban development, assure that the impacts to Roseville will be mitigated, and will not A-3-15

preclude urban sprawl. A-3-15

4. The General Plan Text and Land Use Diagram are inconsistent. Policies of the General Plan require a variety of buffers (agriculture, industrial, sensitive habitat, urban separator, etc.) and further, require that such buffers be internalized into new growth areas. These are not reflected on the land use diagram, and if they were to be incorporated, we question the feasibility of incorporating such boundaries as the resulting area available for development may be minimal (e.g. urban separator between Roseville and Stanford Ranch West, plus industrial buffer and public facilities buffer between electric generation plant and the regional land fill). This leads to a concern as to whether the proposed buffers, if infeasible, will have any of the Plan's proposed effects. A-3-16

Policies of the General Plan also call for the protection of agricultural lands, maintenance of agricultural lands in a size sufficient to retain viable farming units, and encourage infill development in urban areas as an alternative to expanding urban boundaries into agricultural areas (Policies 7.A.1, 7.A.7 and 7.A.8, p. 103). The land use diagram is clearly inconsistent with these policies as it designates new growth areas within existing agricultural areas, creates areas between urban areas that will not be viable for agricultural production, and does not encourage infill development. A-3-17

The land use diagram, circulation plan diagram and designated transit corridors are inconsistent with plan policies. This is especially a concern for new growth areas, where the stated General Plan objective for the Placer Villages and Stanford West Specific Plans are to be self-sufficient communities and to facilitate modes of transit other than the automobile. The Circulation Plan diagram, and projected trips, clearly indicate that the principal mode of transportation beyond the year 2010 will be the automobile. At the same time, the Plan designates transit corridors with the stated intent that these are to guide future land use decisions specifically in new growth areas with regards to higher intensity residential development and employment centers. Potentially contrary to this are the specific development standards for new growth areas, where it is stated that there is no assurance as to total dwelling units that ultimately can be developed due to site constraints, buffers, etc. and there are no standards requiring that the specific plans be designed to develop residential at locations or densities high enough to support transit (light rail or bus). A-3-18

DRAFT EIR

In Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal.3d 553, 564, the court found that:

> "The core of an EIR is the mitigation and alternatives sections."

To allow agencies to avoid or mitigate significant environmental impacts at the findings stage of the CEQA process, EIRs "must produce information sufficient to permit a reasonable choice of alternatives so far as environmental aspects are concerned." (San Bernardino Valley Audubon Society, Inc. v. County of San Bernardino (1984) 155 Cal.App.3d 738, 750-751, see also Citizens of Goleta Valley v. Board of Supervisors ("Goleta I") (2d Dist. 1988) 197 Cal.App.3d 1167, 1179; Laurel Heights Improvement Association of San Francisco v. Regents of the University of California (1988) 47 Cal.3d 376, 405-406.)

Considering the magnitude of the General Plan update in terms of provision of significant new growth areas and the identified impacts that will result to the City of Roseville, it is inconsistent with the provisions of the California Environmental Quality Act (CEQA) that there are no mitigation measures identified. Yet for every impact identified, there are feasible mitigation measures or environmentally superior alternatives. While it is not uncommon for a General Plan document to be "self mitigating", that is that the policies of the General Plan reduce the potential impacts to less than significant, as noted above, this has not occurred with these documents. Mitigation measures must be identified and alternatives thoroughly analyzed. A-3-19

The alternatives analysis in the EIR is also grossly deficient. The EIR cites requirements from the CEQA Guidelines and case law regarding alternatives, and then fails to comply with the requirements. (EIR, 10:1-2.) The major problem with the "alternatives analysis" is that there is absolutely no analysis in the EIR. The EIR says the analysis is required but fails to do it apparently because it would be burdensome and "would provide little utility in terms of helping the County "define" or "redefine" the project". (EIR, 10-4.) A-3-20

However, the objective of the analysis is not to help the project proponent to "define" the project. The objective is to establish which alternative is environmentally superior. The EIR at 10-4 concedes that it ignores alternatives and focuses exclusively on the "project", in violation of the CEQA regulations cited in the EIR on the preceding two pages. It is apparent that the drafters of the EIR intentionally ignored the purpose of alternatives analysis.

The EIR indicates that the alternatives analysis was conducted in a separate document, the "Issues and Options Report" ("IOR") (EIR, 10-4). It is legally acceptable to incorporate by reference another document into an EIR, but in this case the EIR does not explicitly state that the IOR is incorporated by reference.

Furthermore, according to the CEQA Guidelines, incorporation by reference is not an appropriate technique in this case. (CEQA Guidelines §15150.) Typically, incorporation by reference involves a situation where a prior environmental document is incorporated into a more recent document. Although other types of documents can be incorporated by reference, "incorporation by reference is most appropriate for including long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of the problem at hand." (CEQA Guidelines §15150.) The IOR, on the other hand, is not long, descriptive or technical. Furthermore, rather than providing general background, the IOR provides the <u>entire</u> alternatives analysis. Finally, it does contribute directly to the analysis of the problem at hand. Thus, a good argument can be made that the IOR cannot be incorporated by reference and should not be considered as part of the EIR. A-3-20

However, even if the IOR is considered, the analysis is flawed in various respects. The EIR states that the IOR satisfies "the spirit of CEQA's requirement to address alternatives" (EIR, 10-3), but the IOR actually meets neither the letter nor the spirit of CEQA. The most significant problem with the IOR is its complete lack of comparison between the proposed Project and rejected alternatives. This is the very essence of the requirement that alternatives be considered. (<u>Laurel Heights Improvement Association v. Regents of University</u>

of California (1988) 47 Cal.3d 376.) This lack of comparison should have been foreseen by the drafters because when the IOR was prepared and reviewed, the "Project" as it is now defined had not been established or even considered. Only after reviewing the IOR, did the Board determine that a hybrid land use alternative, called "Alternative 5", should be pursued. Furthermore, the "new towns" were not included in the General Plan until after completion of the IOR and are not analyzed in the IOR. Thus, it is impossible for the IOR to fulfill the essential role of comparing the "Project" to alternatives because the IOR did not include consideration of the most important information. The lack of any meaningful comparison between Alternative 5 and the other alternatives renders the entire discussion totally defective.

Furthermore, the IOR was not intended to and does not meet CEQA requirements as an alternative analysis. The sections of the IOR, although in some respects similar to EIR components, do not track CEQA. For example, the IOR does not discuss cumulative impacts or growth inducing impacts, and traditional CEQA terminology (significant impacts, etc.) is totally absent. It is quite clearly not an environmental document and this fact is candidly conceded in the "County-wide General Plan Draft Policy Document" (Policy Document) which states as follows: A-3-20

> "The purpose of the (IOR) was to solicit policy direction from the Board of Supervisors on key issues to be addressed in the General Plan Update. This direction provided the framework for the development of the goals, policies, implementation programs, and land use and circulation plans contained in the Draft General Plan Policy Document." (Policy Document, 5.)

Although the EIR attempts to evaluate "Alternative 5", the County might contend that much of the IOR's discussion of Alternative 3 (new growth areas) would be pertinent. However, this assumption is incorrect because Alternative 3 is based on a single new town of 20,000 inhabitants (IOR, 2-6) and the Project consists of several new towns consisting of over 40,000 units (EIR, 2-4), or approximately 100,000 people. Thus all of the adverse effects associated with Alternative 5 will be far

more severe than under Alternative 3.

Furthermore, even if we were to assume that a comparison to Alternative 3 could be considered a comparison to the Project, major problems remain. The IOR compared the 3 alternatives ((1) growth directed toward established cities, (2) existing conditions continued, and (3) new growth areas), but it did not reach a conclusion as to which alternatives were environmentally superior. This probably is due at least partly to the fact that the IOR was not written as an environmental document. However, the essence of the alternative analysis is comparison and discussion as to why an environmentally superior alternative was not chosen. (Kings County Farm Bureau v. City of Hanford (1990) 221 Cal.App.3d 692.) The IOR does not provide this.

A review of the three alternatives indicates that Alternative 1, directing growth to existing cities, is the preferred alternative in virtually every category discussed. The only clear benefit from Alternative 3, the "new growth area" alternative, is that the County would benefit fiscally. Although fiscal issues may influence policy decisions, fiscal impact is not an appropriate consideration under CEQA. (San Franciscans for Reasonable Growth v. County of San Francisco (1989) 209 Cal.App.3d 1502.) However, the fact that the"new growth area" alternative causes the most serious environmental impacts is not addressed anywhere in the EIR or IOR. A-3-20

In Sierra Club v. City of Roseville (Superior Court, No. S-1100; the Roseville Hospital case) the court ruled:

> Alternatives to a proposed project must be discussed in enough detail to enable meaningful public review. The discussion must be specific enough to permit informed decision making and public participation, especially when the Lead Agency is also the project proponent or closely related to the proponent. Laurel Heights Improvement Association v. Regents of UC (1988) 47 Cal.3d 376, 403-405.

The alternatives analysis is clearly not incompliance with CEQA or recent court actions.

The EIR also violates Placer County's own Environmental Review Ordinance (Ordinance) adopted in 1990 and revised in 1992. Ordinance §31.618(D) describes the nature of the alternatives analysis required in an EIR. These requirements, essentially drawn from the CEQA regulations, are not met in the EIR. A-3-20

Additional comments on the DEIR are attached for the County's consideration and response. Unfortunately, the short time period has not permitted the City to consolidate these in a better format for your review. Also, as noted in the opening of this letter, these comments do not reflect all of the City's comments and additional comments will be submitted prior to November 15, 1993.

Sincerely,

Allen E. Johnson
City Manager

ATTACHMENTS: Additional Comments

1. Comments on the NOP - August 30, 1993
2. Comments on Placer County General Plan Background Report - March 11, 1993
3. Comments from Community Development Department - October 14, 1993
4. Comments from Housing Division - October 14, 1993
5. Comments from Parks and Recreation Department - October 12, 1993
6. Comments from Police Department - October 6, 1993
7. Comments from City Librarian - October 8, 1993
8. Comments from Engineering Division - October 13, 1993
   A. Traffic
   B. Drainage
9. Comments from Transit Division - October 12, 1993
10. Comments from TSM Coordinator - October 12, 1993
11. Comments from Environmental Utilities - October 12, 1993
12. Comments on Placer County Update from Planning Department - February 8, 1993
13. Comments on Placer County Update from Mayor Bill Santucci - March 22, 1993

cc: City Council
City of Rocklin
City of Lincoln
City of Loomis

ATTACHMENT # 1

COMMUNITY DEVELOPMENT
CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

316 VERNON STREET, #102 • ROSEVILLE, CA 95678
PHONE: (916) 774-5334

August 30, 1993

Loren Clark, Senior Planner
Placer County Planning Department
11414 "B" Avenue
Auburn, California 95603

Regarding: Notice of Preparation for the Placer County General Plan Update Draft Environmental Impact Report

Dear Loren:

The City of Roseville Community Development Department appreciates the opportunity to comment on the Notice of Preparation (NOP) for the Placer County General Plan Update Draft Environmental Impact Report (DEIR). Given the significance of this update, and the impact it will have on Placer County and all of its cities, we request that Roseville's concerns be thoroughly addressed in the DEIR.

1. IMPACT TO ROSEVILLE

By far, our most important comment is that development of three new growth areas on the borders of Roseville will result in significant unavoidable significant impacts to Roseville, our citizens, the environment and our public facilities. As previously stated to the Board of Supervisors, the City of Roseville is very much opposed to the current direction of the general plan update. A-3-21

2. ADEQUATE AREAS SUITABLE FOR GROWTH ALREADY EXIST AND UNDERESTIMATION OF GROWTH POTENTIAL

Based on existing land use plans (including both incorporated and unincorporated areas of southern Placer County) and lands suitable for development within incorporated boundaries, there is an adequate supply of developable land to meet current 2010 growth projections. The EIR should discuss the impact of creating an immense surplus of such lands beyond a projected twenty year demand. This analysis should include the potential effects of providing land use to meet an unidentified fifty year demand (and the inaccuracies with such growth projections), the premature conversion of resource production areas, and the induced effect that an oversupply of developable land may have on piecemeal, uncoordinated planning and development in the South Placer Region. A-3-22

This impact is further exacerbated by the proposed project not reducing development entitlements where current County land

use designations reflect unrealistic development potential. The DEIR must quantify potential development opportunities and impacts associated with such development in these areas as part of the cumulative growth analysis.

The County has considerably underestimated the amount of growth that the cities, including Roseville, could absorb over the next twenty years. The estimates for Roseville are significantly less than the City has currently received applications for and is in the process of analyzing as part of its Comprehensive Land Use Element Update. As an example, the 2010 estimates utilized by the County are 31,000 to 38,000 residents short of the 122,400 residents estimated for Roseville by Recht Hausrath and Associates, with the estimated "build out" approximately 50,000 residents less than the 140,700 residents that the City is currently analyzing. This underestimation results in a significant overestimation of growth that the unincorporated portions of the County can reasonably expect to capture, bringing into question the need for the County to be considering new growth areas at this time. A-3-22

3. FISCAL IMPACTS OF GROWTH

County development that borders Roseville will use city services and facilities that the County does not provide, or provides at a lower service level than that provided by the City. The impacts to service and the cost to the City need to be defined. Mitigation for these impacts should be identified and reimbursement to the City should be provided. Reimbursement by the County (and new development) should follow the same methodology as was used by the County to estimate costs of providing services to the cities. A-3-23

Additional issues that should be considered include the cost of providing urban level services in the unincorporated County versus the cities, the impact to the County of the eventual incorporation of new towns or annexation to adjacent cities, and impacts to the market in both the cities and County should urban development be pursued in unincorporated areas.

4. EFFICIENT ACCOMMODATION OF GROWTH

Planning for future development needs within incorporated areas can result in a more logical and environmentally sensitive growth pattern. Roseville, as well as the other Placer County cities, will continue to expand and aggressively plan for growth over the foreseeable future. By planning growth within the incorporated cities, or in areas to be annexed by the cities, density is concentrated into existing urbanized areas where it can more efficiently be accommodated, A-3-24

helping to remove development pressures from existing open space and agricultural lands. If the County were to pursue new towns or other urban development in unincorporated areas in addition to the growth being planned by the cities, the result could be piecemeal, premature sprawl. A-3-24

5. JOBS/HOUSING BALANCE AND AFFORDABLE HOUSING

Discussions and policy direction on the part of the Board of Supervisors appears that they are under an incorrect assumption that they are powerless in assuring a reasonable jobs/housing balance and have, therefore, relinquished control to the market place. This is an incorrect assumption and following an EIR analysis of projected types of jobs, income, and housing prices, mitigation measures such as phasing of residential versus (job producing) non residential development through development agreements, timing of granting entitlements, etc., and mandatory provision of affordable housing should be identified. A-3-25

Further, the claims made by the new County growth areas that affordable housing will be produced is highly questionable and should be analyzed. The County's cost of service analysis indicates that a house within the unincorporated area would need to sell for a minimum of $200,000 just to break even. Based on this analysis, how will affordable housing be produced that is also not a fiscal drain on the County?

6. GROWTH-INDUCING IMPACTS

The DEIR should address growth-inducing impacts to the City of Roseville. The proposed addition of 30,000 people immediately adjacent and north of Roseville, and another 40,000 people just west of Roseville will contribute to urban sprawl already widespread throughout the Sacramento metropolitan area. A-3-26

7. INDUSTRIAL/RESIDENTIAL LAND USE COMPATIBILITY

The general plan update includes proposed residential in an area currently known as the Sunset Industrial Area. The NOP states:

> "General Plan land use designations will permit commercial, professional and residential development adjacent to the Western Regional Sanitary Landfill in the Sunset Industrial area." A-3-27

How will the County ensure compatibility between existing industrial land uses, such as Ultrapower and the regional landfill and the proposed residential land uses? Negative

externalities, including noise, odor, and hazardous materials from existing uses and future industrial land uses could impact the residential uses. Residential land uses could limit use of industrial facilities. It is critical that the regional landfill be protected, because without adequate landfill capacity, existing development would be significantly impacted and future development would not be viable. As the land fill and proposed residential land uses are clearly incompatible, the DEIR should discuss impacts and opportunities to relocate the land fill site.

Roseville is also concerned that eliminating or significantly reducing the industrial land use in the Sunset Industrial Area will adversely impact the ability to attract industrial jobs to Placer County. This area plays an important role in providing a land base for industrial uses, including heavy industrial, which may not be available or appropriate elsewhere in the County or incorporated areas. The appropriateness of industrial uses in this area relates to a number of unique factors including its overall size, existence of heavy industrial uses including the land fill and Ultrapower, and proximity to rail access and Highway 65. The EIR should analyze what other opportunities exist within the County to absorb heavy industrial uses, and how the elimination of industrial use in the area will impact the ability to attract heavy industrial users to Placer County. A-3-27

8. DISTINCTION BETWEEN COMMUNITIES

Three new development areas will abut the City of Roseville. Substantial buffers, large enough to accommodate economically viable agricultural use should be provided between the new development areas and Roseville. One to five acre rural residential parcels are not adequate to create a permanent transition or accommodate agricultural use.

The buffers, to adequately mitigate impacts, must provide the following benefits:

- reduce the potential for the appearance of urban sprawl,
- create definable communities;
- reduce the potential for incompatibility between land uses in the adjacent communities;
- provide a permanent separation of land use patterns; and
- provide an open space connection between the communities.

What <u>permanent</u> mechanism (Transfer of development rights, deed restrictions, etc.) to ensure long term retention of the buffers will be used? A-3-28

9. TRAFFIC AND CIRCULATION

The County should consider cumulative traffic impacts to Roseville (PFE Road, Foothills Boulevard, Blue Oaks Boulevard, Baseline Rd/Main Street, etc.) from the proposed new growth areas. By placing new growth areas west of Roseville, motorists are forced to travel through Roseville streets to reach Interstate 80 (I-80) and Highway 65.

The NOP states:

> "Policies will also insure that new urban development will pay for the transportation facilities needed in order to meet the demands generated by that [new] development."

Past performance by the County has shown that they have not mitigated significant traffic impacts to Roseville from County projects. The City is currently looking at a total of $15 million in improvements to the Sunrise/Douglas intersection to meet a LOS C. Approximately 28% of the trips resulting in the need for the improvements are not attributable to Roseville, but come from surrounding communities such as Granite Bay. A-3-29

To adequately mitigate these impacts, the EIR should require the establishment of a regional fee. This fee should not only mitigate short term impacts but should also insure that development within the unincorporated areas will not consume capacity on City roads that will be needed at its planned, ultimate build-out and that required improvements to maintain the City's adopted LOS C can be feasibly constructed.

The County should consider development of a new regional transportation corridor (as part of this general plan update) to move vehicles from southwest and southeast Placer County, around Roseville, to Interstate 80.

10. FLOODPLAIN IMPACTS

The NOP states that the project may result in increased flood levels in Placer County. The DEIR should explain how this will contribute to the cumulative flood problem in Roseville? Will new development contribute to resolution of Pleasant Grove drainage problems? A-3-30

11. WASTEWATER TREATMENT

The NOP mentions that new urban development will be required to use regional wastewater treatment facilities. The City is currently completing a master plan to address regional A-3-31

treatment plant expansion. If the County is projecting that new County development areas will be serviced as part of the regional treatment, either the current study will be required to be amended or a new, comprehensive study conducted. The mechanism for providing sewer service to the new development areas must be identified and analyzed in the DEIR. A-3-31

12. WATER SUPPLY

The initial study checklist indicated that the general plan update project would not substantially reduce the amount of water available for public water supplies. However, it would seem that development of four new towns would require a substantial amount of potable water. What are the new water sources and how will it be conveyed to these currently undeveloped areas. In addition, Roseville opposes the use of groundwater to serve urban development. A-3-32

13. PUBLIC SERVICES AND FACILITIES

The EIR needs to generate information relating to the impacts on the facilities and services in Roseville under the various growth and policy option scenarios, and how these impacts will be mitigated. The initial study does not address provisions of police services at all. In addition, the EIR will need to discuss the increased demand for police services resulting from urban rather than rural types of development. (Typically, urban police services are far more extensive that "on-call" service provided by a rural sheriff's department).

Further the EIR, must discuss mechanisms for provision of basic life support, advanced life support, and fire suppression. What will be the level of support and response times for these services? Are there short term and long term impacts to existing fire service providers? A-3-33

Impacts can be also be anticipated to City park & recreation, library, water, wastewater, solid waste, electric, roadway, transit and affordable housing programs, services and facilities. To adequately mitigate impacts to the City's adopted service levels, the new development areas must provide a level of service which, at a minimum, is equivalent to Roseville's.

14. BIKEWAY

Roseville is interested in promoting regional bikeways through the City and connecting adjacent communities. As such, the City is currently preparing a bikeway master plan that includes regional connections to adjacent jurisdictions. A-3-34

Placer County should consider inclusion of a regional trail system as part of this project. This would facilitate development of a regional bikeway system.

The Roseville 2010 General Plan supports this policy direction. Open Space policy number 3 states, "Work with adjacent jurisdictions to connect the City with regional open space and trail systems, providing a network of open space and habitat resources, pathways and, where reasonable, equestrian trails, through the City to link nearby communities." A-3-34

15. WATER QUALITY IN ROSEVILLE

The General Plan update should address maintenance and enhancement of water quality in urban runoff. Urban runoff from southeast Placer County enters Roseville's natural drainages and has the potential to affect water quality in Roseville. A-3-35

16. AGRICULTURE

The County has implied that the new town would be placed on low value farm land. This stance must be documented with an objective farm land evaluation program, such as the Land Evaluation and Site Assessment (LESA) program. The National Farmland Trust can provide additional information on this method and other methods of ranking farmland. Suitability of farmland for conversion should be assessed using a number of ranking factors, including timing of and alternatives to farmland conversion, parcel size, soil types, surrounding land uses, access to roads, and access to other infrastructure. A-3-36

17. PROJECT OBJECTIVES

The project objectives listed are extremely general. They do not identify a time period for the General Plan (2010, 2040), nor do they identify a targeted population by year which serves as a planning tool. Is it the County's intent to accommodate all growth projected within the Placer County area within unincorporated areas. Is this growth market driven or will the County apply other criteria by which development entitlements will be granted? Is it an objective to minimize impacts to existing residents and Cities, and that new development not create an adverse fiscal impact? A-3-37

Further, what entitlements of discretionary actions by the County are anticipated resulting from this project? Will the General Plan update only provide policy direction for future community and specific plans, or will land use entitlements be granted? How will this EIR relate to land use approvals

required in the new development areas? Will subsequent land use entitlements and environmental review be required?

Without more specificity in the project objectives, it is impossible to comment on the adequacy of the proposed project alternatives. There is no basis for analyzing the adequacy of proposed alternatives to determine, as required by the CEQA Guidelines, if they will "feasibly attain the basic objectives of the project..." (CEQA Guidelines, Section 15126). A-3-37

18. ALTERNATIVES

The identified project alternatives appear to accommodate all of the same level of development and there is no reference to a projected planning horizon (2010, 2040, etc.). Other than the "No Project" alternative, it is not clear that the other alternatives have been formulated with the goal of substantially lessening or avoiding significant impacts caused by the proposed project.

Without more clearly defined objectives and more information regarding the rationale for the proposed project alternatives that will be analyzed, the County runs the risk of not meeting CEQA requirements in the DEIR. This could require a recirculation of this section of the DEIR and a delay in the completion of the General Plan update beyond the projected schedule. A-3-38

19. CUMULATIVE ANALYSIS

For purposes of the DEIR, the cumulative analysis needs to include development applications currently on file with the City for urban reserve areas and sphere areas, as well as those projects reasonably foreseeable in Rocklin, Loomis, and Lincoln. A-3-39

20. FUTURE STUDIES

Consistent with recent court decisions, the DEIR should not rely on future studies to analyze the environmental impacts of the proposed project. To the degree that this is not feasible, the EIR should require that no new land use entitlements, development agreements, etc. be granted until the studies are provided and subsequent environmental review conducted. A-3-40

Thank you for the opportunity to provide comments on this project. Should you have questions regarding these comments, please call me at 774-5499. In addition, please call me if I can assist your staff or consultants in identifying and directing questions to

appropriate City staff for follow-up questions during the preparation of the DEIR.

Sincerely,

Steve Dillon
Community Development Director

cc: Al Johnson, City Manager
Patty Dunn, Planning Director
Neila Stewart, Environmental Coordinator
Roseville City Council

ATTACHMENT # 2

COMMUNITY DEVELOPMENT
CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

316 VERNON STREET, #102 • ROSEVILLE, CA 95678
PHONE: (916) 774-5334

March 11, 1993

A-3-41

Loren Clark
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

SUBJECT: COMMENTS ON PLACER COUNTY GENERAL PLAN BACKGROUND REPORT

Dear Loren:

Thank you for the opportunity to comment on the Placer County Draft General Plan Background Report. This letter serves as a follow-up to our previous correspondence to the Board of Supervisors dated February 8, 1992, in which the City indicated that it would be providing detailed comments on the Background Report. A similar letter with comments on the Issues and Options Report is being forwarded under separate cover. The comments contained in this letter reflect a comprehensive review by all the Roseville Community Development Departments as well as the Police and Fire Departments.

DESCRIPTION

The Background Report has been prepared as the first major product of the Placer County General Plan Update. The Report has chapters concerning Land Use, Housing, Population, Economic Conditions and Fiscal Considerations, Transportation and Circulation, Public Facilities, Public Services, Recreational and Cultural Resources, Natural Resources, Safety, and Noise.

COMMENTS-GENERAL

1. Throughout the report, documents and legislation are referenced as draft or pending. The report should be updated to include the events which have occurred between 1991 and 1993. In Roseville, for example, the Roseville General Plan was adopted November 18, 1992. In January 1993, the City Council directed staff to move forward with a comprehensive land use allocation and a specific plan for the Del Webb Community. These significantly change the City's holding capacities, demand for public services, etc.

2. Placer County's policy in past years has been to encourage growth within the cities, especially as it is related to affordable housing. It appears from the various development proposals identified in the Land Use section, the County will be considering large scale development in unincorporated areas of Placer County. As a result of this possible policy change, the County General Plan and attendant documents should consider the following.

   a. Job Growth in the unincorporated areas of Placer County should be balanced with provisions which enable and encourage the development of housing affordable to the workers filling the jobs.
   b. The levels of public services to be provided in the new areas should be consistent with the service levels found in adjacent cities. As a result, the residents of the new areas will have access to adequate services, thus reducing potential impacts on the adjacent city.

Chapter 1: Land Use

Page	Comment
1-2	Plan Organization. As indicated in the Background Report, the "Placer County General Plan" is based upon four planning principles, one of which is that a "balance should be encouraged between jobs and labor force." In reviewing the Land Use section, no discussion is included regarding the existing ratio of jobs to employed residents and the projected ratio. This information is necessary as one factor in analyzing whether the amount of current and future residential and nonresidential acreage is adequate to provide a jobs and labor force balance.
1-5	The General Plan needs to include a detailed analysis of the actual implementation of financing public infrastructure within the county. The Background Report states that the primary constraint to development is the availability of financing for infrastructure. Has the county successfully implemented financing mechanisms within the newer community plan areas. What are the chances that future areas slated for development will be able to fund their own infrastructure? This is critical to inform the decision makers of the alternative growth scenario which will best serve all residents of Placer County.
1-6	The Background Report states that the "anticipated growth" adjacent to the Dry Creek plan will increase development pressure within the plan. Is the anticipated growth the new town? Does this mean the Dry Creek plan will be amended if Alternative 3 is adopted by the Board of Supervisors?

1-7 Please update this chart to correspond with the 1993 status of the Placer County community plans. Have the plans listed "Now Being Updated" in 1990 been completed?

1-20 What are the FAR's used to calculate the commercial and industrial square footages for each jurisdiction?

1-25 Table 1-10 shows the summary of land use category acreages for each city's general plan. Please see the attached land use table from the Roseville General Plan so that the Background Report may be updated.

1-26 & 27 The section on the Roseville General Plan should be rewritten to reflect the newly adopted General Plan and current comprehensive land use update process.

1-27 Was the Public Facilities plan for the Sunset Industrial Area ever completed?

1-27 The report states that the growth rate for Roseville exceeded 10 percent for a number of years. This should be clarified to say that the growth rate exceeded ten percent only in 1989.

1-32 Is the methodology for calculating holding capacity based upon written research or data from previous studies performed in Placer County?

1-33 What is the source for the persons per household rate of 2.69 people?

1-34 It should be noted that while Table 1-11 reflects the City's current General Plan holding capacity, the City is in the process of preparing a Comprehensive Land Use Element Update that would raise the holding capacity up to over 140,000 residents. This update includes development proposals within all of the City's urban reserve areas, within a portion of the north industrial area and within the Blue Oaks Village and Highlands (Cavitt Ranch) areas immediately adjacent to the City.

1-44 The background report states that the expansion of the Roseville sphere would not be consistent with the Agricultural Element. To convert such lands to urban use, the City must demonstrate a "clear and immediate need for development" Wouldn't this logic also apply to the proposed new town which would not be fully developed until well after 2010. Is the County going to amend the Agricultural Element to allow the new town but not to allow growth adjacent to existing incorporated cities. With so much land designated for development is there a

"clear and immediate need" for additional land for urban uses where locally important agricultural land is now the designated use? The logic used in this section of the report is contradictory if applied to the proposed Alternative 3. The same rule of appropriateness should be applied to development whether it is a City or a County proposal. In discussing Roseville's Sphere of Influence, it should also be recognized that there are several "island" areas between Roseville and Sacramento County ranging in size from 375 to 132 acres which are within the City's sphere. Most of these areas have existing residential development or are proposed for such.

1-46 Table 1-1b should be updated to reflect that there are a total of 19,789 acres within Roseville's City limits plus an additional 4,630 acres within the City's sphere for a total of 24,419 acres. The listing of current and proposed uses should be expanded to include residential in recognition of the "island" areas. These numbers do not include the Blue Oaks Village and Highlands areas which the City is currently analyzing for annexation.

1-51 The 1993 status of the Placer County Air Quality Attainment Plan should be included.

1-53 The report should include a regional map to show Placer, Yolo, Yuba, Nevada, Sutter, and El Dorado Counties. The major transportation corridors should also be shown.

1-54 The final document should include the status of Route 102 and the Board of Supervisors position as requested in the *Issues and Options Report* and staff report for the February 9, 1993 Board hearing.

1-62 The Livoti and Annabelle areas are not mentioned in the Background Report. Shouldn't all county property be included in the comprehensive materials?. (See comment 1-44.)

1-63 The text notes that for the Blue Oaks Villages project: "preliminary information submitted with the project suggests that annexation to the City is not contemplated." The General Plan should note the Blue Oaks property owners have submitted an application to the City to be annexed into Roseville and are participating in the comprehensive land use update. A Similar request and analysis is occurring for the Highlands (Cavitt Ranch) property which is not mentioned in the report.

1-65 Please note that the City supports retaining industrial uses within the Sunset Area whether the property is annexed to the City or retained within Placer County jurisdiction.

1-73 Jobs/Housing Ratio. This section should be revised to note:

1. The definition in the Land Use section states a ratio of 1.0 indicates a jobs/housing balance. However, the ratio adopted by Placer County, Rocklin, Lincoln and Roseville in 1983 through their involvement in the South Placer Policy Commission indicates a jobs/housing balance is achieved when 60 percent of the work force can be housed in affordable housing within a six mile commute radius and 80 percent of the workers could be housed in affordable housing within an 8 mile commute radius. It seems that this adopted definition should be used in place of the one identified on page 1-73.
2. The jobs/housing balance must also consider not only a numerical balance, but also include a match between the wages earned by workers filling the jobs and the affordability of the housing within the commute radius.
3. The jobs/housing balance is as important as a jobs/labor force balance and should be included as one the basic planning principles upon which the General Plan is based.

Chapter 2: Housing

Page	Comment
2-19	Overpayment. The element is using 1990 MSA income information which should be updated to the June 1992 Sacramento MSA income information release by HUD.
2-19	Measures of Housing Cost Overpayment. The calculation of overpayment for renters should include rent and utilities. This is the definition of Affordable Housing as identified in the Glossary, Page 2-82.
2-23	Table 2-22. The table does not identify Maidu Village, an 80 unit senior complex.
2-26	Senior Housing Complexes and Services of the Elderly. The first sentence should be revised to show a range of 50-80 units. Maidu Village has 80 units.

2-31	Housing Needs of Disabled Persons. The apartment complexes noted as serving the disabled should include Maidu Village as it has units for the elderly/disabled.
2-33	Housing Needs of the Homeless. This entire section should be updated to reflect the fact that the Regional Homeless Program did not move forward and currently the Winter Shelter at the Roseville Armory is the only homeless shelter available in Placer County.
2-36	The third paragraph describing St. Vincent De Pauls' Homestart Program should be updated to reflect the lease of the Flamingo Hotel for the transitional housing program. The jobs-housing balance should also be consistent with the definition adopted by the South Placer Policy Committee.
2-39	The income information should be updated to June 1992's HUD data.
2-42	Jobs-Housing Balance. The jobs/housing balance should also consider the match between wages earned by the workers filling the jobs and the affordability of the housing. The jobs-housing balance should be consistent with the South Placer Policy Committee definition.
2-52	Non-Profit Housing Corporation. Project Go and Volunteers of America, two non-profit corporations which develop affordable housing, are active in Placer County and have constructed 144 affordable units, through November 1991.
2-77	The 12th bullet should identify 22 complexes if Maidu Village is included.
2-84	Community Redevelopment Agency. The element does not discuss Placer County's current efforts to create several Redevelopment Project Areas and identify affordable housing financing resources available from redevelopment.

Chapter 3: Population

Page	Comment
3-13	Growth in Cities. This section should reflect the population changes currently being processed by the City of Roseville as part of its Comprehensive Land Use Element Update. See previous comments under the Land Use Section.

Chapter 4: Economic Conditions and Fiscal Considerations

Page	Comment
General	This section should discuss the impacts on the Placer County work force and businesses which will be affected by the closure of Mather Air Force Base, the Sacramento Army Depot and downsizing of operations at Aerojet and McClellan Air force Base. Available data indicates Placer County residents make up an identifiable percentage of the work force for these organizations.
4-3	Jobs and Employed Residents. The second paragraph should note current unemployment conditions resulting from the recession.
4-36	Public Assistance. This section should be revised to note: 1. The City of Roseville Housing Authority manages a large Section 8 program than Placer county. The Roseville Housing Authority manages the Section 8 Program in the cities of Roseville and Rocklin. 2. The Roseville St. Vincent De Paul Society offers the only transitional housing program for families in Placer County. This program is partially funded by the City of Roseville. 3. A partnership of Placer County jurisdictions which include: Roseville, Rocklin, Lincoln, Auburn and Placer County provide financial and staffing support for the operation of the Winter Homeless Shelter in the Roseville National Guard Armory.
4-46	Schools. It is our understanding that the Roseville Elementary and Roseville Joint Union High School districts employ staff for their facility planning needs.

Chapter 5: Transportation and Circulation

Page	Comment
5-13	Local Transit Service. Clarification is needed regarding what is meant by "independent transit operators" in the first sentence.
5-14	Roseville Area Dial-A-Ride (RADAR) should be added under Placer County Transit as a service which PCT makes connections with. And, under "Roseville Urban Shuttle (RUSH)" the third sentence should read: One route has 30 minute headways, the other two are consist of looped routes; each loop on a 30 minute headway with a total 60 minute headway for the entire route. The fourth sentence

should read: The three routes are "hubbed" at the Sierra Gardens Transfer Point and connect every 30 minutes at this location. Under "Roseville Area Dial-A-Ride (RADAR)" the percent of elderly and/or disabled is 75%.

5-15 Under "Consolidated Transportation Services Agency (CTSA)," the date which CTSA was incorporated should be given. The term in the last line of the first paragraph should be social service programs rather then how it now reads "social services".

5-16 First Paragraph - The Placer County Transportation Commission (PCTC) is not responsible for preparing Placer County's Short Range Transit Plan (SRTP). They assisted in that effort. The SRTP is a County plan not a PCTC plan. The last line in this paragraph should read: The City of Roseville has also developed a Short Range Transit Plan for its three systems. The last update of this plan was completed in fiscal year 1991/92. The City of Roseville has prepared a 20 year Long Range Master Transit Plan to guide the development of transit until the year 2010. The document should include an explanation of what the SRTP is and why jurisdictions prepare them.

Second Paragraph - Sacramento should not be in parenthesis.The implementation schedule for the extension of light rail from Antelope Road to Roseville Parkway is 2010. It should be stressed that the City of Roseville and Sacramento Regional Transit are moving forward with the necessary planning and engineering work on this alignment. It should also be stressed that "interest remains high" for this project.

5-17 Under "Capital Corridor Intercity Rail", the fact that Caltrans is providing Amtrak bus connector service throughout the day from Roseville to Sacramento should be mentioned.

5-21 First Paragraph - The City of Roseville does have bikeway plans for its individual specific plan areas but does not have a Citywide Bikeway Master Plan. Roseville is currently working on the preparation of one. A draft plan is expected to be completed in early summer 1993.

Under this section, some mention of the projects within Placer County using Prop. 116 funds should be mentioned. PCTC can provide a list and their descriptions.

5-23	The last paragraph in this section is outdated information. Current information should be solicited from PCTC.
5-25	Under "Existing Programs" - When do all the Cities and the County have to have a TRO adopted by?
5-39	Under "Public Transportation" last paragraph - LTF goes to transit first then to streets and roads if, and only if, it is determined by the PCTC that no unmet transit needs exits. The existing sentence is misleading.
5-40	Under "Sale Tax Increase" - A majority vote is required of whom? The public or elected officials? Under "Fuel Tax Increase" - What type of vote is required? Majority? Under "Traffic Mitigation Fees" - The City of Roseville has been told that these funds CANNOT be used for transit. This may need to be researched.
5-43	Last bullet - This information is incorrect and should be updated given new circumstances. And, an additional bullet should be added which states the need for land use planning and transportation to be linked.

Chapter 6: Public Facilities

Water

Page	Comment
6-3	Table 6-1 shows that Roseville has 2.7 million gallons of water storage - this should be 8 million gallons of storage.
6-6	There is some discussion on basin-wide watershed surveys that need to be completed by the water purveyors to comply with the Safe Drinking Water Act. This is being completed for the American River Basin. There is participation by all major water agencies that receive their water supply from this basin. This study will try to establish Best Management Practices for the Basin. The drafter of the document should talk to the agencies involved to review pertinent information.

Fig. 6-8 Figure 6-8 states for Area 1 - Roseville Area:

> "Possible High Nitrate concentrations without implementation of community sewerage systems, if sewers are not made available, Placer County DEH recommends large parcels (in excess of 7 Acres), area modeled for potential nitrate build-up in Dry Creek/ West Plane Community Plan".

Please explain this statement in more detail and give exact locations where this is a problem. The reader may assume that the City of Roseville has a community sewerage problem. Table 6-8 is also vague. (This is explained in the wastewater section, but there should be some reference to this information.)

6-17 There is concern expressed about groundwater "overdrafting". The following statement is made: "As more stringent regulations are imposed upon water purveyors regarding surface water, considerable effort is underway to replace surface sources with groundwater sources." What plans are there to mitigate this problem and is there a County groundwater management plan that implements BMP's for groundwater usage?

Most of the groundwater used in Western Placer County is agriculturally related. This is not readily apparent from the text.

Wastewater

Page	Comment
General	Since the emphasis on wastewater systems is on on-site disposal (septic tanks), there should some discussion on where septic pumpers are going to discharge in the future, when development increases around the current drying lagoons. There is a brief statement that septage haulers discharge to "drying lagoons operated by the County, located at the Sunset Industrial Park.... The dried septage is then placed in the Western Regional Sanitary Landfill".
General	What plans for disposal are there and what type of cleaning frequency is planned? There is reference to a 2 to 10 year time frame for cleaning. The EPA suggests every 3 to 4 years. If there is a potential impact, as suggested, should there be a significant effort to educate the owners of proper operation and maintenance of these facilities?

General There is no discussion of treatment facilities and future requirements.

Solid Waste

Page	Comment
6-51	Analysis of Future Waste Streams. This section implies that waste disposed is total waste generated. The section should project total waste disposed. Some waste is currently burned and buried in franchise areas and not accounted for in the chapter.
6-51	(Last Paragraph) The City of Roseville Environmental Utilities Department provides collection of municipal solid waste - not the Department of Public Works.
6-51	Collection of Municipal Solid Waste. Roseville does not contract with private firms for hauling. Commercial and industrial accounts are serviced through municipal programs. Private haulers provide temporary services for construction.
6-52	Table 6-16 - The Berry Street Mall is owned and operated by Finger Estate. Fees are $10.00/yard or $30.00/ton as of 1990.
6-56	The Materials Recoveru Facility is necessary to meet a 25 percent waste stream by 1995 and 50 percent reduction by 2000. The facility will include a composting operation.
6-57	The Environmental Utilities Director does not believe Placer County is investigating RDF powers for meeting 50 percent diversion by 2000.
6-58	(Table 6-19) The Western Regional Sanitary Landfill Authority has revised its fee structure to $20.00/ton and $5.20/cubic yard.
6-63	Tires are currently shredded and buried at the WRSL.
6-64	The cost of curbside recycling may increase rates 25 percent but not meet AB939 mandates. As worded, it appears that curbside is a preferred method over the county supported MRF.
6-65	Composting is sized for 30 TPD.

6-71 Western Placer relies on surface water, not groundwater. Overdraft is most likely due to well fields in Sacramento County. Well water is used as emergency supply and supplement.

6-66 A fourth entity provides electrical service to Placer County residents, businesses, and industries - the City of Roseville Electric Department.

6-66 The following should be inserted:

City of Roseville Electric Department
The City of Roseville Electric Department is owned and regulated by the City. The Department serves customers in the area approximately the same as City boundaries. The Department now buys its electricity from the Northern California Power Agency and the Western Area Power Administration.

6-66 SMUD is a publicly owned energy utility regulated by the elected SMUD board. Within Placer County, SMUD currently provides electrical service to a 5 square mile area in the Dry Creek /West Placer Community Plan, west of the City of Roseville and other areas adjacent to the City. SMUD does not currently obtain electricity from the Northern California power Agency. Placer County should check with SMUD about this.

Fig. 6-21 All the references to "K.W." should be "kV".

6-69 The NCPA facility generates 49 megawatts of power and supplies electrical energy to the City of Roseville and other members of NCPA. (The NCPA plant is not a primary source of electrical energy for the City of Roseville.)

Chapter 7: Public Services

Section 7.2 Social Services

7-2 This section does not discuss the services provided by the county's Community Services Department which provides a range of housing and other social service assistance

Section 7.4 Law Enforcement

Page	Comment
7-3	The criminal justice system consists of many elements which the County provides. The draft report only addressed the Sheriff's Department and made no mention of: the Superior and Municipal Courts, the District attorney, the Probation Department, the Social Services Department or Mental Health. These offices of County Government have a profound impact on the quality of life for Roseville residents and should be evaluated with this report.
7-3	The report makes a very cursory review of the current level of services provided by the Sheriff's Department and makes no mention of the future. It is impossible to comment appropriately without more information.
7-3	The report states "The Sheriff is the only provider of jail services in the County; thus, city police departments must book all their arrests into the County's facilities." The Roseville Police Department has maintained a Type 1 Jail at its 401 Oak Street facility for 20 years and booked more than 3,000 prisoners last year.
7-3	The report does not address future expansion of County jail facilities into the South Placer County area. Currently, these facilities are located in Auburn and Lake Tahoe, leaving the bulk of the County population without readily available services. The present jail is located on Highway 49 and booking officers can easily spend more than one hour driving to and from this facility. The County should provide a jail facility in the South Placer area to serve the tax-paying population in this area.
7-3	There was no information provided regarding the proposed South County Service Center. This facility is proposed to house all County facilities in one location, conveniently located for the residents of Roseville, Rocklin, and Lincoln.
7-4	The report does not address policies and their impact on the population of the County. One example is the policy of not holding most arrests in custody. Following arrest, most are quickly released on citations. If they fail to appear, an arrest warrant is issued and they are then rearrested. This process can be repeated many times, at great expense to law enforcement agencies. Periodically, the Sheriff's Department and the Probation Department conduct "sweeps" to

incarcerate the same wrong-doers. This policy contributes to a lack of respect for our system of justice and does little to protect the public.

Chapter 8: Recreational and Cultural Resources

Page	Comment
8-12	The report indicates that "the aggregate local park acreage estimated exceeds Placer County's parkland goals". It is important to recognize that just setting aside acreage is not adequate to meet recreation needs. Financing measures need to be implemented that assure that the set aside land is developed in a time frame that relates to adjacent development. To date, many of the County's identified park sites remain undeveloped, although adjacent residential areas are occupied. As a result, the cities continue to provide the main share of active recreational needs for County residents.
8-15	Placer County has made it clear in this document that they do not provide recreation services, therefore, other public agencies (i.e. Roseville) will be impacted by populations within the County seeking recreation programs. Some coordination is necessary and should be addressed in this document. The demand by county residents of municipal services may have a large impact on the City of Roseville Recreation program services. The county has no community centers or recreation program staff therefore the County residents must rely on neighboring municipal and special district jurisdictions for recreation services. Currently many of the participants in City recreation programs are residents of unincorporated areas of the County.

Chapter 9: Natural Resources

Note: *The City has not comments on Air Quality. The section in the Placer County General Plan Background Report is almost identical to that included in the Roseville General Plan EIR, prepared by Jones and Stokes Associates and certified by the Roseville City Council in November 1992.*

Drainage

Page	Comment
Fig. 9-1	Figure 9-1 depicts the major river watersheds, groundwater basins and flood hazard areas. The map should include drainage names.

Significant Natural Areas

Page	Comment
9-32	Table 9-10 identifies ten significant natural areas (SNAs), designated by the California Department of Fish and Game (CDFG), located in Placer County. Three are within the City of Roseville.
9-32	The first SNA is lower Miners Ravine which has been identified as the best example (relatively undisturbed condition) of a fall-run chinook salmon stream. Chinook salmon historically spawned in Miners Ravine but the current population has been planted by CDFG. Are there no other streams supporting natural (or planted) chinook spawning? Is this creek truly a special habitat because of the chinook spawning? We are interested in understanding the relative importance of this creek.
9-32	The second and third SNAs are classified as Roseville's eastern and northern vernal pool. They have been classified as two of the ten SNAs because they are considered "extremely rare". Are similar vernal pool habitat types of comparable quality found elsewhere in California? Could you please provide additional information supporting the rare identification? If these habitat types are extremely rare, the City and state and federal agencies must evaluate current preservation and development policies as the policies relate to the vernal pools.

Central Valley Habitat Joint Venture Program

Page	Comment
9-39	Page 9-39 states, "USFWS is considering acquiring a sizable area of Placer and Sutter Counties west of Lincoln and Highway 65 for part of a possible American Basin Open Space Preserve". Please provide more information on this preserve. Is it within Roseville's sphere of influence? How will it relate to Roseville and to the County's regional landfill?

Appendix 9-B

The following comments has been included for the benefit of the Placer County planners and for the purpose of accuracy within the County's General Plan. Several scientific plant names have been misspelled. The correct spellings are presented below:

o	popcorn flower	*Plagiobothrys* sp.
o	canyon live oak	*Quercus chrysolepis*
o	Tanoak	*Lithocarpus densiflorus*

Chapter 10: Safety

Page	Comment
General	The flood hazard section does not reflect the extensive studies prepared by the City of Roseville and the Placer County Flood Control District. The consultant may wish to include the findings of the Cirby-Linda-Dry Creek Flood Control Project Reports as background materials in the flood hazard section. Additional studies, including the Dry Creek Study prepared by JM Montgomery Engineers for Placer County should be referenced and the findings should be included.

Chapter 11: Noise

Note: *The City of Roseville has no comments on the Noise Section of the Placer County General Plan Background Report. The information is extremeley similar to that contained in the Roseville General Plan EIR.*

Thank you for the opportunity to comment on the Placer County General Plan Background Report. If you have any questions about the comments included in this letter or would like copies of information referenced herein, please do not hesitate to call Julia Burrows at 774-5434 or Dan Dameron at 774-5276.

A-3-41

Sincerely,

Julia Burrows
Administrative Analyst II
Community Development Department

Dan Dameron
Senior Planner
Planning Department

ATTACHMENT # 3

M E M O R A N D U M

TO: Dan Dameron

CC: Steve Dillon

FROM: Neila Stewart

DATE: October 14, 1993

REGARDING: Comments on the Placer County General Plan DEIR

This memo contains comments from the Community Development Department on the Placer County General Plan DEIR.

FULL BUILDOUT SCENARIO

1. According to Laurence Mintier, the consultant who prepared the DEIR (public workshop, October 7, 1993), the full buildout development scenario is not considered in this DEIR, because it is unrealistic when considered in the context of the existing and future land development market. It is the City's perspective that, although the General Plan considers land use in excess of market projections, the full impact of this land use combined with existing land use should be analyzed and disclosed. A-3-42

   CEQA requires analysis of the full buildout scenario because the General Plan effectively grants entitlements based on full buildout. By not considering the full buildout of the project, the DEIR is not considering all potential impacts as required by CEQA.

ALTERNATIVES

2. Page 10-1 of the DEIR states,

   > "The discussion of alternatives shall focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly."

   The DEIR does not seriously consider project alternatives to the new growth areas, as required by CEQA. Viable alternatives were eliminated from consideration, with no clear A-3-43

analysis of environmental consequences or consequences to adjacent jurisdictions such as Roseville. Examples of viable alternatives include encouragement of growth within established urban areas, encouragement of growth along regional transportation corridors (such as I-80), or pursuit of development of a new regional transportation corridor, such as "Route 102", to support the new growth areas. A-3-43

3. Section 21002 of the California Public Resources Code (PRC) forbids an agency from approving a project with significant adverse impacts when <u>feasible alternatives</u> or <u>feasible mitigation measures</u> can substantially lessen such impacts (Sierra Club v. Gilroy City Council; Citizens for Quality Growth v. City of Mount Shasta; Kings County Farm Bureau v. City of Hanford). (Remy, Thomas, and Moose, 1992[1])

The "feasible alternatives" or "feasible mitigation" requirement is particularly relevant to the Placer County General Plan Update which identifies three new growth areas on the borders of Roseville. These new growth areas will result in significant adverse impacts to Roseville. An example includes traffic impacts which are identified in the DEIR. There are several feasible mitigation measures that could substantially reduce these impacts including the development of regional transportation links <u>around</u> Roseville to State Route 65 and Interstate 80. This mitigation (or alternative) is within unincorporated Placer County and its jurisdiction, and thus, should be considered (CEQA Guidelines, Section 15091). A-3-44

4. The alternatives analyses did not address the specific resource issues discussed in the DEIR. Thus, the DEIR alternatives analysis should be expanded. A-3-45

MITIGATION

5. Page 1-9 states,

> "...this EIR identifies no additional feasible mitigation measures beyond those incorporated as <u>General Plan</u> policies and programs that would be available to mitigate the significant impacts of the <u>Draft General Plan."</u>

A-3-46

Unless the policies and programs are definitely part of the project description, the County is required to address significant impacts through mitigation, as feasible.

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[1]Most of the discussions of relevant court cases have been drawn directly from, <u>"Guide to the California Environmental Quality Act (CEQA)"</u>, by Remy, Thomas, and Moose, 1992 edition.

As an example, measures suggested to provide sufficient potable water to the new growth areas must either be identified in the General Plan, or they must be adopted as mitigation measures. Otherwise, the new town projects may not be developable, for a lack of potable water.

This scenario of identifying potential solutions and referencing the general plan is a common occurrence throughout the document (especially in regard to infrastructure needed to serve the new growth areas.) This method of addressing potentially significant problems is insufficient because there is no guarantee measures will be accomplished and because there is no guarantee or analysis that some of the solutions are feasible (e.g., acquisition of sufficient water to serve agriculture in the year 2040). A-3-46

6. The Placer County Environmental Review Ordinance (1990) states that:

> "Draft monitoring plans for projects for which an EIR is prepared shall be included in the Draft EIR. The monitoring plan shall be subject to the same public review and comment accorded all other portions of the EIR."

The Draft EIR did not include a mitigation monitoring plan, pursuant to the County's Environmental Review Ordinance, most likely because mitigation measures were not included in the DEIR. However, the City of Roseville believes mitigation should be applied (as discussed in this letter). In addition, many impacts are identified as being mitigated through implementation of proposed General Plan policy. It is not clear in the General Plan how this implementation of policy will occur or how it will be monitored. This is because there is a lack of implementation measures in the General Plan and little linkage between the measures and policy. The mitigating General Plan policies and implementation measures, as well as any additional mitigation measures, should be included in a mitigation monitoring plan and circulated for review by interested agencies and individuals. A-3-47

SHORT-TERM VERSUS LONG-TERM USES

7. The DEIR should specifically explain short-term uses and long-term impacts in the context of this project. The analysis must focus special attention on impacts that narrow the range of beneficial environmental uses or pose long-term risks to public health and safety. The discussion must also explain the reasons purportedly justifying going forward with the project in the present "rather than reserving an option for further alternatives". (Remy, Thomas, and Moose, 1992) A-3-48

CUMULATIVE IMPACT ANALYSES

8. The DEIR did not include a list of projects for the cumulative analysis. According to decisions made for "Kings County Farm Bureau et al versus the City of Hanford" and "San Franciscans for Reasonable Growth versus City and County of San Francisco", cumulative impact analyses are legally deficient: (1) when they omit projects [from the cumulative list] that are "reasonable and practical" to include, and (2) when the analysis understates "the severity and significance of the cumulative impacts (Remy, Thomas, and Moose, 1992). The DEIR should include a cumulative project list, that includes development projects proposed for Roseville, Lincoln, Sutter County, Northern Sacramento County, and other projects in the South Placer Region. In addition, cumulative impact analyses should be provided for all resource issues. A-3-49

9. The DEIR should discuss cumulative impacts when they are significant. When cumulative impacts are not significant, the DEIR should explain the basis for that conclusion. A proper cumulative impact analysis must occur before a project gains irreversible momentum (Remy, Thomas, and Moose, 1992; CEQA Guidelines, Section 15130; City of Antioch v. City Council). A-3-50

10. Cumulative impacts were not addressed for all resource issues. For example, cumulative impact analyses were notably missing from infrastructure and service discussions. In Las Virgenes Homeowners Federation, Inc. v. County of Los Angeles the court stated,

> "The purpose of this requirement is obvious; consideration of the effects of a project or projects as if no others existed would encourage the piecemeal approval of several projects that, taken together, could overwhelm the natural environmental and disastrously overburden the man-made infrastructure and vital community services. This would effectively defeat CEQA's mandate to review the actual effect of the projects upon the environment." (Remy, Thomas, and Moose, 1992)

A-3-51

This quote is very clear regarding the need to assess cumulative impacts to infrastructure and community services. The fact that certain project's cumulative impacts are uncertain does not relieve the lead agency from including such impacts in its analysis. (Remy, Thomas, and Moose, 1992)

As previously indicated, the DEIR must include a cumulative project list. The use of a "summary of projections contained in an adopted general plan" would not be appropriate because the County does not have a recently adopted general plan with

accurate projections. The cumulative impact analysis must include past, present, and reasonably anticipated future projects, including projects proposed for Roseville's urban reserve which are currently undergoing programmatic environmental review. A-3-51

GROWTH

11. The DEIR does not address growth in a sufficient level of detail. A-3-52

12. Page 1-6 states that one of the project objectives is to

> "[p]rovide direction to guide growth in the County so that the grandchildren of current Placer County residents and their families' futures are protected. (The current General Plan appears to only accommodate expected growth for the next 40± years.)"

If the current general plan can accommodate sufficient growth through the year 2033±, as stated in the DEIR, then one would assume the four new growth areas need not develop until after the year 2033. If the new growth areas develop sooner it can reasonably be argued that they will promote inefficient "leap frog" development, a type of development which unnecessarily or prematurely extends into agricultural and open space land and results in large infrastructure costs. The impacts of this type of development should be addressed in the DEIR. A-3-53

13. Page 2-8 of the DEIR states,

> "the first housing units [will be] available for occupancy around the year 2000".

Given South Placer County currently has sufficient urban land uses for 40 years of growth, this premature conversion of agricultural land would result in leap frog development and urban sprawl. These items should be addressed in the DEIR. A-3-54

14. Page 2-7 of the DEIR states,

> "The 2010 employment scenario is a reasonable assumption, given land availability and the rate of employment growth evidenced in the late 1980s in the county, although it does imply adding more jobs per year (about 4,400 jobs on average) than was the case in all but one of the last 10 years ..."

It seems the 2010 employment scenario may be optimistic, given that it uses higher job accumulation rates than experienced in A-3-55

the late 1980s when South Placer County experienced exceptionally strong economic growth. The DEIR should explain the basis for using these exceptionally high employment rates during a recessionary period for California. A-3-55

PROJECT DESCRIPTION

15. The project description is insufficient in that it does not provide sufficient explanation or a map for the new growth areas. The only reference to new growth areas in the project description is one short paragraph. This has resulted in a project description that is misleading which is clearly inappropriate, pursuant to County of Inyo, supra:

> "A curtailed or distorted project description may stultify the objectives of the reporting process. Only through an accurate view of the project may affected outsiders and public decision-makers balance the proposal's benefit against its environmental costs, consider mitigation measures, assess the advantage of terminating the proposal (i.e., the 'no project' alternative) and weigh other alternatives in the balance." (Remy, Thomas, and Moose, 1992)

A-3-56

The DEIR should provide more information on new growth areas in the project description. The City is aware that land use diagrams exist for all of the proposed new growth areas, but have not been included in the DEIR. In addition, the County should consider recirculating the DEIR with a complete project description so that readers may fully evaluate the completeness of the impact analysis.

PROJECT OBJECTIVES

16. Page 1-6 describes the project objectives laid out by the Placer County Board of Supervisors. The new growth areas are not consistent with objectives 2, 3, and 4.

Objective 2 states,

> "...new growth must ...minimize adverse impacts on the existing quality of life in the county."

A-3-57

The new growth areas will substantially impact existing quality of life in the County and the cities. This is an inappropriate result of the project, given objective 2 and given this quality of life impact can be avoided or significantly reduced by eliminating the new growth area proposals.

Objective 3 states,

> "Protect agricultural lands."

The new growth areas are inconsistent with this objective. The project could be consistent with this objective if a different alternative were pursued -- one in which the new growth areas were eliminated from the project description and development were directed to already-urbanized areas having sufficient capacity to accommodate new development. The proposed project would result in the "direct conversion of 5 percent and the potential for conversion of an additional 16 percent of the total farmland in the county by 2010" (page 1-10 of the DEIR). Additional farmland would be converted by the year 2040.

This does not accomplish objective 3, since it is an impact that can be avoided or significantly reduced.

Objective 4 states,

> "Balance growth by separating and individualizing population centers."

A-3-57

The proposed new growth areas are inconsistent with this objective, because sufficiently large buffer zones have not been included in the project description. As an example, no sufficient buffering has been identified between the Stanford Ranch West project and the City of Roseville. This growth area is immediately adjacent to areas with existing industrial land use in the City. The General Plan is not clear as to what may or may not occur in the buffer zones, and it appears that large lot residential development may be permitted. Allowing such development within buffer zones would be inconsistent with objective 4 and would result in sprawl.

In addition, objective 5 states,

> "The Countywide General Plan should, therefore, include a population cap of 500,000."

This is a "dependent" statement but no supporting evidence has been provided as to <u>why</u> the County's population cap should be 500,000.

LAND USE ISSUES

17. Page 3-4 of the DEIR states that the general plan policies will ensure new industrial development "minimizes its impacts on adjoining land uses". It is not clear how this will be done. A-3-58

18. It is not clear how close Sunset industrial land uses will be to Stanford Ranch West residential land uses. How close will the Stanford Ranch West residential land uses be to existing industrial land use within the City of Roseville?

The heavy industrial uses are not compatible with the residential uses proposed for the new growth area. Odor (from the landfill and other industrial uses), noise, and air quality impacts can extend over a long distance. A buffer separating the residential uses from the industrial uses would have to be large enough to substantially reduce these negative externalities. It is not clear from the DEIR if adequate buffering has been provided. A-3-59

19. Page 3-6 of the DEIR: The land use impact analysis addresses only one type of impact -- conversion of land. The DEIR should also address plan consistency (for the new growth areas), land use compatibility (for the new growth areas including their relationship to cities, landfill sites, etc.), and change in quality of life. A-3-60

20. Page 1-9 of the DEIR: The DEIR states that the project has the potential to substantially alter the existing or planned land use where significant new growth areas are designated (e.g., adjacent to the City of Roseville). The document identifies this as a "potentially significant adverse impact". This impact should be labeled significant and unavoidable, as it is clearly both, if the new growth areas develop. A-3-61

21. Table 3-1 on page 3-2 states that the new growth areas will include a minimum of 2,838 acres of open space. It is not clear if this include land slated for golf courses, developed parks, ranchettes, or other semi-urban uses. If so, the DEIR should clarify that this figure does not represent open space in the traditional sense of the phrase. A-3-62

22. Buffer zones should be large enough to address the following issues: A-3-63

- industrial noise and odor in residential areas
- sufficient distance between heavy industrial properties using toxic chemicals and residential land uses to protect public safety in the event of an accidental chemical spill,
- glare in rural residential areas
- residential neighborhood concerned about overspray of biocide applications
- residential neighbors subject to constant odors from a landfill or a wastewater treatment plant
- sufficient room for the landfill to expand and still maintain a large buffer
- truck noise in residential neighborhoods

Many of these are problems currently experienced in Placer County that have resulted from the placement of incompatible uses too close to each other. This situation should not be exacerbated by placing residential land uses adjacent to industrial and other noncompatible uses such as those which exist or could develop in the Sunset Industrial Plan Area or Roseville's North Industrial Area. A clear analysis of adequate buffer zones should be included in the DEIR. A-3-63

HOUSING ISSUES

23. Page 3-5 of the DEIR: South Placer County is already "out of balance" with regard to jobs-housing. The areas supports more housing than employment opportunities. The new plans advocate development of more residential development as compared to job-producing land uses. For example, the Stanford Ranch West new growth area would replace land currently zoned for industrial with residential land uses. This situation is not consistent with General Plan policies designed to balance jobs and housing. How did the DEIR come to the conclusion that jobs and housing would move closer to balancing? A-3-64

24. The Housing Element was adopted prior to consideration of the DEIR. The DEIR states that policies will be used to mitigate pre-considered impacts. Will the County change the Housing Element if additional significant impacts show that additional policies or mitigation measures are necessary? A-3-65

25. Page 3-8 of the DEIR, policy A.8 states,

> "The County shall establish a public housing authority serving the Placer County area."

A-3-66

It is not clear when this will be accomplished, or how it will be monitored (i.e., in the sense of mitigation monitoring).

26. Page 3-8 of the DEIR, policy A.9 states,

> "The County shall support the creation of a nonprofit housing development corporation..."

A-3-67

It is not clear when and how this be accomplished.

27. Page 3-8 of the DEIR, policy A.11 states,

> "All new housing projects of 100 or more units on land that has received an increase in allowable density ...shall be required to provide at least 10 percent of the units to be affordable to low income households."

A-3-68

The policy is unclear. Does this refer to 10 percent of the

density increase (i.e., total units) or 10 percent of the original density, pursuant to normal zoning densities? How will the units be guaranteed affordable? Will a deed of trust be used? A-3-68

Page 3-9 (policy A.12) discusses use of a 1 percent fee for construction of affordable housing. It is not clear how this program will be administered. More information should be provided on implementation. A-3-69

Page 3-9 (policy A.17) states the County shall encourage...production of affordable housing. It is not clear how the County will "encourage". A-3-70

Page 3-10 (policy A.23) states the Supervisors may waive fees for affordable housing. It is not clear who will subsidize the services that would have been paid for by the fees. How will the waiver of fees impact the burden on market rate units? A-3-71

FISCAL IMPACTS

28. Page 6-5 of the DEIR includes cost estimates for a number of municipal facilities. However, the most significant costs -- those associated with roadway improvements, water distribution, and wastewater management -- have not been addressed. The DEIR should provide a range of cost estimates for all <u>required</u> municipal facilities. A-3-72

29. What are the fiscal impacts of the new growth areas? It would not appear that residential development could pay for all new infrastructure (e.g., water treatment plant, wastewater treatment facility, transmission lines). Will the County provide revenue to subsidize residential public services? What will be the resulting "break-even" point for the residential units? How will this impact their ability to compete in the market with residential units that can be constructed within the existing cities? How might that impact the absorption projections included in the DEIR? A-3-73

GENERAL INFRASTRUCTURE COMMENT

30. Page 3-3 of the DEIR states that the residential land use policies include policies to ensure:

> "new residential development occurs where adequate services are available".

A-3-74

The proposed project is not consistent with this policy statement. The new growth areas would place residential development far from any County infrastructure (water, sewer, libraries, parks, etc.). The project could be consistent with

this policy if it did not include development of new growth areas. In the year 2010 it is projected that 25% of the new development will have occurred. The DEIR should analyze if this level of development will be adequate to fund all the necessary infrastructure and services at urban levels. A-3-74

31. Page 7-3 of the DEIR states,

> "The Cities of Roseville, Rocklin, Loomis, and Lincoln and other communities provide local neighborhood and community park sites."

It is not clear how the new growth areas impact Roseville public services and facilities, including libraries, parks, recreation, senior activities, police, fire, etc. Will the County provide all these services at the same levels as provided by the City for new growth areas to reduce impacts to Roseville's services? The City of Roseville has current documentation that many people outside of Roseville use Roseville's libraries and park & recreation programs. The proposed new growth areas will impact these City services and programs for which the DEIR needs to identify adequate mitigation. A-3-75

GROUNDWATER AND DRAINAGE

32. Page 5-45 states,

> "The cities of Rocklin, Lincoln, and Roseville, along with the Stanford Ranch West, Placer Villages, and Bickford Ranch new growth areas, are within these [water] sheds, and all call for significant development. These sheds will undoubtedly experience significant increases in runoff volume generated from the anticipated development."

Page 5-44 of the DEIR states,

> "...increase in runoff will be insignificant for all of the sheds in Placer County with the exceptions of the Dry Creek and Cross Canal watersheds."

It is not clear what areas (e.g., Rio Linda, Roseville, etc.) will experience the runoff burden. What land uses (e.g., residential) will experience flooding as a result of this runoff? The DEIR should address in more detail the potential flood impacts downstream, and the potential for backwater flooding impacts to Roseville. A-3-76

33. Page 9-8 states impacts from flooding would be significant if they would,

> "Increase populations in areas subject to inundation..." [example, the area north of Dry Creek and west of Roseville] or

> "increase flood risk as a result of increased surface drainage..." [example, Sutter County].

Page 5-52 states,

> "Based on the policies ..., in combination with implementation of other flood improvement plans, the impacts of the Draft Land Use Diagram can be mitigated to less-than-significant levels."

Page 9-10 of the DEIR states,

> "There are no significant adverse flooding, surface drainage, or dam inundation impacts resulting from the General Plan."

It is not clear if additional runoff from the County upstream of Roseville cumulatively contribute to significant flood impacts currently experienced in some residential portions of Roseville? How will the policies reduce impacts to less-than-significant levels? How can the City be assured that new development will result in no net increase in runoff? The only assurance the City currently has is a policy calling for no net increase and an annual review of the policies. This is insufficient. A-3-77

34. Regular use of groundwater wells should not be permitted as part of the new town developments. This could result in significant depletion of groundwater resources. The DEIR states that groundwater may be used. A more in depth analysis of this issue needs to be included in the DEIR. A-3-78

WATER QUALITY

35. Page 8-5 of the DEIR states,

> "New urban development could result in substantial reduction in water quality of local groundwater resources by increasing the number of separate septic tank systems."

Page 8-5 of the DEIR states, A-3-79

> "Development within the county through 2040

would continue to contribute to reduced groundwater quality in Placer County."

Page 8-6 of the DEIR states,

> "There are no impacts of the General Plan which are not mitigated through the Draft Policy Document" [regarding both surface and ground water quality].

A-3-79

The claim of no impact to ground and surface water quality is not substantiated in the DEIR. Additional support material explaining why water quality impacts will be less than significant should be included.

36. Page 8-6 of the DEIR states,

> "This cumulative water quality impact from development in the three counties and incorporated cities would be experienced in all downstream surface waters in these watersheds, including waters flowing into Sutter and Sacramento Counties ..."

A-3-80

It is not clear if this cumulative impact is significant and unavoidable. How will this impact be mitigated?

WASTEWATER

37. Page 5-21 of the DEIR provides a general list of impacts associated with community wastewater systems. The DEIR should provide more detailed information on these impacts and on the feasibility of wastewater treatment. A-3-81

38. The DEIR does not address the County's ability to discharge wastewater to surface receiving waters. The DEIR should address surface discharge requirements for wastewater in the Dry Creek and Pleasant Grove Creek basins. The new growth areas may not be able to meet surface discharge requirements for temperature, pH, suspended solids, salts, metals, and other constituents of wastewater. General assessment of these requirements is necessary in this DEIR. A-3-82

39. What Roseville drainages will be receiving wastewater from Placer County? To what level will this wastewater be treated? A-3-83

40. Page 5-37 of the DEIR states,

> "Impacts from wastewater ... are expected to be identified..."

A-3-84

It is not clear what is meant by "expected to be identified".

The DEIR should identify any impacts that are currently expected. A-3-84

41. Page 5-39 of the DEIR states,

> "Since the Roseville Regional WWTP is expected to manage extensive volumes of wastewater ..., the regional plant, or another community facility is the logical choice to manage expected increases in wastewater generated as a result of growth."

A-3-85

The City is preparing a wastewater treatment master plan which includes expansion of the service area in Placer County. This master plan addresses demand over the next 20 years. However, this master plan does not include the County's four new growth areas. The City is not planning to provide wastewater treatment for the new growth areas at this time.

WATER SERVICE

42. It is not clear how this project affects agricultural production at full buildout, given the following quotes from the DEIR.

> Page 5-12: "PCWA and NID do not, however, have sufficient water rights to serve the agriculture irrigation demands (in combination with the rest of western Placer county's irrigation demands) at holding capacity."

A-3-86

> Page 5-13: "PCWA does not, however, have sufficient water rights to serve the agriculture irrigation demands."

43. Page 5-13 of the DEIR states,

> "The City of Roseville could provide water service to this project with substantial improvements to treatment facilities, transmission lines, pressure control devices, and storage facilities."

A-3-87

Page 5-11 of the DEIR states,

> "It appears that PCWA will supply the treated surface water [to the Dry Creek plan area] on a temporary basis through the Roseville Water Treatment Plant..."

Page 5-14 of the DEIR states,

> "Placer County Water Agency anticipates serving this area through the City of Roseville's treatment and transmission system, first on a temporary basis utilizing extra capacity in the Roseville system, then by up-sizing the City's system to accommodate this project."

A-3-87

Roseville does not have sufficient transmission capacity nor treatment capacity to serve the new growth areas. The City also does not have sufficient transmission corridor capacity to service the new growth areas. Thus, this project would require a new transmission corridor. Has the County considered the impacts of a new transmission corridor traversing Roseville and Placer County? The DEIR should address this issue.

44. Page 5-15 of the DEIR states,

"Facilities necessary to service existing water customers and anticipated growth can be constructed as necessary; therefore, the impact of the General Plan on the agencies water supply and distribution systems would be less than significant."

The DEIR claims potable water impacts are less than significant, even though it is unclear:

- o if sufficient water contracts are available,
- o who will provide infrastructure,
- o who will provide water treatment, and
- o if ground water resources will be used.

A-3-88

The DEIR quotation listed above indicates future water sources are uncertain.

In the Kings County Farm Bureau et al. v. City of Hanford, the court determined that the EIR was inadequate for two reasons: 1) the EIR relied on a mitigation agreement with a water district; and 2) because the record contained no evidence indicating whether water was, or would be, available for purchase.

The Placer County General Plan DEIR uses similar reasoning in the analysis of water supply impacts. The DEIR should provide more specific information on water supply.

45. The DEIR should provide formal mitigation measures to alleviate water supply impacts.

A-3-89

46. Page 5-15 of the DEIR states,

> "These policies and programs require that new development occur only when there is a demonstrated long-term reliable water supply..."

The proposed new growth areas are not consistent with this Placer County General Plan policy statement. The DEIR should assess policy consistency for all the new growth areas and <u>all resource issues</u>, including water supply. A-3-90

47. Table 5-1 (page 5-5 of the DEIR) states current total demand at 17,307 acre-feet and partial buildout demand at 516,149 acre-feet. This last figure seems exceptionally high. The accuracy of the figures in this table should be confirmed. A-3-91

48. Page 5-12 states,

> "These [PCWA and SJSWD water treatment] plants must be up-sized or replaced by a larger plant, or a combination of these measures, to meet the estimated future demands."

Potable water is required to service growth areas, and yet, the DEIR and the General Plan do not include mitigation measures to ensure potable water will be available. The DEIR must not ignore significant impacts -- impacts so serious they preclude project construction. These issues must be addressed in full and mitigation must be provided. A-3-92

SOLID WASTE INFRASTRUCTURE

Page 5-55 of the DEIR states,

> "With successful implementation of General Plan policies, the solid waste impacts of the General Plan are less-than-significant."

This statement has not been substantiated. The DEIR should provide more explanation. Does the buffer around the landfill include additional space for future expansion? How close will residential land uses be placed to the land fill (in the Stanford Ranch West new growth area? With the proposed project, by what year would the WRSL be at capacity? How many years of capacity would the County (and Roseville) lose from landfill with implementation of this proposed project (including the four new growth areas)? A-3-93

AGRICULTURAL ISSUES

49. Page 8-9 of the DEIR states,

> "Development under the General Plan Land Use Diagram could also result in the potential conversion of an additional 32,210 acres of farmland in the county by 2010."

The new town projects are inconsistent with the goals and policies of the rest of the general plan, because these urban growth areas are <u>not</u> <u>needed</u> to accommodate growth over the next 40 years. As a result, new town development will result in the premature conversion of agricultural land. This should be addressed in the DEIR. The DEIR should also address policy consistency with regard to this issue and all other resource issues. A-3-94

50. Agricultural policies outlined on page 8-12 state,

> "These policies provide for protection of areas designated for agriculture, encourage continued and increased agricultural activities on appropriate areas...:

The DEIR should reflect that the new growth areas are inconsistent with the new policies for agricultural preservation. A-3-95

51. Page 8-12 of the DEIR states,

> "There are no General Plan policies that would mitigate for the loss of prime farmland to a less-than-significant level.."

The DEIR should consider and clearly identify alternatives to new town development which could avoid or significantly reduce these impacts. A-3-96

BIOLOGICAL ISSUES

52. Table 8-7 provides an outline of species protected by the federal government. This table is misleading because it does not include the numerous species protected by state government. A DEIR normally includes both state and federal lists. Please add a table of state-listed, special-status species, including Swainson's hawk, which has been observed foraging in the vicinity of the new growth areas north and west of Roseville. A-3-97

53. The DEIR should address the cumulative impacts to the Swainson's hawk. A-3-98

54. Page 8-27: The DEIR should include an estimate of impacts to sensitive habitat types, including vernal pools and other Corps-jurisdictional wetlands.

Page 8-31 states,

> "These policies and programs protect wetland communities and related riparian areas, including requiring new development to fully mitigated wetland loss to "no net loss.""

It is not clear how the new growth areas will accomplish this policy. Can the new growth areas accomplish this policy better than the other alternatives considered in the Issues and Options Report? This type of comparative alternatives analysis should be used for all significant impacts identified in the DEIR. A-3-99

55. Page 8-34 of the DEIR states no additional mitigation measures are feasible to address habitat conversion in new growth areas. The DEIR should analyze alternative sites. The main purpose of examining alternative sites is to alleviate significant impacts. A-3-100

56. The DEIR should analyze if new growth areas result in significant unavoidable impacts to oak and riparian woodlands as a result of utility transmission crossings, road crossings, bridges, golf courses, parks, etc.? A-3-101

VISUAL IMPACTS

57. The South Placer new growth areas would result in significant unavoidable visual impacts as a result of the loss of open space (and specifically natural vegetation) in a rural community. The DEIR should address this issue. A-3-102

CULTURAL RESOURCES

58. The DEIR (page 7-10) identifies potentially-significant impacts to unknown cultural resources. The DEIR also states,

> "No feasible mitigation measures beyond the policies and programs... are available that would reduce the possibility of occasional accidental disruption of important archaeological, historic, or paleontological sites to a less-than-significant level."

The DEIR also states that only:

> "18 percent of the county has been field surveyed" (page 7-8).

A-3-103

The proposed new growth areas could be field surveyed, or at least those areas with the greatest potential for presence of cultural resources (e.g., drainages). The DEIR should include mitigation to this effect. A-3-103

CIRCULATION

59. Page 1-10 of the DEIR states,

> "There are, therefore, no feasible mitigation measures that the County can undertake to reduce this impact [traffic congestion in Roseville] to a less-than-significant level."

The City disagrees with this conclusion. The DEIR has not considered development of other regional transportation routes to bypass Roseville, such as a "Route 102". If the County included regional transportation routes linked to S.R. 65 and I-80, traffic impacts to Roseville could be substantially lessened. The DEIR needs to include mitigation for this impact. In addition, representatives from the County should meet with representatives from Roseville to discuss possible mitigation. To date, no coordination between the County and the City on the proposed new transportation routes and mitigation identified in the project DEIR has occurred. A-3-104

60. Page 4-39 of the DEIR states,

> "Under the 2010 Mitigated Transportation System, level of service "F" conditions on I-80 in Placer County for an average weekday peak hour would be limited to the Roseville area."

The DEIR has identified some mitigation measures to address this issue; however, the measures have no funding, and are thus, unlikely to be constructed. How would the impact change if unfunded mitigation were not constructed and if it was measured at the 2040 development scenario (or at a full buildout scenario)? A-3-105

61. Page 4-39 of the DEIR states,

> "There are no funding sources for a number of the roadway capacity improvements included in the 2010 Mitigated Transportation System..." (table 4-21).

All necessary roadway improvements should be funded by the developments requiring the roads. No new development should be allowed without sufficient congestion mitigation that is fully funded. The impacts of the cost of funding these A-3-106

improvements should be analyzed. A-3-106

62. The County has identified Foothills Boulevard as a principal arterial extending to Lincoln. The City is not in favor of this designation, nor is the City in favor of extending Foothills Boulevard into Placer County at this time. The traffic analysis for the General Plan DEIR should be modified to reflect this situation. A-3-107

63. Page 4-41 of the DEIR states,

> "Additional east-west roadway capacity in West Placer County would be needed to link the proposed new growth areas with Sutter County and Sacramento County ... Preservation of right-of-way for potential extensions such as Pleasant Grove Boulevard, Blue Oaks Boulevard, and Sunset Boulevard is proposed to accommodate long-term growth in West Placer County."

A-3-108

The document specifically states that additional east-west roadway capacity is critical to development of the new growth areas. The DEIR should not assume use of Roseville Roads for important east-west regional transportation corridors. The DEIR must consider new east-west regional connectors around Roseville in order to protect the quality of life for Roseville citizens.

64. The DEIR (page 4-41) states,

> "A north-south connector between Lincoln and Rocklin on the east side of Route 65 is shown to accommodate short-distance travel..."

A-3-109

Has this road been included in the most recent update to the Rocklin circulation element? The most recent version reviewed by the City of Roseville did not depict this roadway. How will this roadway interface with Roseville and Rocklin roads?

65. Table 4-24 shows eight Roseville roads operating at level of service (LOS) F as a result of the County's four new growth areas. It also presents possible road expansions to partially mitigate the impacts. However, the expansions would result in severe impacts to Roseville residents, possibly calling for the removal residential units. These possible roadway expansions are unrealistic (e. g., eight lanes on Cirby Way) and therefore cannot be considered feasible mitigation. The DEIR, though, needs to analyze what the LOS's would be without these unrealistic roadway improvements in place, and what other mitigation exists to eliminate impacts to Roseville. A-3-110

Finally, the EIR mischaracterizes Cirby Way from Riverside to Oakridge as a six lane road (EIR, 4-7), and fails to mention adverse impacts to Main Street.

EXCERPT FROM TABLE 4-24

2040 ROADWAYS NOT MEETING LEVEL OF SERVICE STANDARDS UNDER 2040 BASE TRANSPORTATION SYSTEM

ROADWAYS OPERATING AT LOS F				
Roadway	Limits	Lanes		
Note: These figures do not consider full buildout of the proposed new growth areas.		1990	2040 Base System	2040 Needs
Foothills Blvd	Vineyard Rd to Cirby Way	4	6	8
Cirby Way	Foothills Blvd to Riverside Ave	4	6	8
Riverside Ave	Douglas Blvd to Darling Way Cirby Way to I-80	2 6	2 6	4 8
Sunrise Avenue	Sacramento County to Douglas Boulevard	4	6	8
Washington Blvd	Route 65 to Industrial Blvd Junction Blvd to Oak St	2 2	4 4	6 6
Blue Oaks Blvd	Route 65 to Foothills Blvd	4	6	8
Pleasant Grove Blvd	Washington Blvd to Foothills Blvd	0	6	8
Roseville Pkwy	Harding Blvd to Pleasant Grove Blvd	0	6	8

A-3-110

AIR QUALITY

66. Page 8-35 of the DEIR states,

> "Stationary source air emissions are not included in the emission estimates."

A-3-111

21

Stationary sources are expected to be a higher percent of total emissions in the future. Stationary source emissions should be included in the DEIR analysis. A-3-111

67. Transportation control measures in the Air Quality Attainment Plan should be incorporated by reference in the DEIR as mitigation for the project. A-3-112

NOISE

68. The DEIR does not address noise impacts to Roseville residential areas that will be subjected to significant levels of traffic congestion as a result of the proposed project (e.g., Foothills Boulevard). The DEIR should address, in more detail, noise impacts to Roseville's residential receptors. A-3-113

69. The thresholds of significance for noise (page 9-11) should include excedence of City of Roseville noise standards since Roseville's sensitive residential receptors will receive the brunt of the traffic noise. A-3-114

70. The DEIR should provide noise contour maps and data (see Table 9-2) for roads in Roseville that would be significantly impacted by traffic from the new growth areas (e.g., Foothills Boulevard). A-3-115

71. Page 9-18 identifies policies that will mitigate traffic noise levels to sensitive residential receptors. How will this be accomplished in portions of Roseville that are built out and where no space remains for buffers, as suggested in the policies? A-3-116

72. Page 9-19 identifies traffic noise as "significant and unmitigatible". However, alternatives to the new growth areas could mitigate or significantly reduce this impact. A-3-117

PROJECT SUMMARY

73. The "summary" section of the EIR lacks the information required by CEQA Guidelines §15123. It does not list each significant effect, and it is very difficult to tell how various impacts are mitigated. There is no discussion of how growth in Roseville, both approved and proposed, will affect the analysis. A-3-118

NOP COMMENT LETTER

74. The City prepared a comment letter for the DEIR Notice of Preparation (see attached letter). The City is hereby incorporating the NOP comment letter into this letter. Please respond in writing to the comments presented in the NOP comment letter. A-3-119

ATTACHMENT # 4

MEMO

TO: Dan Dameron

FROM: John Sprague

DATE: October 14, 1993

SUBJECT: Comments on the 10/1/93 Draft Placer County General Plan and Environmental Impact Report (EIR)

I have reviewed both the draft Placer County General Plan and EIR from the perspective of Housing, Economic Development and Economic Analysis. My comments on the Housing and Economic Development sections are listed below. I am trying to obtain a copy of the Economic Analysis referenced in the EIR. My comments related to the Economic Analysis will follow later.

I. COMMENTS ON THE DRAFT PLACER COUNTY GENERAL PLAN:

A. New Growth Areas

1. Policy 1.L.2, Page 41,

The policy should include an objective directly related to the provision of housing affordable to all income groups in the new growth areas. A-3-120

B. Jobs-Housing Balance

1. On 1/15/93 I provided the following comments to the Jobs/Housing Balance: Jobs/Housing Ratio section of the 9/25/93 draft Placer County General Plan Background Report, Volume I. The current draft General Plan does not seem to address these comments:

a. The definition in the Land Use section states a ratio of 1.0 indicates a jobs/housing balance. However, the ratio adopted by Placer County, Rocklin, Lincoln and Roseville in 1983, through their involvement in the South Placer Policy committee, indicates a jobs/housing balance is achieved when 60% of the work force can be housed in affordable housing within a six mile commute radius and 80% of the workers could be housed in affordable housing within an 8 mile commute radius. It seems this adopted definition should be used in place of the one identified on page 1-73. A-3-121

b. The jobs/housing balance must also consider not only a numerical balance, but also include

a match between the wages earned by workers filling the jobs and the affordability of the housing within the commute radius. A-3-121

2. Goal 1.M, Page 42,

a. The Jobs/Housing Goal appears establish a conflict between the existing urban areas and the new growth areas. Policy 1.M.2. states that new large residential development in existing communities with jobs-housing imbalances will be timed to occur simultaneously with development providing primary wage-earner jobs. However, given the substantial over supply of nonresidential land which will be available if the new growth areas are approved the existing urban areas will be competing with the new growth areas for these same primary wage-earner jobs. A-3-122

The Jobs/Housing Balance Goal should include additional policies which guide development creating primary wage-earner jobs into the existing urban areas, before the new growth areas are considered. In this manner the existing jobs/housing imbalances can be addressed.

3. Economic Development

a. Polices 1.N.12 and 1.N.13,

These policies state the County shall retain the undeveloped industrially zoned land in the unincorporated area for future use. However, the Stanford Ranch West Specific Plan is located in a portion of the Sunset Industrial Area. The Economic Development Policies should be modified to reflect the County's willingness to consider changing some vacant industrial land to residential uses. A-3-123

4. Part III: Specific Development Standards for New Growth Areas

a. The development standards for the new growth areas should specifically include the requirement to provide a wide range of housing types affordable to all income groups. A-3-124

II. **Comment on Draft Placer County General Plan EIR:**

A. 2.5 Scenarios for Growth and Development, Page 2-5

1. Table 2-4, Page 2-7, projects Placer County's population growth increment at 139,504 persons for the period of 1990/1991-2010 and employment growth increment at 90,100 jobs during the same period.The 12/16/92 Roseville Market Analysis prepared by Recht Housrath & Assoc. (RHA) projects Roseville's population to grow by 59,600 persons and employment to grow by 24,500 job between 1990/1991-2010. Based on these projections Roseville will account for 43% of the county wide population growth and 30% of the county wide job growth during the 1990/1991-2010 period. A-3-125

2. Distribution of Growth within Placer County, Page 2-8, assumes three of the new growth areas, Placer Villages, Stanford Ranch West and Villages of Dry Creek will have one-quarter of their residential units built out by 2010. These three areas directly abut or are within a one mile proximity of the Roseville's boundary.According to Table 3-1, Page 3-2, 38,170 units/ 94% of all units proposed for the new growth areas are allocated to these three areas. Using this EIR's assumption that 25% of these units will be built out by 2010 results in a total of 9,542 units to be built on Roseville's periphery by 2010. These units represent 35% of the residential units RHA's Roseville Market Analysis estimates will be needed in the Roseville area from 1990-2010. A-3-126

3. Distribution of Growth within Placer County, Page 2-8 assumes the three new growth areas will have 20% of their nonresidential sites built out by 2010. Using this assumption approximately 3.5 million square feet of nonresidential development will occur in the new growth areas by 2010. This development represents 32% of the estimated 11 million square feet of nonresidential development needed in the Roseville area as identified by the RHA Roseville Market Analysis. A-3-127

4. Population and Employment Growth Totals for Placer County, Page 2-7 assumes the County will add on average **4,400 more jobs per year than was the case in all but one of the last 10 years.** The EIR recognizes this is an aggressive growth rate for through 2010. A-3-128

5. **CONCLUSION:**

   a. The estimated residential and nonresidential demand numbers contained in the RHA Roseville Market Analysis were based on the assumption the new growth areas would not produce a A-3-129

significant amount of residential or nonresidential development prior to 2010. The EIR projections that the new growth areas surrounding Roseville will produce 9,542 units and approximately 3.5 million square feet of nonresidential development will have a significant impact on the City of Roseville, which has not been adequately addressed by the EIR. At a minimum the EIR needs to analyze the fiscal ability of the new growth areas to provide the levels of service required by the draft General Plan ie: library, recreation, schools ect. If the plan areas are only 25% build out by 2010 will there be sufficient revenues to provide an adequate level of services or will the residents rely on Roseville, which is the closest area offering these services, to meet their service needs

b. The RHA Roseville Market Analysis projects that if the City of Roseville extends land use entitlement into the City's Urban Reserve Areas there will be a 48% supply margin for residential units and a supply margin of 106%-546% among nonresidential land uses. Supply margins of this magnitude should raise the question of the need or advisability for allocating additional land use in rural/agricultural or industrial areas directly adjacent to Roseville. A-3-129

c. Use of the assumption the County will add 4,400 more jobs per year through 2010 than it achieved during the past 10 years is a strong indication the area will have to experience extremely strong growth in order to need the land use provided by the new growth areas. The growth assumptions used in the EIR do not appear reasonable given the projections included in the RHA Market Analysis prepared for Roseville. The EIR should reconsider the growth assumptions and determine whether the land use represented by the new growth areas will be needed prior to 2010. If this additional land use is not needed by the county prior to 2010 in order to plan for reasonably projected growth demands considerations of these areas should be postponed until the next General Plan update.

B. Balance & Economic Development, Page 3-5

1. The comments I made in sections 2.a. and 3.a. of the General Plan heading of this memo apply to A-3-130

these same sections of the EIR. A-3-130

C. Affordable Housing, Page 3-8

1. This section of the EIR reviews the various policies contained in the County's Housing Element which will be used to promote the development of affordable housing. It appears policies A.11 and A.13, Inclusionary Zoning policies and policy A.23, a fee waiver policy, will require the expenditure of substantial County and developer funds. The EIR does not appear to consider the fiscal impacts to the County or developers to provide these funds. Generally the cost for the inclusionary programs are passed on to market rate units which will affect the ability to build and successfully market these units. A-3-131

ATTACHMENT # 5

MEMO

DATE: OCTOBER 12, 1993

TO: PATTY DUNN, DIRECTOR, PLANNING

FROM: MIKE SHELLITO, DIRECTOR, PARKS AND RECREATION

SUBJECT: PLACER COUNTY GENERAL PLAN DRAFT REVIEW and DRAFT EIR REVIEW

General Plan Draft Review:

1. Policy 5.A.15 clearly indicates the county will not become involved in the operation of organized, activity oriented recreation programs, especially where a local park or recreation district has been established. This policy is of great concern to the Parks and Recreation Department. This policy clearly indicates that the county expects surrounding cities and other districts to provide recreation programs and services for county residents.

The City of Roseville's recreation programs and facilities have been planned with city residents in mind. The City of Roseville park dedication requirement of 9 acres per thousand residents provides park land for Roseivlle residents only.

Additional population centers that would result from "new towns" developing on Roseville's borders without a provision for recreation programs and service delivery would greatly impact the City of Roseville. Potential impacts would be:

1) Increased demand for programs and services offered by the City Parks and Recreation Department from County residents. Currently the City has approximately 30% of non-residents who participate in our recreation programs. This percentage would be expected to increase with the development of unincorporated "new towns" on the City's borders.

2) Increased use of City parks and facilities by County residents and corresponding increases in costs associated with maintenance of these parks and facilities. Maintenance of City parks and facilities is funded through the general fund. These costs would be increased by the additional use from county residents on the City's borders.

3) The establishment of more stringent policies to give City residents priority to participate in City sponsored programs and facility use. Additionally, the City would have to greatly increase non resident fees surcharges to offset expenses associated with serving County residents. Both of these policies cause public relations and administrative problems on the part of City residents and non residents.

A-3-132

SUGGESTED MITIGATION:

a) Require that development of populations centers on Roseville's borders either include the establishment of a Recreation and Parks Department within an incorporated City or the establishment of a Recreation and Park District or Community Services District to provide for the delivery of recreation programs and services to any unincorporated areas. A-3-132

2) In Policy 5.A.2 regarding the park facility standards. While most of the standards listed meet or exceed nationally recognized standards for park facilities, two items do not meet NRPA standards. These standards are taken from Recreation, Park and Open Space Standards and Guidelines by the National Recreation and Park Association.

These discrepencies are:

c. 1 tennis court per 6,000 residents.
   The recommended standard is 1 tennis court per 2,000 residents.
d. 1 basketball court per 6,000 residents.
   The recommended standard is 1 basketball court per 5,000 residents. A-3-133

Because the County's development standards do not meet national standards, it is reasonable to assume that county residents may look to adjacent cities and districts to make up for the County's deficiency. This may cause increase demand for these specific facilities in adjacent communities.

SUGGESTED MITIGATION:
1) The County shall meet all NRPA park facility standards by increasing the ratios outlined above.

Draft EIR Review:

1) In Chapter 7, Recreational and Cultural Resources, there is no specific mention of the archaeological resources in Roseville. However, resources are referred to generally in the overall area. A-3-134

2) Why is Roseville not included in Chapter 8, Natural Resources, wherever there is mention of community plan areas? A-3-135

ATTACHMENT # 6

MEMORANDUM

Date: October 6, 1993

From: Chief Tom Simms

To: Patty Dunn, Planning Director

Subject: REVIEW OF PLACER COUNTY DRAFT DOCUMENTS

RECEIVED
OCT 07 1993
PLANNING DEPARTMENT

The draft General Plan and Environmental Reports had very little information dealing directly with the issue of law enforcement services. It was difficult to review the documents and gain any insight into the projected "new growth areas." Specifically, we looked for: a description of the law enforcement related problems brought to this area by development; a description of the impact of these law enforcement related problems on the rest of the county; and, proposed mitigations to these impacts.

We were unable with the limited time available to find any mention of the impact of this growth on the District Attorney, the Probation Department, or the county jail facilities. It can be safely assumed that these resources, which are relied upon heavily by existing county residents, would be negatively impacted by this new growth. A-3-136

The reports did not address the issue that the vast majority of county resources are concentrated in Auburn, despite the fact that 70% of the county population resides in the South Placer Area. With these "new growth areas" it is anticipated that this problem will get even more pronounced.

Some of our specific comments are:

General Plan:

1. Foothills Boulevard and Blue Oaks Boulevard in Roseville is designated as an "arterial" for "new growth areas." (Figure I-8) A-3-137

2. With the exception of response times,the law enforcement policies (Goal 4.H) does not identify the dramatic differences found between law enforcement services provided in highly urbanized areas versus those found in rural areas. People who live in "cities" have much higher service level expectations when compared to those living in rural settings. The goals provide for longer delays to emergency law enforcement calls for service than fire calls. Are rapes in progress less critical than brushfires? A-3-138

Environmental Impact Report:

1. Chapter 6 "County Facilities and Services" describes needed facilities, but does not describe services. Nor does it address the facilities needed by the courts, probation, corrections of District Attorney. A-3-139

ATTACHMENT # 7

MEMORANDUM

TO: Dan Dameron, Senior Planner

FROM: Sue Nickerson, Library Director

SUBJECT: Placer County General Plan Update

DATE: October 8, 1993

I've reviewed the Draft EIR and the Draft Policy Document. The Draft EIR appears to forecast the need for county library facilities and services adequately; at least, new facilities and expanded services are included in the tables of countywide facilities in section 6.3. The problem of funding library facilities is addressed in 6.4.

However the Draft Policy Document does not include a section on county library service. Section 4 of the Policy Document covers all public facilities and services EXCEPT Auburn-Placer County Library. There are no goal statements, policies, or implementation programs for county library service.

Library facilities are mentioned in a few places in the Policy Document, most prominently in Part III, Specific Development Standards for New Growth Areas. The four specific plans include a library as one of the public facilities to be included in the Town Center. Other mentions of libraries are incidental. A-3-140

This implies that the county will provide library service to the "new towns", but without goals and policies on libraries, the county has made no commitment to providing libraries. There aren't even any population targets or service standards to trigger the construction of new libraries, so Roseville, Lincoln, and existing county branches may be expected to handle all library service in this part of the county.

This isn't the first time that this has happened. When the Dry Creek/West Placer Community Plan was issued, it made no mention of library service, and I commented on this at the time. It now appears that the county has deliberately excluded library-specific goals, policies, and implementation programs from the General Plan Update Draft Policy Document.

ATTACHMENT # 8A

MEMORANDUM

TO: Dan Dameron, Senior Planner

FROM: John Maguire, Senior Civil Engineer

DATE: October 13, 1993

SUBJECT: Placer Co. General Plan Draft E.I.R.

Mr. Dameron, the following are my comments on the Transportation and Circulation Chapter of the subject E.I.R.

Circulation Plan Diagram: This diagram shows the extension of several existing city streets to unincorporated areas of the County. These streets include Pleasant Grove Blvd., Blue Oaks Blvd. and Foothills Blvd. Currently, the City's General Plan and Capital Improvement Program does not propose extension of these roadways beyond the existing City limits. However, extending these roadways will result in an overall increase in traffic on the City's roadways. This will degrade the level of service beyond acceptable levels on many City streets, yet no mitigation has been proposed to address these impacts. As a minimum, feasible mitigation measures should be proposed and analyzed including the construction of an alternative major east-west roadway to serve regional traffic that would bypass the City, and the elimination of any future extensions of and connections to existing city streets. A-3-141

Table 4-3, Page 4-9: Under Roseville, this Table should include proposed improvements to the Sunrise Ave./Douglas Blvd. intersection and adjacent interchange at I-80. Also, a separate category should be provided for the Highway 65 Joint Powers Agency, and under this category new interchanges or improvements to existing interchanges should be indicated at State Highway 65 and Blue Oaks Blvd., Sunset Blvd. and Pleasant Grove Blvd. A-3-142

Table 4-4, Page 4-10: Several roadways are listed under Roseville which are not yet approved roadways within the City (per the City's General Plan Circulation Diagram). If these roadways are eventually approved, a funding source for their construction will be identified, as with all new roadways within the City. Therefore, these roadways should be removed from this list. A-3-143

Table 4-17, Page 4-21: This table establishes levels of service for roadways based on roadway link volume. For urban conditions, intersection levels of service are typically more critical than levels of service for roadway links. Therefore, conditions at intersections should be used to determine LOS's of roadways and proposed improvements within and adjacent to existing and proposed urban areas. A-3-144

Table 4-18, Page 4-27: This table indicates that Foothills Blvd. north of the Roseville City Limits exists as 2 lanes. This is incorrect. This roadway does not exist north of the City. A-3-145

Table 4-18, Page 4-29: Under Foothills Blvd., "Carlsberg Drive" should be replaced with "Pleasant Grove Blvd." A-3-146

Table 4-18, Page 4-31: Under Junction Blvd., delete "Woodcreek Oaks Blvd. to Fiddyment Rd." This roadway currently is not shown on the City's General Plan Circulation Diagram and is not part of the City's Capital Improvement Program. A-3-147

Page 4-39, First Paragraph following Mitigation Measures: This paragraph states that mitigation measures are not proposed for roadways outside of Placer County jurisdiction. However, traffic from proposed developments in the unincorporated areas of the County will cause a degradation of the level of service of many roadways within the City of Roseville. Therefore, this document should address these impacts and propose mitigation. A-3-148

Table 4-20, Page 4-43: The City's Capital Improvement Program for roadways proposes improvements which will maintain a minimum level of service C throughout the City (with the exception of the intersection of Sunrise Blvd. and Cirby Way which is projected to operate at LOS D with planned improvements). However, this table indicates that with the development proposed in the County's proposed General Plan the LOS of many roadways within the City of Roseville will degrade to an unacceptable level even assuming the City's planned improvements at year 2010. Mitigation measures should be proposed to address this degradation in LOS. A-3-149

Table 4-24, Pages 4-47 and 4-48: This table proposes improvements to several streets within the City to mitigate impacts from future development at year 2040. However, many of the proposed improvements are not feasible. For example, Riverside Ave. from Douglas Blvd. to Darling Way is proposed to be widened from 2 lanes to 4 lanes, and Cirby Way from Foothills Blvd. to Riverside Ave. is proposed to be widened from 4 lanes to 6 lanes. Due to physical constraints from existing development, these widenings are not feasible. Alternative feasible mitigation should be proposed and analyzed including the elimination of future extensions of and connections to city streets. A-3-150

cc:

Larry Pagel
Clara Lawson

ATTACHMENT # 8B

MEMORANDUM

TO: DAN DAMERON, SENIOR PLANNER

FROM: DAVID SMITH, SENIOR CIVIL ENGINEER DS

SUBJECT: REVIEW OF PLACER COUNTY GENERAL PLAN UPDATE

DATE: October 13, 1993

Our staff has performed a preliminary review of Section 5.3, *Drainage*, of the above document. We have the following comments:

Table 5-12, *Required Regional Storage*, underestimates the impervious area increase projected to occur between 1990 and 2040. **Neither the Dry Creek nor the Cross Canal flood control plans included any of the new growth areas in their analysis of the storage required to mitigate the impacts of development.** If the General Plan Update shows that the impervious area increase in these watersheds is less than the planned value, then either: A-3-151

a) Existing entitlements granted by current general plans have decreased (not likely), or

b) Impervious area created by the new growth areas has been neglected, or both.

Table 5-10, *Impervious Surfaces 2040*, shows that new growth areas in the Dry Creek and Cross Canal watersheds will increase the impervious area by 1,266 and 2,544 acres, respectively. These increases are in addition to the planned increases of 5,171 and 14,950 acres, respectively. A-3-152

Using ratios of storage required per impervious area increase contained in the Dry Creek and Cross Canal flood control plans, an additional 434 and 613 acre-feet of storage, respectively, must be provided to mitigate the impacts of new growth areas. These storage volumes are in addition to the 1,774 and 3,600 acre-feet already recommended by the respective flood control plans. Therefore, the new growth areas will require additional storage volumes of 24 and 17 percent above the amounts already recommended by the respective flood control plans. The additional storage volumes will have capital costs of at least $1.2 million and $5.4 million, respectively, based on unit costs per acre-foot used in the flood control plans. A-3-153

At the present time, there is no funding mechanism in place for the Cross Canal Flood Control Plan within the unincorporated area of Placer County and the cities of Auburn and Rocklin. A-3-154

cc: Larry Pagel, Public Works Director/City Engineer

ATTACHMENT # 9

MEMORANDUM

TO: Dan Dameron, Senior Planner

FROM: Heidi L. Keith, Administrative Analyst

CC: Larry Pagel, Public Works Director

DATE: October 12, 1993

SUBJECT: Placer County General Plan Update Comments

After reviewing the Transit section of the Draft Placer County General Plan Update I have prepared the following comments:

1. Page 4-3 - When referring to public transit the term operator should be plural to refer to the several operators of public transit in the County. A-3-155

2. Page 4-3 - Second from the last sentence: How will the feeder bus service for a light rail system that has no secured funding be able to also provide some additional intra-county transit service? A-3-156

3. Page 4-52 - Third paragraph - PCTC is not the responsible agency for preparing Short Range Transit Plans (SRTP). Each transit operation in the County receiving State funds is responsible for preparing a SRTP. The Placer County Transit (PCT) SRTP does not represent all the transit operations within the County. There is no such document for countywide transit. Unmet transit needs analysis is not the true function of the SRTP. The unmet transit needs analysis is a separate function and process which is handled by PCTC as part of the allocation of Transportation Development Act monies. A-3-157

   The "Roseville Commuter" needs to be added to the list of systems included in the City of Roseville's SRTP.

   The last sentence in this paragraph should have "an outcome of" deleted.

4. Page 4-52 - Last paragraph - The City is currently under contract with Sacramento Regional Transit to prepare Preliminary Engineering and an EIR for the light rail extension from Antelope Road to Roseville Parkway at a cost of $450,000. A-3-158

5. Page 4-53 - First paragraph - The document refers to Proposition 116 monies for the capital cost of rail transportation services. This funding source in no longer available, all of the $35 million has been spent on rail projects in California. The document leads the reader to believe that this money is available for Placer County which is not true. A-3-159

   Interest also remains high for the extension of light rail.

6. Page 4-53 - Second paragraph - "in Placer County" needs to be added to the last sentence. A-3-160

7. Page 4-53 - Fifth paragraph - The need for additional funding sources for transit capital and operations needs to be mentioned in this paragraph. A-3-161

8. Page 4-53 - Sixth paragraph - "The" needs to be added before "level of transit funding". A-3-162

   Last sentence: "automobile, ... a reference to the fact that if increases in transit funding and additional transit services are not forthcoming this statement will be true.

GENERAL COMMENTS:

Overall the document is lacking in substance which makes it very difficult to evaluate. The document raises several issues regarding the projects impact on the provision of transit services throughout the County, but it does not address any of these issues and how they may be mitigated. It does not provide any alternatives which may create less of an impact or avoid an impact altogether. I do not believe the document is adequate in this respect. A-3-163

ATTACHMENT # 10

MEMORANDUM

TO: Dan Dameron, Senior Planner

FROM: Jeannie Gandler, Admin. Analyst II/TSM Coordinator

DATE: October 12, 1993

SUBJECT: Draft Environmental Impact Report - Placer County Countywide General Plan

This memo is to provide you with my comments regarding Chapter 4, "Transportation and Circulation", and specifically Sections 4.4, 4.5, and 4.6, Transit, TSM, and Non-Motorized Transportation respectively, in the Draft EIR for the Placer County Countywide General Plan.

The General Plan Policy Response in Section 4.4 - Transit, does not provide any real solutions to the lack of commuter oriented transit in Placer County. Studies are not enough, there must be tangible implementation measures that will provide a solution to the problem. It appears that there will be significant impacts, and that additional mitigation measures should be identified. A-3-164

The General Plan Policy Response in Section 4.5 - Transportation Systems Management, lacks any real substance. This section simply describes existing programs, and relies on them to mitigate the effects of growth. However, TRO programs can only be as successful as the parameters within which they are set up. The current Placer County TRO does not have any ramifications for non-compliance, and it only affects employers of 100 or more, of which there aren't many in the unincorporated areas of the County. Furthermore, employers in the South Placer region who are currently complying with TRO's are frustrated by the lack of an "infrastructure" that supports their efforts, such as a comprehensive countywide bikeway system and/or commuter oriented transit services. Additional mitigation measures are needed to promote the use of alternative transportation, such as a more stringent County TRO. More importantly, the Draft General Plan policies should address the real problems, and provide tangible implementation measures, (other than monitoring TRO programs). Additional mitigation measures should be identified, since growth that is not accompanied by significant participation in TRO programs will have significant impacts. A-3-165

Section 4.5's "Analysis of 2040 Conditions" states that "The County's Trip Reduction Ordinance should be reviewed and updated to reflect the new technologies." If the new technologies this section is referring to are clean air vehicles, then perhaps we can assume better air quality, however, single occupant vehicles will still cause major congestions problems, unless alternative transportation programs, (i.e. commuter A-3-166

transit services, bikeways) are continually expanded and improved with all new growth. A-3-166

Section 4.6 discusses "Non-motorized Transportation", and states that specific funding for bikeways has been allocated by the Placer County Transportation Commission by dedicationg two percent of Transportation Development Act funds for biycle and pedestrian projects. While this is a true statement, this funding source will not be sufficient for the improvements that are required to provide a comprehensive countywide bikeway system. Last year's total allocation to Placer County, excluding the Tahoe Basin, only totalled $81,826. Considering that one mile of Class I (off-street) bikeway costs approximately $150,000, it is obvious that some other funding mechanisms for developing a regional bikeway system must be identified. At the very least the deficiencies in the current bikeway system must be addressed, and solutions identified. The Draft General Plan Policies should address the lack of staff and funding that is hindering the implementation of a comprehensive bikeway system. A-3-167

Overall, these sections of the Draft Placer County Countywide General Plan lack substance. The document should do more than describe existing conditions. It should address more specifically the impacts caused by the growth that would result from the land uses that are being proposed, and should describe implementation measures and new and innovative mitigation measures. A-3-168

ATTACHMENT # 11

MEMORANDUM

TO: PATTY DUNN, PLANNING DIRECTOR

FROM: MAL TOY, ENVIRONMENTAL UTILITIES DIRECTOR

DATE: October 12, 1993

SUBJECT: **EUD COMMENTS - PLACER COUNTY GENERAL PLAN UPDATE: DRAFT POLICY DOCUMENT AND DRAFT ENVIRONMENTAL IMPACT REPORT (OCTOBER 1, 1993)**

DRAFT POLICY UPDATE

WATER SUPPLY AND DELIVERY

PG 66 POLICY 4.C.3
The County shall...delete "encourage"... add "require"... - water purveyors to require that all new water services be metered. A-3-169

PG 66 POLICY 4.C.2 a.
Urban and suburban development ...delete"should"...add "require"... - rely on public water systems using surface supply A-3-170

SEWAGE COLLECTION, TREATMENT AND DISPOSAL

PG 68 POLICY 4.D.3
Reword to clarify what circumstances are being addressed. Current wording can infer that regional wastewater system establishment could be prohibited. A-3-171

LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE RECYCLING

PG 72 POLICY 4.G.1
Clarify existing Policy. "The County shall require waste collection in all new urban and suburban development to require mandatory collection of residential development." A-3-172

PG 73 POLICY 4.G.6
Specify specific buffer distances for landfills and transfer stations. Clarify what is incompatible development. A-3-173

PG 74
Add Implementation Program 4.20. "The County shall assist in the development of regional material recycling facilities to address the waste diversion needs of the County." A-3-174

RECEIVED

OCT 13 1993

PLANNING DEPARTMENT

DRAFT EIR

5.1 PUBLIC AND PRIVATE WATER SYSTEMS

GENERAL COMMENT:

There are many Development Areas that the county is addressing that do not have a direct source of water (PCWA or Roseville). Infrastructure being planned, constructed, and currently being used, have not been designed for these additional demands. Roseville cannot, except at exorbitant cost, provide large volumes of water to the west. A-3-175

PG 5-11 DRY CREEK

Delete sentence "It appears that PCWA will supply the treated surface water on a temporary basis through the Roseville Water Treatment Plant utilizing excess treatment capacity in the plant." The Roseville Water Treatment Plant does not have year-around excess treatment capacity for use by Dry Creek. Excess treatment capacity is currently limited to the winter months for possible regional conjunctive use. A-3-176

PG 5-13 PLACER VILLAGES SPECIFIC PLAN

Add to second paragraph. The final draft, dated August 20, 1993, of the City of Roseville General Plan Update Water System Study does not consider the City of Roseville providing water service to this project. A-3-177

PG 5-14 VILLAGES OF DRY CREEK SPECIFIC PLAN AREA

First paragraph: Delete last sentence, first paragraph "At this time, PCWA anticipates serving this area though the City of Roseville's treatment and transmission system, first on a temporary basis indicating extra capacity in the Roseville system, then by upsizing the City system to accommodate this project". The City of Roseville water system does not have the extra capacity to temporarily service this project, nor does the current draft City of Roseville General Plan Update Water Supply Study (dated August 30, 1993) consider upsizing the City system to accommodate this project. A-3-178

Paragraph two should be a general comment for all outlying areas not considered in the City of Roseville General Plan Update - Water System Study (Final draft dated August 30, 1993)

PG 5-15 SUMMARY OF IMPACTS (STANFORD RANCH WEST SPECIFIC PLAN)

Agriculture irrigation demand... could increase if a reliable surface ... add "or reclaimed" water source was provided. A-3-179

PG 5-16

Modify last sentence to "... the impact of the General Plan on the agencies' water supply and distribution systems would be less than significant" to "would be significant". Insufficient documentation in the draft EIR to evaluate the impacts of the enormous expansion of the PCWA Treatment and distribution system to meet the water needs. A-3-180

5.1 COMMUNITY AND INDIVIDUAL WASTEWATER

GENERAL COMMENT:

Placer Villages, Villages of Dry Creek, Bickford Ranch Specific Plan and portions of Stanford Ranch West Community Plans are not currently being considered in the Roseville Regional Wastewater Treatment Service Area Master Plan development. The assumption that these Community Plans could use the Master Plan's regional facilities has not been thoroughly discussed or other options evaluated. A-3-181

PG 5-24 TABLE 5-7 Wastewater Generation Estimates.

The wastewater flow generation figures for Loomis Town, Newcastle, Granite Bay, Lincoln City, Rocklin City, Roseville City and Sunset should be consistent with similar data in the Roseville Regional Wastewater Treatment Service Area Master Plan. A-3-182

PG 5-42 IMPACTS:

The conclusion that the impacts of Draft Land Use Diagram, associated with the public and private water systems can be mitigated to <u>less than significant</u> levels lacks sufficient supporting documentation to support that claim. Based upon the lack of information concerning the needed major wastewater collection and treatment facilities required, a "<u>significant impact</u>" finding should be rendered. A-3-183

5.4 SOLID WASTE

PG 5-54 TABLE 5-13 SOLID WASTE GENERATION

Roseville Waste Disposal for 1990 is not 51,372 tons as stated in Table 5-13, but is 65,434 tons as stated in the City's 1990 draft SRRE. The SREE based figure includes all residential, commercial, industrial and construction demolition waste. Table 5-13 should be verified against equal respective jurisdiction's SRRE. A-3-184

PG 5-53 IMPLICATIONS OF THE GENERAL PLAN LAND USE DIAGRAM

It is unclear what the projected impacts of increased population are on the Western Regional Landfill. A-3-185

Additional discussion must be added to identify total waste generated by the County, and disposal in the County via the Eastern and Western Regional Landfill. A more thorough discussion of the General Plan's recycled materials generation and required Material Recovery Facility locations and capacity are required to support the DEIR conclusions. A more thorough discussion, supported by additional data, is required to support the DEIR claimed impact on the ERL and WRSL closure dates. A-3-185

PG 5-55 IMPACTS

DEIR conclusion of "With successful implementation of General Plan policy the solid waste impacts of the General Plan are less than significant" cannot be substantiated without a more thorough discussion of solid waste collection and transportation to the MRF/landfill facilities for compliance with AB 939 and impacts to the existing ERL and WRSL. Based upon the existing limited discussion in the DEIR, the solid waste impacts of the General Plan should be deemed "significant". A-3-186

ATTACHMENT # 12

PLANNING
CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

316 VERNON STREET, #104 • ROSEVILLE, CA 95678
PHONE: (916) 774-5276

February 8, 1992

Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

SUBJECT: PLACER COUNTY GENERAL PLAN UPDATE

Honorable Board Members:

The City of Roseville appreciates the opportunity to provide input and summarize our concerns relating to the Placer County General Plan Update. The issues addressed in the updated General Plan will have significant impacts for all of Placer County, including Roseville. Given the limited time frame provided to review the information generated by the County and its consultants, the City's comments are very broad at this time. We look forward to working closely with the County on these issues and will be providing a more detailed set of comments in the near future.

- ACCELERATED REVIEW PERIOD - The City has previously expressed its concerns about the compressed time frame for review of the Placer County General Plan update in a letter to the Board of Supervisors from the City Manager dated February 3, 1993. Roseville Planning staff, as well as representatives from the other jurisdictions in the County, met with your Planning Department staff and Larry Mintier on November 18, 1992 to discuss the *Background Report*. County staff indicated at that time that no action would be taken by the Board until late 1993 and, therefore, that the cities had most of 1993 before comments would need to be submitted. It was also indicated that the *Issues and Options Report*, which had not yet been released, was targeted for an extensive public review and hearing schedule. This was to allow the jurisdictions and the residents of Placer County to fully analyze the information and submit comments before any preliminary direction would be provided by the Board of Supervisors. The proposed schedule included public workshops, joint Planning Commission/Board of Supervisor's meetings, a full set of separate Planning Commission Hearings and, finally, hearings and direction by the Board.

  By accelerating the Issues and Options review schedule, and eliminating public input at the Planning Commission, the County has not provided the City of Roseville and the citizens it represents adequate time to provide complete comments. The information that the Board of Supervisors is scheduled to review on February 9, 1993 has significant implications and potential impacts to Roseville and its citizens. It is, therefore, critical that the Board provide Roseville, and all other affected cities, agencies and citizens, adequate time to review the information, and that it carefully consider the comments submitted.

A-3-187

To this end, the City of Roseville requests that the Board of Supervisors *not* take action at its February 9th meeting, but rather allow for a lengthier written comment period and additional opportunities for public input. The City of Roseville is willing to participate in the public hearing process, and encourages the County to consider a joint workshop with the impacted cities and agencies to directly discuss General Plan update related issues and concerns. A-3-187

- FAULTY ASSUMPTIONS - In reviewing the *Background Report*, the City of Roseville has preliminarily identified a number of inaccuracies and areas where full information has not been provided. As indicated, the City will be providing detailed comments identifying the areas of concern as soon as such a listing can be compiled. Utilizing correct background assumptions is important in that it forms the basis for the options that the County is reviewing, and decisions it will be making. Faulty or incomplete assumptions will lead to faulty or incomplete options and decisions.

  One of the more critical examples of faulty assumptions being utilized by the County relates to the amount of growth that the cities are planning for and will be able to absorb. Based on a marketing analysis prepared for the City of Roseville by Recht Hausrath and Associates (RHA) in October 1992, the City's share of the countywide growth in the year 2010 is approximately 120,000 residents. This estimate is 23,000 to 30,000 more City residents than the County's projections of 90,000 to 97,000 people. The ultimate holding capacity (buildout) estimate of 90,000 for Roseville is approximately 36,000 to 46,000 residents lower than the City's estimate of 126,000 to 136,000 residents. This estimate is based on actual development applications that the City has received and is currently in the process of analyzing. It is our understanding that the growth projections for the City's of Rocklin and Lincoln may also be underestimated. This concern was originally expressed to County staff at the November 18, 1992 meeting. A-3-188

  Given the compressed time frame provided for public review and input, staff from the various jurisdictions have not had the opportunity to meet and reconcile the growth estimates. However, based on the numbers available to the City, the County has significantly underestimated the growth potential in the cities and, therefore, overestimated the need for urban type development in the unincorporated areas of the County. In addition, RHA has indicated that an increasing percentage of residential growth projected through 2010 will be of higher densities which can best be serviced by, and is most appropriately located within, the existing cities. It appears that the cities will be able to accommodate and are planning for a majority, if not all, of the urban growth projected for the County over the next twenty years. This brings into question the County's need to explore significant amounts of urban level development in unincorporated areas within a foreseeable planning horizon.

- OTHER CONCERNS AND CONSIDERATIONS - The City of Roseville has a number of other significant concerns that it requests the Board consider, and allow additional time to review and discuss, before recommending direction on the *Issues*

and Options Report. A majority of these concerns have similarly been raised by the City in past comments on the Granite Bay and the Dry Creek/West Placer Plans. The primary areas of concern are generally summarized below:

• Impacts to Programs, Services and Facilities - Insufficient information has been provided relating to the impacts on facilities and services in Roseville under the various development and policy option scenarios, and how these impacts will be mitigated. In order to fully respond to the options, information is needed on impacts to City Park & Recreation, Library, Police, Fire, water, wastewater, solid waste, electric, roadway, transit and affordable housing programs, services and facilities. A-3-189

• Fiscal Impacts - The fiscal impacts of the development options on both the City and the County have not been considered in sufficient detail. Issues that should be considered include the cost of providing urban level services in the County versus the cities, the impact to the County of the eventual incorporation of the new town proposed under Option 3, and impacts to the market in both the cities and County should urban level development be pursued in unincorporated areas. A-3-190

Additional concerns and information on the above issues will be provided in detail to the County in a future letter.

RECOMMENDATION

In conclusion, we cannot over stress the importance of having this process fully coordinated with each of the affected jurisdictions. It may be that there will be disagreements regarding assumptions and future directions regarding growth. However, as this issue is so vital to the region, we believe that it is far wiser to assure that there is adequate time to discuss these differences, discover where there may be errors in data and assumptions, and if necessary, agree to disagree where differences remain. In this spirit, we request that the Board defer any action on this item until after the March 17, Regional Issues Meeting involving your Board and Council members of each affected City. This should provide an excellent forum for additional discussion of issues and will provide an opportunity for County and City staffs to meet and review concerns with the background study, and the issues and options documents. A-3-191

Thank you for your consideration of this request; we look forward to a continued dialogue regarding development and growth in Placer County.

Sincerely,

Patty Dunn

Patty Dunn
Planning Director

CC: City Council
City Manager

ATTACHMENT # 13

CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

311 VERNON STREET • ROSEVILLE, CALIFORNIA 95678 • PHONE (916) 781-0200

March 22, 1993

Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

Honorable Board Members:

SUBJECT: PLACER COUNTY GENERAL PLAN UPDATE

The Roseville City Council appreciates the opportunity to express its views relating to the Placer County General Plan Update. Given the significance of this update, and the impact it will have on Placer County and all of its cities, we hope that the input of the City of Roseville will be an important consideration in the Board of Supervisors decision.

It is the position of the City of Roseville that "urban-scale" development is best planned for and accommodated within incorporated cities rather than unincorporated areas. As a result, the City supports growth Alternative 1 identified in the Issues and Options Report. This option would direct all new urban growth and development within the incorporated cities, including currently unincorporated areas to be annexed to the cities.

Consistent with this option, the City recommends that Alternative 1 be expanded and go one step further by entering into agreements with each incorporated city restricting the location of new urban development within designated urban growth limits. These growth limit areas would be delineated in consultation with the affected cities and would be based on projected market absorption over the next twenty (20) years. Further these agreements would require that fiscal impacts and costs associated with growth be addressed by the city(s) and County as part of any annexation proceedings. Until this occurred, urban densities and intensities of development would be prohibited outside of incorporated city limits. Attached to this letter, is draft language reflecting this recommendation as an amendment to Alternative 1.

A-3-192

As we have previously submitted to your Board, it is the City of Roseville's position that the cities in Placer County are planning for and can accommodate a majority of the growth projected for the County over the next twenty years, and that the cities are in a much better position to adequately service and provide for the needs associated with urban level development. In addition, we believe that this growth Alternative is far more protective of the environment and will assist in the protection of agricultural areas from premature conversion and siting of incompatible development.

Should the Board, disagree with the City of Roseville's recommendation, we again wish to point out the serious concerns we have with the other proposed alternatives. The City's support for directing urban growth into incorporated cities, and concerns about encouraging urban development within unincorporated areas, is based on a number of factors. The four primary factors are summarized below:

1. ***The County has considerably underestimated the amount of growth that the cities, including Roseville, are planning for and will be able to absorb over the next twenty years:*** The estimates for Roseville are significantly less than the City has currently received applications for and is in the process of analyzing as part of its Comprehensive Land Use Element Update. As an example, the 2010 estimates utilized by the County are 31,000 to 38,000 residents short of the 122,400 residents estimated for Roseville by Recht Hausrath and Associates, with the estimated "build out" approximately 50,000 residents less than the 140,700 residents that the City is currently analyzing. This underestimation results in a significant overestimation of growth that the unincorporated portions of the County can reasonably expect to capture, bringing into question the need for the County to be considering new growth areas at this time. A-3-193

2. ***Insufficient information has been generated relating to the impacts on the facilities and services in Roseville under the various growth and policy option scenarios, and how these impacts will be mitigated:.*** Impacts can be anticipated to City park & recreation, library, police, fire, water, wastewater, solid waste, electric, roadway, transit and affordable housing programs, services and facilities. The County has not clearly identified how it would provide similar urban level services within unincorporated areas to mitigate impacts to the Roseville and the other cities. It is questionable as to whether the County would want, or can afford, to become an urban level service provider. A-3-194

3. ***The fiscal impacts of the growth options has not been considered in sufficient detail:*** Issues that should be considered include the cost of providing urban level services in the unincorporated County versus the cities, the impact to the County of the eventual incorporation of new towns proposed under Alternative 3, and impacts to the market in both the cities and County should urban development be pursued in unincorporated areas. In analyzing these issues, the County will likely find that pursuing urban development in unincorporated areas is not a long-term fiscally sound proposition. A-3-195

4. ***Planning for future development needs within incorporated areas can result in a more logical and environmentally sensitive growth pattern:*** It appears that Roseville, as well as the other Placer County cities, will continue to expand and A-3-196

aggressively plan for growth over the foreseeable future. By planning growth within the incorporated cities, or in areas to be annexed by the cities, density is concentrated into existing urbanized areas where it can more efficiently be accommodated, helping to remove development pressures from existing open space or agricultural lands. If the County were to pursue new towns or other urban development in unincorporated areas in addition to the growth being planned by the cities, the result could be piecemeal, premature sprawl.

A-3-196

Based upon the above, and other issues, the City of Roseville questions both the need and desirability of Placer County providing for urban development within unincorporated areas. Of particular concern is the County considering urban development within the various new towns in the vicinity of Roseville. The City is in the process of submitting applications to the Placer County LAFCO to expand its sphere of influence to include the areas covered by the Highlands (Cavitt Ranch) project and Phase I of the Villages at Blue Oaks project. In addition the Stanford Ranch West/Athens Road area is already within the City's sphere. If development is to occur within these or other areas adjacent to Roseville, it should be under the jurisdiction of the City. The City, therefore, reiterates its support for directing future growth to incorporated rather than unincorporated areas, as reflected in the expanded growth Alternative 1.

The Roseville City Council appreciates the Board of Supervisors consideration of our concerns, and looks forward to continuing to work cooperatively with the County on growth and other issues which impact all of our futures.

Sincerely,

Bill Santucci
Mayor

CC: City Council
City Manager
Community Development Director
Planning Director
County Administrative Officer
Placer County Planning Director

ATTACHMENT 1
City of Roseville Recommended Modification
Alternative 1

(Note: The City's recommended modification is shown below in *italics*)

ALTERNATIVE 1: NEW URBAN GROWTH DIRECTED TO CITIES

This alternative emphasizes shifting jurisdictional control over new growth and development from the County to the cities within the county. Accordingly, County General Plan policies would be modified to encourage most new urban-scale growth to occur within the incorporated cities of Placer County (including currently unincorporated areas within city spheres of influence to be annexed to cities), rather than in unincorporated areas of the county. This would in part be accomplished by the following measures:

- Limiting the growth potential implied by the current County General Plan, Agricultural Element, community plans. No new growth areas would be identified.

- *Entering into an agreement with each incorporated city restricting the location of new urban development within designated urban growth limits. Such areas would be delineated based on projected market absorption over the next twenty (20) years and would be designated in the County General Plan following consultation with each affected city.*

  In addition to specifying the location for new growth, the agreement would prohibit urban densities and intensities of development until annexed by the city. The agreement would also set forth that fiscal impacts and costs associated with growth shall be addressed by the city and County as part of annexation proceedings.

- Reducing current development potential in select unincorporated areas. Such reductions would occur where existing plan designations reflect an unrealistic level of development given the capacities of area resources, infrastructure, and/or services. In addition, unincorporated area development capacity would be reduced where necessary to support redirection of growth to the cities.

A-3-197

(From Placer County General Plan Update Issues and Options Report, January 12, 1993, page 2-2.)

A-4 City of Roseville City Manager (10/21/93)

A-4-1. City of Roseville feels that County is not interested in City's concerns

The 45-day review period for the Draft EIR provided by the County complies with the requirements of State law. Nonetheless, the Board of Supervisors and Planning Commission extended by several months the public comment period on the Draft General Plan.

A-4-2. *Draft EIR* does not sufficiently analyze and mitigate impacts on Roseville's streets

See common response #3.

A-4-3. *Draft Plan* buffer standards are unrealistic and will not protect Roseville from adverse effects

The concerns expressed in this comment refer to new growth areas that no longer appear on the Land Use Diagram.

CITY MANAGER
CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

311 VERNON STREET, #200 • ROSEVILLE, CA 95678 • (916) 781-0362

PLACER COUNTY
DATE RECEIVED

PLANNING COMMISSION

October 21, 1993

Placer County Planning Commission
Attn: Chairman Larry Sevison
11414 B Avenue
Auburn, CA 95603

Dear Chairman Sevison and members of the Commission:

SUBJECT: Roseville City Council's Position on the Placer County General Plan Update and Draft EIR Documents

The City Council of Roseville opposes the adoption of the proposed Placer County General Plan Update and certification of the associated Draft EIR. This opposition stems from two concerns. The first relates to the process used by the County to date to solicit meaningful input from affected Cities and residents of the County. Throughout the County's General Plan update program, the City has identified significant concerns with the Background Report and the Issues and Options document. The combination of the process and the lack of response or incorporation of these concerns into the General Plan Policy document and Draft EIR causes the City to believe that the County is not interested in the City's concerns and that these concerns are not important. A-4-1

Our second concern relates to the gross inadequacies of the General Plan documents and the DEIR. As presented to your Commission by our staff on October 14, 1993, even a cursory, initial review of these documents resulted in eighty-four (84) pages of comments. These documents have glossed over major issues and have not directly addressed any of the concerns previously raised by the City.

For instance, severe traffic and circulation impacts are projected for the City of Roseville. Yet, no feasible mitigation measures or alternatives are identified to mitigate or avoid any of these impacts. Expansion of City roads to six and eight lanes are proposed throughout Roseville. Eight travel lanes would also be required for Cirby Way where the Council has already deemed in past actions that expansion to even six lanes is not feasible or desirable. These documents also do not identify alternatives to the use of City roads, such as the proposed Route 102, and do not adequately identify all of the impacts. There is no discussion of impacts to Main Street, but impacts to Baseline are projected to be significant. A-4-2

During Board of Supervisors' discussion of the Issues and Options Report, the City was told that permanent buffers, internal to the project area, would be required to protect Roseville from adverse effects of the new growth areas. However, the land use diagram does not reflect any buffers and as proposed in the policy document, are unrealistic and ultimately ineffective in protecting Roseville from adverse effects. A-4-3

For these reasons the City Council is opposed to the adoption of the proposed General Plan update. Further, we urge your Commission to consider all of the comments submitted by Roseville and fellow cities, and to recommend that the Board of Supervisors not adopt the General Plan. On behalf of the City Council, I thank you in advance for your consideration of our concerns.

Sincerely,

Bill Santucci
Mayor

cc: City Council
City of Rocklin
City of Lincoln
City of Loomis
Board of Supervisors
City Attorney Office
Planning Director

A-5 City of Auburn (11/10/93)

A-5-1. *Draft Plan* and *Draft EIR* are confusing and lacking in detail, and there appear to be inconsistencies among elements of plan

Comment noted; no response necessary.

A-5-2. *Draft EIR* does not adequately describe method by which new growth areas were selected

Chapter 10 of the Final EIR describes the process by which the Board of Supervisors defined the Draft Plan; the new growth areas have since been removed from the Land Use Diagram.

A-5-3. *Draft EIR* does not include alternatives or mitigation measures to lessen the impacts of growth

Refer to common responses #1 and #2 and to Chapter 10 of the Final EIR.

A-5-4. *Draft Plan* land use pattern does not lend itself to non-automobile transportation

The Policy Document supports concentrating development along transportation corridors, both within and outside of cities.

A-5-5. *Draft Plan*'s new growth areas appear inconsistent with goals and policies of the Plan

Refer to common response #11.

A-5-6. *Draft EIR* incorrectly refers to I-80 overcrossing at Auburn Folsom Road

The text in the Final EIR has been corrected to indicate a widening of Auburn Ravine Road at I-80 instead of Auburn Folsom Road.

A-5-7. *Draft EIR* traffic projections for Highway 49 change dramatically at Dry Creek Road; why?

The forecasted volumes have been re-evaluated in the Final EIR.

A-5-8. *Draft EIR* doesn't appear to accurately represent future traffic volumes in Foresthill Road

The traffic forecasts were based on Foresthill's population increasing from about 4,900 in 1990 to about 6,600 in 2010. The traffic forecast for Foresthill Road east of Old Foresthill Road has been corrected in the Final EIR.

A-5-9. *Draft EIR* doesn't propose sufficient mitigation for City of Auburn roadways

Refer to common response #3.

A-5-10. *Draft EIR* approach to alternatives analysis is disturbing

Refer to common response #1.

Airport 823-0744
Building 823-4240
City Clerk 823-4242
City Manager 823-4299
Community Development 823-4244
Finance/Personnel 823-4247
Fire 823-4265
Police 823-4237
Public Works 823-4250
1225 Lincoln Way
Auburn, California 95603
FAX (916) 885-5508

November 10, 1993

Loren Clark
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Subject: Draft Placer County General Plan and Draft Environmental Impact Report (DEIR).

Dear Mr. Clark:

The City of Auburn has reviewed the County Wide General Plan Update and DEIR. Although we have not had the opportunity to review these documents as thoroughly as we might like, a summary of the City of Auburn's comments and concerns follows:

1) Generally speaking both the proposed Placer County General Plan Update and the DEIR were confusing and lacking in detail. An EIR is supposed to serve as an information and disclosure document, in which capacity this document is lacking. In addition there seem to be some consistency problems between different elements of the plan. A-5-1

2) The City of Auburn remains concerned about the impacts of shifting growth from the incorporated cities to new growth areas in the county. The method by which the specific locations for the proposed new growth areas were selected and the traffic and ecological implications of shifting growth to these specific sites is also cause for concern and were either not addressed or not adequately addressed in the DEIR. A-5-2

3) It is very disturbing to note that on page 1-9 the DEIR states that "in eight major areas the Draft General Plan, taken as a whole, will result in potentially-significant or significant adverse impacts."

   1. Land Use
   2. Traffic Congestion
   3. Cultural Resources
   4. Loss of Farmland
   5. Loss of Agricultural Production
   6. Habitat Conversion and Habitat Quality Reduction
   7. Increase in Air Pollutant Emissions
   8. Traffic Noise

   However no alternatives or mitigation measures to lessen these impacts are included in the DEIR. A-5-3

4) To encourage and make feasible future transit options such as rail, bus, etc... it would be logical to cluster new development and growth areas along transportation corridors such as I-80. The proposed plan would not seem to result in land use patterns that would lend themselves to nonautomobile transportation alternatives. A-5-4

5) The proposed new growth areas would not seem to be consistent with many of the goals and policies noted in the General Plan Update. A-5-5

6) The following errors (?) in the discussion of transportation and circulation should be corrected:

   a. Pg. 4-5 - Auburn Folsom Road, widen I-80 overcrossing, there is no such over crossing, do they mean the Maple Street bridge? A-5-6

   b. Pg. 4-23/24 - Route 49, between 1990 and 2010 an increase of 11,000 ADT is projected on Hwy 49 between the Nevada County Line and Dry Creek Road. However south of Dry Creek Road the projected increase in ADT is only 2,000 to 3,000 what happens to all those cars at Dry Creek Road? A-5-7

   c. Pg. 4-26 - Foresthill Road, east of the intersection of Old Foresthill Road and New Foresthill Road there is a projected increase of 1,000 ADT, no increase in ADT is projected from that point to Lincoln Way. The projected ADT increase seems low given the growth potential in Foresthill, in addition the Land Use Map show the lower Foresthill Divide with a residential density of 1 to 4 dwelling units per acre. The implications of this land use designation are obviously not reflected in the ADT figures for Foresthill Road. A-5-8

7) The City of Auburn is concerned about the large increases in traffic projected for Auburn Folsom Road and Indian Hill Road among others, along with the lack of practice mitigation measures (at some point adding additional lane ceases to be a viable mitigation). How does the County propose to mitigate these impacts to the City circulation system? A-5-9

8) The lack of analysis regarding alternatives to the proposed plan is disturbing given the potential adverse impacts noted in the DEIR and CEQA requirements, litigation potential, etc... requiring such analysis. Although the previously prepared Issuse and Options Report identified different alternatives in a general context the varied specific impacts of each alternative were not identified. In addition the way in which the preferred alternative and its respective impacts was derived was not identified. A-5-10

The City of Auburn supports the current efforts of the Placer County Planning Commission to improve the County Wide General Plan Update. We appreciate having the opportunity to review and comment on the County Wide General Plan Update and DEIR. If you have any questions please feel free to contact me at the Community Development Department, in the Auburn Civic Center, 1225 Lincoln Way, Auburn, CA 95603 (916) 823-4244.

Sincerely,

Bret Finning

Bret Finning
Assistant Planner

COMMUNITY DEVELOPMENT DEPARTMENT
Cindy Schaer, Director

CC: City Council
Planning Commission
City Manager

A-6 Town of Loomis (11/15/93)

A-6-1. *Draft EIR* should include full funding and implementation of the 2010 transportation system, based on LOS standards of jurisdictions

Refer to common response #3.

A-6-2. Town of Loomis is opposed to new growth areas

Refer to common response #11.

Town of Loomis

P.O. BOX 1327
LOOMIS, CA 95650
(916) 652-1640 • FAX (916) 652-1847

November 15, 1993

Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

Re: Placer County General Plan and Environmental Impact Report

Honorable Chairman and Members of the Board:

Thank you for sending us copies of the Placer County General Plan and General Plan Environmental Impact Report and notice of hearings and comment deadlines. We understand that comments on the Draft Environmental Impact Report are due on November 15, 1993 and have the following comments.

With respect to the Draft EIR, the Town Council believes that the mitigation measures should include the full funding and implementation of the 2010 Mitigated Transportation System as appropriate to the level of development. Additionally, we feel that the County's General Plan should reflect the improvements required to meet the Levels of Service required by the various jurisdictions. A-6-1

With respect to the County General Plan, the Town opposes the inclusion of new growth areas within the County. As Roseville has stated, "adequate areas suitable for urban growth for the next twenty years already exist in the County and Cities, and the addition of the new growth areas in the County are not needed to meet reasonable market projections." In fact, the Town of Loomis is diligently working on an economic development plan for the Town in order to keep the Town fiscally sound in the future. The approval of new growth areas in the County may make such an endeavor much more difficult. A-6-2

Also, since we do not have a Sphere of Influence outside of our existing boundaries, we are concerned how your actions may impact us in the future if additional new growth areas were placed adjacent to our borders.

Post-it™ brand fax transmittal memo 7671	# of pages ▸ 2
To Placer County Planning	From Carl Dusting, Mayor
Co. Dept. + Commission	Co. Town of Loomis
Dept.	Phone # 652-1840
Fax # 889-7499	Fax # 652-1847

6140 HORSESHOE BAR ROAD, SUITE K, LOOMIS, CA 95650

Finally, we are pleased to understand that the hearing schedule for the Planning Commission has been extended and would encourage you to have full and open hearings, including additional meetings with City and Town officials, on this matter of such importance to the citizens of Placer County.

Sincerely,

Carl DeWing
Mayor

cc: County Planning Commission
Placer County Planning Department

A-7 City of Rocklin (11/15/93)

A-7-1. *Draft EIR* does not clearly identify which of the alternatives considered is environmentally superior

Chapter 10 of the Final EIR includes a discussion of the environmentally superior alternative.

A-7-2. *Draft EIR* does not make clear which transportation policies are intended to mitigate impacts on traffic in Rocklin

The policies cited are intended to address transportation impacts generally. The Policy Document does not include policies specifically intended to address traffic impacts in Rocklin, although the Circulation Plan Diagram identifies roadway improvements that will at least partially address these impacts. See also common response #3.

A-7-3. *Draft EIR* does not address impacts on collector roadways in Rocklin, specifically Midas Avenue and Whitney Boulevard

Since it focuses on all of Placer County, the EIR does not address traffic impacts to the level of specificity suggested, particularly for areas within the county's cities.

A-7-4. *Draft EIR* traffic forecasts for Pacific Street and Stanford Ranch Road are higher than those in North Rocklin Traffic Study

The traffic forecast in Table 4-18 reflects the "2010 Base Transportation System" which does not include HOV lanes on I-80 through Roseville and Rocklin. HOV lanes on I-80 were assumed to exist by 2020 in the City of Rocklin's North Rocklin Traffic Study (and were also included in Placer County's 2010 Mitigated Transportation System). Without the HOV lanes on I-80 by 2010, traffic volumes are expected to be significantly higher on Pacific Street and other roadways parallel to I-80 due to congestion on that freeway. The traffic forecast on Stanford Ranch Road between Park Drive and West Oaks has been re-evaluated in the Final EIR (11,000 ADT) and is less than the City of Rocklin's 2020 forecasts.

A-7-5. *Draft EIR* does not address possible nuisances associated with development near landfill

With removal of the Stanford Ranch West Specific Plan Area from the Land Use Diagram, the concerns expressed in this comment are no longer pertinent. Refer also to common response #6.

A-7-6. There is adequate land within Placer County cities to accommodate development through 2010, so new growth areas are unnecessary

Refer to common response #11.

A-7

City of Rocklin

3970 Rocklin Road
P.O. Box 1138
Rocklin, CA 95677
(916) 632-4000
TDD 632-4013

November 15, 1993

Faxed with Hard Copy by Mail

Loren Clark, Senior Planner
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Re: Draft EIR for the Placer County General Plan

Dear Clark:

The City of Rocklin Community Development Department submits the following comments in regard to the Draft EIR on the Countywide General Plan:

1. It is not clear in the EIR document as to which of the alternatives discussed in Chapter 10 is found to be the environmentally superior alternative. A-7-1

2. The EIR identifies county policies as mitigations to some of the impacts. It is unclear as to which of the transportation policies (i.e., 3.A.9, 3.A.11 of 3.A.14) are intended to mitigate traffic impacts on regional and local roads within the City of Rocklin. A-7-2

3. The EIR identifies the impacts of the County General Plan on some Rocklin streets. The major streets identified, however, are arterials. Connecting to these arterials are several collector streets which are not adequately addressed in the EIR. Of particular concern is the impacts on the Rocklin streets such as Midas Avenue and Whitney Boulevard from the development of the new towns. A-7-3

4. Table 4-18 on pages 4-32 indicates there will be more traffic on Pacific Street (between Rocklin Road and Sierra College Boulevard) and Stanford Ranch Road (between Park Drive and West Oaks Boulevard) in the year 2010 than is proposed in the City of Rocklin's North Rocklin Traffic Study for the year 2020. This inconsistency between the data should be reviewed by the traffic consultant. A-7-4

Administrative Services 632-4000 FAX 632-4173
Building Department 632-4030 FAX 624-4759
City Hall 632-4050 FAX 624-8018
Community Development 632-4020 FAX 624-4759
Community Services & Facilities 632-4100 FAX 632-4111
Engineering Department 632-4042 FAX 624-4759
Fire Department 632-4150 FAX 624-2677
Public Works Department 632-4130 FAX 632-4177
Police Department 632-4060 FAX 624-2677 TDD 632-4187

5. The EIR addresses the capacity issue of the Western Regional Sanitary Landfill. The EIR, however, does not address the possible nuisances that may be associated with development of the adjacent new town. Nuisances could result in complaints that would bring about pressures to reduce the life expectancy of the landfill. A-7-5

Rocklin's General Plan as well as the general plan for other cities within the South Placer area provide adequate lands for residential and non-residential land uses well beyond the year 2010 and in the case of Rocklin, even beyond the year 2020. A closer review by the county of the general plans of Lincoln and Roseville could identify and indicate the amount of land available beyond 2010 within those two cities. A-7-6

It appears that there is adequate land of new growth within the cities and within existing unincorporated county communities without the necessity of allowing speculative new towns to be developed. The City of Rocklin is still favorable to Option 1 of the Issues and Option Report, directing new urban growth in the cities.

If you have any questions, please call me at 632-4020.

Very truly yours,

Sherri Abbott for TAR

Terry A. Richardson
Community Development Director

TAR:smh

11159302

A-8 Town of Loomis (06/03/94)

A-8-1. The *Draft EIR* should not assume that specific mitigation of roadway impacts will be deferred to subsequent project review and implementation, particularly with respect to Sierra College Boulevard.

Refer to common responses # 2 and #3.

Town of Loomis

P.O. BOX 1327
LOOMIS, CA 95650
(916) 652-1840 • FAX (916) 652-1847

RECEIVED
JUN 1 3 1994
J. LAURENCE MINTIER
& ASSOCIATES

PLACER COUNTY
DATE
RECEIVED
JUN 06 1994
PLANNING DEPARTMENT

June 3, 1994

Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

Re: Concerns Regarding Environmental Impact Report and Policies for the Placer County General Plan Update

Honorable Chairman and Members of the Board:

We understand that you are still holding hearings on the Placer County General Plan Update and thank you for the opportunity to present some additional concerns from the Town of Loomis.

It is our understanding that the policies in the plan are "self-mitigating" and therefore stand as mitigation measures as well as policies.

On November 15, 1993, the Town wrote a letter stating:

> With respect to the Draft EIR, the Town Council believes that the mitigation measures should include the full funding and implementation of the 2010 Mitigated Transportation System as appropriate to the level of development. Additionally, we feel that the County's General Plan should reflect the improvements required to meet the Levels of Service required by the various jurisdictions.

The Town of Loomis is concerned regarding the future needed improvements for Sierra College Boulevard. We have recently written to both Lincoln and Rocklin regarding our concerns, and need to ensure that we have protected the Town as best we can.

The future road network assumed in evaluating the cumulative plus project conditions, assumes that Sierra College Boulevard will be widened to a minimum of four lanes through Loomis. There is no secure funding source for this widening. Mitigation for the impacts of Bickford Ranch and other regionally significant projects should be a regional based traffic fee that would include improvements to all roads of regional significance and would apply to developments in Loomis, Rocklin, Roseville, Placer County and

6140 HORSESHOE BAR ROAD, SUITE K, LOOMIS, CA 95650

Lincoln. This should be identified as mitigation in all project approvals with development permits contingent on paying the fee. It is clear that Loomis does not have the growth potential to finance this improvement. Without this mitigation, the result will be Level of Service F on Sierra College Boulevard through Loomis with the attendant increase in air pollution.

Policy 3.A.9 (page 52) states: The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that cross the county's boundaries.

Policy 3.A.14 states: The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made 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.

These mitigations do not address the Sierra College Boulevard funding issue specifically as required by case law which mandates that specific mitigation cannot be postponed with the understanding that it will addressed at later approval. We are now asking that you reconsider these mitigation measures in a more specific manner. Also, while we generally have no other comments on the plan, we must express opposition to approval of the Placer County General Plan, unless and until it is amended to address these stated concerns. A-8-1

Finally, the Town would appreciate receiving a copy of the response to our comments and notice of any further hearings that are held on the Environmental Impact Report and on the project itself.

Thank you for your consideration.

Sincerely,

Kathy Kerdus
Planning Director

cc: County Planning Commission
Town Council
Planning Commission
Town Manager

B. School Districts

B-1 Placer County Office of Education (10/13/93)

B-1-1. *Draft EIR* contains no analysis of school impacts; commentor requests that attached analysis be incorporated into Final EIR

Refer to common response #7.

B-1-2. Recommended analysis for inclusion in Final EIR

Refer to common response #7.

PLACER COUNTY OFFICE OF EDUCATION

360 Nevada Street, Auburn, CA 95603-3779 ••• (916) 889-8020

JOHN C. REINKING, Placer County Superintendent of Schools

October 12, 1993

Mr. Fred Yeager, Director
Placer County Planning Department
11414 B Avenue
Auburn, Ca 95603

Dear Fred:

Please accept the following comments on the Draft Environmental Impact Report (DEIR) for the Countywide General Plan. In reviewing this DEIR, I did not find any analysis of the potential impacts upon schools as a result of the projected housing units shown in the plan, even though there is a schools section in the Policy Document.

This Policy document provides, among other things, (4.J.6) that "the county should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs." Because of this and under CEQA requirements, I believe that a schools section should be added. B-1-1

Therefore, on behalf of the school districts in Placer County, I request that the following analysis be placed in the Draft EIR and Final EIR. Individual school districts may wish to submit their own comments.

Thank you for your continued support, and I look forward to discussing these issues in the Public Hearing Process.

Sincerely,

James F. Bush
Facility Planner

OCT 1993

JFB:nt
Enc.

cc: John C. Reinking, County Superintendent
Doug Lewis, Schools Attorney
Placer County Superintendents

BOARD OF EDUCATION

MR. RICH COLWELL
MR. NORMAN F. FRATIS, JR.
MR. SCOTT GNILE
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DR. KENNETH SAHL
MR. FRED TUTTLE
MRS. PAMELA ULMER

PLACER COUNTY SCHOOLS

SCHOOL NEEDS ANALYSIS

B-1-2

PLACER COUNTY GENERAL PLAN

DEIR

CONTENTS:

A. Existing district enrollment vs. capacity
B. County regional analysis area vs. school district boundaries
C. Projected housing units
D. Projected student generations
E. School facility needs/costs
F. Projected developer fee income compared to facility costs
G. Community college impact
H. Potential impacts and proposed mitigation

Compiled by:
Jim Bush
Placer County Office of Education
Director of Planning

A. Existing District Enrollment vs Capacity

Tables I-III have been prepared for the K-12 Districts in the County. The enrollments are based upon 1992/93 counts. The official 1993/94 counts are not due until the end of October. Table III represents each District's capacity. Unhoused students are defined as those students that are attending classrooms that are portable (trailers). These are classified as temporary until permanent facilities can be constructed. Some Districts currently have permanent schools or additions to existing schools under construction or have gone year round which will result in a change of their capacity.

The Districts which have schools under construction are:

Auburn Union
Foresthill
Rocklin Unified
Tahoe-Truckee Unified
Western Placer Unified
Roseville City
Roseville High School District
Eureka Union
Dry Creek

Based upon the student enrollment tables the following findings can be made:

1. K-12 Student Enrollment in Placer County has increased from 26,689 in 1986/87 to 37,612 in 1992/93. This is an increase of 10,923 students (29%).

2. Over the next 10 years K-12 enrollment is expected to climb to 64,318, an increase of 26,724.

3. Currently the Districts in the County are operating with 2,563 students over capacity. These students occupy overcrowded classrooms or non-State approved structures such as trailers.

4. Only four (4) of the 19 Districts in the County are operating under capacity.

5. Districts have taken steps to correct the overcrowded problem through application for State funds, voter approved General Obligation Bonds and/or Developer Agreements in order to raise sufficient funds to construct new facilities.

B. County Regional Analysis Area vs. School District Boundaries

Table IV breaks down each regional analysis area into the specific school districts that fall within their boundary. It is interesting to note that the new growth areas of the Villages of Dry Creek and Placer Villages are served in part by Elverta, Grant, and Center School Districts which are headquartered in Sacramento County. These districts should be placed upon the distribution lists for proper analysis of this plan and future projects in these areas.

C. Projected Housing

Table V summarizes the buildout of new housing units scenarios for 2010 and 2040. These numbers were taken from the issues and options document dated January 12, 1993, Table 2-3, and also from the county wide General Plan Draft EIR dated October 1, 1993, Table 2-7. **As a result of this information 66,651 new housing units could be constructed in Placer County by 2010 and a total of 102,307 by 2040.**

D. Projected Student Generation

Table VI projects the number of students that would be generated as a result of the new dwelling units. The student yield rates used are generally accepted county wide for school planning purposes especially in South Placer. **As a result of this analysis, it is projected that 15,791 new K-12 students will be generated by 2010 and 38,230 new K-12 students by 2040.**

E. School Facility Needs/Costs

Table VII shows the projected costs associated with the new students generated as a result of approval of this General Plan. The cost per student was taken from the Auburn Union and the Placer High School District Developer Fee Justification documents. They are representative to school construction costs throughout the county.

As a result of the students generated, 49 new schools will be needed at a cost of $544,796,977.

F. Projected Developer Fee Income Compared to Facility Costs

Table VIII projects the square footage that could result from development of the future dwelling units. It was assumed that the average single family home would be 1,800 sq. ft. and that the average multi-family unit would be 750 sq. ft. **The projected dwelling units will generate 93,866,850 sq. ft.**

Based upon existing state developer fee (Gov. Code 58030 Fee) residential construction would generate $154,880,303, and commercial/industrial construction would generate $16,408,900 for a total of $171,289,282.

Under SB 1287 districts are allowed to collect an additional $1.00 per square foot which would generate $93,866,850. However, in the event Proposition 170 fails in November 1993, the ability to collect this fee is removed.

There will be a facility funding shortfall of $279,640,919 if Proposition 170 is approved. If it is denied the shortfall will be $373,507,775.

Over the past 10 years school districts have developed alternative financing programs which provide for development projects to fund school facility costs which are beyond the normal state fees. Based upon these programs the following districts have pursued state funds or have gone to the voters for General Obligation Bonds. The following is a summary of districts who have adopted financing programs which are beyond the state developer fee levels.

	Devel. Agree. (MBA's)	Mello Roos CFD	GO Bonds Voter Approved
Auburn Union	X	X	
Dry Creek		X	
Eureka	X		X
Foresthill	X		
Loomis Union	X		
Placer Hills	X		
Rocklin Unified		X	X
Roseville City	X	X	X
Roseville H.S.D.	X		X
Tahoe-Truckee	X		X
Western Placer		X	X

G. Community College Impact

The Sierra Community College District currently provides their primary educational facilities in Rocklin. There are approximately 15,000 students on this campus. The ultimate capacity of the campus is being planned for 23,000 students. In addition, the district also operates off campus sites in Truckee, North Tahoe, Grass Valley/Nevada City and at various high schools around the county.

The student yield rate factor for community college students commonly used in California is .16 student per dwelling unit.

Based upon a 2040 buildout of 102,307 dwelling units, approximately 16,369 college students would be generated. A new community college site will be needed. It is anticipated that the site would be needed in the Placer Villages project in order to serve the South Placer area new town projects.

H. Potential Impacts and Proposed Mitigation

The impacts created by the proposed Countywide General Plan upon schools are associated with the designation of school sites, acquisition of school sites and the funding and construction of school facilities when they are needed.

1. School sites and acquisition of school sites -

   Based upon the schools needs analysis of the draft EIR, a total of 49 new K-12 and one community college site will be needed within the unincorporated area of the county by the year 2040

   Mitigation -
   Designation of school sites on the General Plan/Community Plan land use maps are requested, Policies 4.J.3-4.J.9 addresses this issue.

2. Facility Funding -

   Buildout of the plan would require school districts to construct 49 new K-12 schools at a cost of $544,796,977. Current State allowed developers fees would generate approximately $171,289,282. SB 1287 fees would generate $93,866,850. However, if Proposition 170 is denied this income would be eliminated.

   Proposition 170, which is on the November 2, 1993 State Ballot, would allow a 50% voter approval for General Obligation Bonds to fund school facilities. It would also allow continued collection of the SB 1287 fee. It would also limit all individual school districts' ability to receive fees in excess of the State allowable fee, except for General Plan Amendments, rezone projects, and the creation of Mello-Roos CFD's. However, in the event Proposition 170 fails the implications of SB 1287 is removed and school districts would be allowed to mitigate school impacts beyond

State allowable fees.

As stated in a previous section, 11 of the 19 school districts in the County currently have a facility funding program in excess of the State allowable fee.

Without the ability to continue with already adopted financing plans, the school districts in the County would suffer up to a $373,507,775 shortfall in their ability to provide school facilities to meet the needs of students generated from approval of this plan. **This would create a significant impact upon the districts**.

Mitigation

There is no suggested mitigation in the DEIR Plan. Policies 4.J.7, 4.J.10, 11, 12 address the issue.

It is requested that a mitigation measure be placed in the DEIR to allow school districts to adopt and implement individual financing plans which, to the extent possible, rely upon developer fees, developer agreements/Mello-Roos CFD's, General Obligation Bonds, and State funding when available, in order to satisfy student facility needs.

TABLE I

ENROLLMENT - CURRENT AND PROJECTED

PLACER COUNTY SCHOOLS*
PAST AND CURRENT ENROLLMENT SUMMARY

	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93
Enrollment	26,689	27,993	29,505	31,062	33,795	35,176	37,612
Student Increase	+1,096	+1,304	+1,512	+1,557	+2,733	+1,381	+2,436
% of Change	+4.2%	+4.9%	+5.4%	+5%	+8.1%	+3.9%	6.48%

PROJECTED ENROLLMENT

	1991/92	1992/93	1997/98 (5 Year)	2002/03 (10 Year)
Enrollment	35,176	37,612	47,317	64,318
Student Increase	+1,381 (1 Yr)	+2,463 (1 yr)	+12,141	+29,142
% of Change	3.9%	6.48%	34%	83%

TABLE II

INDIVIDUAL SCHOOL DISTRICT ENROLLMENT PROJECTIONS

School District	Existing Enrollment 1992/93 *	Enrollment Projection 5 Year	Enrollment Projection 10 Year	10 Year Increase**
Ackerman	362	505	662	+ 300
Alta-Dutch Flat	209	277	352	143
Auburn Union	2,854	3,909	5,256	2,402
Colfax	504	612	752	248
Dry Creek	2,055	2,674	4,119	2,064
Emigrant Gap	18	18	18	0
Eureka Union	2,323	3,452	4,825	2,502
Foresthill Union	809	1,202	1,612	803
Loomis Union	1,745	2,245	2,961	1,216
Newcastle	301	360	410	109
Ophir	227	282	357	130
Penryn	319	354	375	56
Placer Hills Union	1,590	2,082	2,577	987
Roseville City	5,093	6,381	7,208	2,115
Rocklin Unified	3,266	5,615	11,670	8,404
Tahoe-Truckee	4,182	4,131	5,034	852
Western Placer	2,782	3,119	4,047	1,265
Placer High	4,208	4,561	5,288	1,080
Roseville High	4,328	5,556	6,813	2,485
TOTAL	37,612	47,335	64,336	26,724

* Based on October, 1992 CBEDs

** The 10 year increase represents the number of new students projected to be added to the 1992/93 enrollment year over a 10 year period.

III. UNHOUSED STUDENTS

The charts on the following pages show all of the school districts in Placer County, comparing each district's permanent building capacity versus the district enrollment. Based upon the information received through the questionnaire, there are 3,364 unhoused students in the county, representing 11.4% of the students.

The majority of the unhoused students are located in Southern Placer County, from Auburn south to Roseville. Chart #3 through Chart #6 illustrate the problem in six school districts -- Auburn Union, Eureka Union, Placer Hills, Roseville City, Rocklin Unified, and Roseville High School.

Unhoused students generally attend school in overcrowded classrooms, portables, and trailers. The trailers are not approved by the state and can only be used for three years at a time.

TABLE III

UNHOUSED STUDENT COUNT

School District	District Capacity	District Enrollment	Unhoused*
Ackerman	280	362	82
Alta-Dutch Flat	228	209	-19
Auburn Union	1,842	2,854	1,012
Colfax	522	504	-18
Dry Creek	1,021	2,055	1,034
Emigrant Gap	17	18	1
Eureka Union	1,532	2,323	791
Foresthill Union	780	809	29
Loomis Union	1,726	1,745	19
Newcastle	270	301	31
Ophir	210	227	17
Penryn	360	319	-41
Placer Hills Union	1,173	1,590	417
Roseville City	4,691	5,093	402
Rocklin Unified*	1,589	3,266	1,677
Tahoe-Truckee**	4,527	4,182	-345
Western Placer	2,545	2,782	237
Placer High	3,205	4,208	1,003
Roseville High	3,159	4,328	1,169
TOTAL	35,049	37,612	2,563

Definition of "Unhoused"

Unhoused students represent a district's permanent capacity minus their existing enrollment. Those districts with surplus classroom space are shown as negative and those districts with overcrowded classroom space are shown as a positive. Unhoused students are housed in overcrowded classrooms, non-classroom space or in rented/leased portables.

* There are currently over 700, 9-12 students from the Rocklin Unified School District being housed at Roseville and Del Oro High Schools due to the Rocklin Unification.

** The surplus student classroom space occurs at the high school level only.

TABLE IV
SCHOOL DISTRICTS BY REGIONAL ANALYSIS AREA

Regional Area	School Districts	Grade Levels
Tahoe Basin	Tahoe-Truckee Unified	K-12
Sierra Resorts	Tahoe-Truckee Unified	K-12
Sierra	Tahoe-Truckee Unified(Summit Area)	K-12
	Placer High S.D.	9-12
	Alta-Dutch Flat	K-8
	Emigrant Gap	K-8
	Colfax	K-8
Lower Sierra	Placer H.S.D.	9-12
	Foresthill	K-8
	Colfax	K-8
	Placer Hills	K-8
Auburn Foothills	Placer High S.D.	9-12
	Ackerman	K-8
	Auburn Union	K-8
	Penryn	K-8
	Ophir	K-8
	Newcastle	K-8
	Loomis Union	K-8
South Placer	Rocklin Unified	K-12
	Western Placer Unified	K-12
	Roseville High S.D.	9-12
	Eureka Union	K-8
	Roseville City	K-8
	Dry Creek	K-8
	Center Unified (Sacramento County)	K-12
	Grant Union (Sacramento County)	7-12
	Elverta (Sacramento County)	K-6

TABLE IV (continued)
SCHOOL DISTRICTS BY REGIONAL ANALYSIS AREA

New Growth Areas		
Villages of Dry Creek	Roseville High S.D.	9-12
	Dry Creek	K-8
	Center Unified (Sac.)	K-12
	Grant Union (Sac.)	7-12
	Elverta (Sac.)	K-6
Placer Villages	Roseville High S.D.	9-12
	Roseville City	K-8
	Center Unified (Sac.)	K-12
Stanford Ranch West	Western Placer Unified	K-12
	Roseville High S.D.	9-12
	Roseville City	K-8
Bickford Ranch	Western Placer Unified	K-12
	Loomis Union	K-8
	Penryn	K-8
	Newcastle	K-8
	Placer High S.D.	9-12

The Sierra Community College District covers the entire County.

TABLE V

HOUSING UNITS

Regional Area	Existing DUs (1)		New Dwelling Units (2)			
			2010 YR		2040 YR	
	SF	MF	SF	MF	SF	MF
Tahoe Basin	9,160	2,290	1,041	260	0	0
Running Total	**11,450**		**12,750**		**12,750**	
Sierra Resorts	1,710	665	390	135	500	0
Running Total	**2,375**		**2,900**		**3,400**	
Sierra	2,050	0	50	0	300	0
Running Total	**2,050**		**2,100**		**2,400**	
Lower Sierra	5,698	777	1,702	223	2,500	300
Running Total	**6,475**		**8,400**		**11,200**	
Auburn Foothills	8,894	2,656	4,306	1,344	3,000	3,556
Running Total	**11,550**		**17,200**		**21,100**	
South Placer	8,022	603	3,778	297	3,800	400
Running Total	**8,625**		**12,700**		**16,900**	
New Growth	0	0	8,500	2,100	17,000	4,300
Running Total	**0**		**10,600**		**31,900**	
	35,534	6,991	19,767	4,359	27,100	8,556

OVERALL TOTALS	**42,525**	**66,651**	**102,307**

(1) Issues and Options, January 12, 1993, Table 2-3
(2) Countywide General Plan Draft EIR, October 1, 1993, Table 2-7

Total Dwelling Units

Existing	New DU 2010	New DU 2040
42,525	66,651	102,307

TABLE VI
STUDENT GENERATION

Regional Area	DU	2,010				2,040				Total
		K-5	6-8	9-12	Total	K-5	6-8	9-12	Total	
Tahoe Basin	SF	393	146	245	784	0	0	0	0	784
	MF	33	12	12	57	0	0	0	0	57
Sierra Resort	SF	147	55	92	294	189	70	118	377	671
	MF	17	6	6	29	0	0	0	0	29
Sierra	SF	19	7	12	38	113	42	71	226	264
	MF	0	0	0	0	0	0	0	0	0
Lower Sierra	SF	573	239	396	1,208	944	352	581	1,877	3,085
	MF	28	10	10	48	38	14	13	65	113
Auburn Foothills	SF	1,626	607	1,017	1,208	944	352	5813	1,877	3,085
	MF	170	63	60	293	451	167	158	776	1,069
South Placer	SF	1,426	533	892	2,851	1,435	536	897	2,868	5,719
	MF	38	14	13	65	51	19	18	88	153
New Growth	SF	3,209	1,198	2,008	6,415	6,419	2,397	4,144	12,960	19,375
	MF	267	99	93	459	546	202	191	939	1,398
Totals		**7,946**	**2,989**	**4,856**	**15,791**	**11,318**	**4,222**	**6,899**	**22,439**	**38,230**

Yield Rates = Students Per Dwelling Unit (DU)

Dwelling Units	K-5	6-8	9-12
Single Family (SF)	.3776	.1410	.2362
Multi Family (MF)	.127	.047	.0445

TABLE VII

FACILITY NEEDS COSTS - COUNTYWIDE

SCHOOL COSTS

Type	Typical Size	Cost Per Student	Cost per School
K-5	600 (10 acre)	$10,606	$6,363,600
6-7-8	750 (18 acres)	$14,108	$10,581,000
9-12	1,600 (40 acres)	$21,071	$33,713,600

SCHOOL SITE NEEDS COUNTYWIDE

2,010 YEAR

k-5	7,946 students ÷ 600	=	13.24
6-8	2,989 students ÷ 750	=	3.98
9-12	4,856 students ÷ 1600 (324 acres)	=	3

2,040 YEAR

k-5	11,318 students ÷ 600	=	18.86
6-8	4,222 students ÷ 750	=	5.6
9-12	6,899 students ÷ 1600 (461.4 acres)	=	4.3

TOTAL (2,010 + 2,040)

K-5	19,264 students ÷ 600	=	32.10
6-8	7,211 students ÷ 750	=	9.6
9-12	11,755 students ÷ 1600	=	7.35

School Facility Costs

2010	k-5	6-8	9-12
Number of students	7,946	2,989	4,856
Cost per student	$10,606	$14,108	$21,071
Total Cost	$84,275,276	$42,168,812	$102,320,776
2040	**K-5**	**6-8**	**9-12**
Number of Students	11,318	4,222	6,899
Cost per student	$20,606	$14,108	$21,071
Total Cost	$120,038,708	$59,563,976	$145,368,829
Totals	**K-5**	**6-8**	**9-12**
Number of Students	19,264	7,211	11,755
Cost per student	$10,606	$14,108	$21,071
Total Cost	$205,374,584	$101,732,788	$247,689,605

K-5	32.1 sites	$205,374,584
6-8	9.6 sites	$101,732,788
9-12	7.35 sites	$247,689,605
Total	**49 sites**	**$544,796,977**

TABLE VIII

DEVELOPER FEE INCOME

- **Square Footage Analysis**

Assumes 1800 square feet per SF DU
750 square feet per MF DU

2010	# of Units	Square Feet	Total Square Feet
	19,767 SF x	1,800 =	35,580,600
	4,359 MF x	750 =	3,269,250

2040	# of Units	Square Feet	Total Square Feet
	27,100 SF x	1,800 =	48,780,000
	8,556 MF x	750 =	6,417,000

TOTAL	# of Units	Square Feet	Total Square Feet
	46,767 SF x	1,800 =	84,180,600
	12,915 MF x	750 =	9,686,250
	Total Square Footage		93,866,850

- **Developer Fee Income**

Government Code 58030 Fee $1.65/sq. ft. for residential

93,866,850 sq. ft. x $1.65 = $154,880,302

Government Code 58030 Fee $.27/sq. ft. for commercial/industrial

60,774,000 sq. ft. x $ .27 sq. ft. = $16,408,900

SB 1287 Fee $1.00 /sq. ft.

93,866,850 sq. ft. x $1.00 = $93,866,850

(Taken from Table 2-8 of the draft)

Total State Developer Fees

	Proposition 170 Approved	Proposition 170 Denied
58030 Fee Residential	$154,880,302	$154,880,302
58030 Fee Com./Ind.	16,408,900	16,408,900
SB 1287	93,866,850	-0-
	$265,156,058	$171,289,202
Total Facility Needs	$544,796,977	$544,796,977
Fees Generated	$265,156,058	$171,289,202
Shortfall	$279,640,919	$373,507,775

B-1-2

B-2 Center Unified School District (10/13/93)

B-2-1. *Draft Plan* should incorporate policy originally proposed by County Office of Ed in 9/24/93 letter

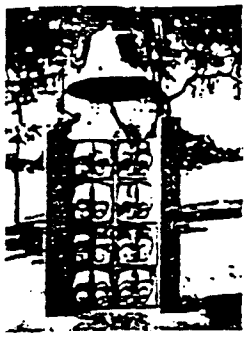
Refer to common response #7.

B-2-2. Analysis of school impacts should be added to Final EIR

Refer to common response #7.

B-2-3. Analysis provided by Placer County Office of Ed does not cover all of Center Unified; additional analysis will be provided

Comment noted.



Center Unified School District

8408 Watt Avenue • Elverta, California 95626
Telephone (916) 338-6400 • FAX (916) 338-6411

SUPERINTENDENT
Rex Fortune, Ph.D.

BOARD OF TRUSTEES
Raymond F. Bender
Lynn Hall
Jo Teel
Gail L. Kieve
Anita L. Westenbarger

PLACER COUNTY
DATE RECEIVED
OCT 14
PLANNING COMMISSION

October 13, 1993

Mr. Loren Clark
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Mr. Clark:

Thank you for the opportunity to comment on the Placer County Draft General Plan and Draft Environmental Impact Report (EIR). As a public agency that is potentially affected by the adoption of the plan and EIR, we are very concerned about several issues regarding school facilities and offer the following comments. We also reserve the right to make additional written comments within the public comment period.

Center Unified is a highly impacted and fast-growing school district. The school district is already overcapacity, having had to lease approximately 100 portable classrooms in order to house our growing enrollment. Center Unified will be additionally impacted by at least two new growth areas included in the General Plan and EIR: Villages of Dry Creek and Placer Villages.

Comments Concerning the General Plan Draft Policy Document

1. We support the policy statements included in the Draft Policy Document, under Section 4, Public Facilities and Services, and specifically in the Schools section, with the addition of #2 below.

2. We recommend that the facilities funding policy submitted to you in a September 24, 1993 letter by Mr. Jim Bush of the Placer County Office of Education be added to the schools section. This policy statement is: B-2-1

"Proposed County general plan amendment(s), prezoning(s), rezoning(s), and other legislative act(s) to allow residential developments, shall not be approved if it is documented by the affected school district to the satisfaction of the Planning Commission/Board of Supervisors that adequate school facilities cannot be made available concurrently with the need for such facilities."

It is our interpretation that the passage of Senate Bill 1287 last year does not preclude cities and counties from considering the impact on the provision of adequate school facilities in the decision to approve new residential development, and does not preclude cities and counties from adopting mitigation measures which would require development projects to participate in financing plans for school facilities.

In addition, this recommended policy statement is supported by the statement on page 24, Basic Planning Standards for New Growth Areas, Item Number 6, which states that new growth areas "shall be designed and constructed to provide all public infrastructure.... including... school and medical facilities where warranted by population..." Fiscal impact analyses and financing plans included in specific area plans should include impact and cost of needed new school facilities. B-2-1

Comments concerning the Draft Environmental Impact Report

1. Please explain why school facilities impacts and mitigation measures are not included in the EIR. Mr. Jim Bush of the Placer County Office of Education has submitted such an analysis, which we recommend be included into the EIR in order to provide a full analysis of impact on public services as required by law. The General Plan clearly acknowledges that new residential growth planned for in the General Plan will have an impact on school districts' abilities to provide adequate school facilities. Goal 4.J, and policy statements 4.J1., 4.J.6., 4.J.10, and 4.J.11. in the Policy Document all acknowledge the essential nature of school facilities as part of the public infrastructure needed to serve new residential development. B-2-2

In addition, Goal 4.B. and Policies 4.B.1. and 4.B.2. in the Policy Document clearly state that the County shall require the new development pay its fair share of the cost of all facilities it uses based on the demand caused by the new development.

Facilities Analysis

Mr. Jim Bush of the Placer County Office of Education has prepared a school facilities analysis, which, as we mentioned previously, we recommend to be incorporated in its entirety, into the EIR. While the school facilities analysis encompasses the entire Placer County, it does not include specific enrollment and facility information for Center Unified School District. This is because Center Unified School District is located in both Sacramento County and Placer County, but is served by the Sacramento County Office of Education. For that reason, I will be submitting additional facilities analysis information to you for inclusion into the EIR. B-2-3

Please contact Ms. Leigh A. Coop, Director of Facilities, Center Unified School District, (916) 338-6337 if you have questions or need additional information.

Thank you for your consideration of these comments.

Sincerely,

Leigh A. Coop
Director of Facilities

cc: Dr. Rex Fortune, Superintendent, CUSD
Doug Smith, Business Manager, CUSD
Marion Cantor, Atty.
Mike Winters, Caldwell, Winters, Flores
Jim Bush, Placer County Office of Education

B-3 Loomis Union School District (10/15/93)

B-3-1. *Draft Plan* should incorporate policy originally proposed by County Office of Ed in 9/24/93 letter

Refer to common response #7.

B-3-2. Analysis of school impacts provided by County Office of Education should be added to Final EIR

Refer to common response #7.

Loomis Union School District

P.O. Box 104, Loomis CA 95650 (916) 652-1800

Building Excellence in Education Since 1856

Charles Emerson, Superintendent

October 15, 1993

PLACER COUNTY
DATE RECEIVED
OCT 19 1993
PLANNING DEPARTMENT

Kirk Uhler
Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

Dear Kirk:

The Loomis Union School District would like to thank the Placer County Planning Commission for allowing school districts throughout the county to have the opportunity to provide input into the Draft General Plan Policy Document and the Draft Environmental Impact Report.

The Loomis Union School District agrees with these proposed policies and, in addition, would like to request the inclusion of one additional policy that was suggested earlier.

> "Proposed County general plan amendment(s), prezoning(s), rezoning(s) and other legislative acts to allow residential developments <u>shall not be approved</u> if it is documented by the affected <u>school district</u> to the satisfaction of the Planning Commission/Board of supervisors that adequate school facilities cannot be made available concurrently with the need for such facilities." B-3-1

It was further noted that no school impacts were analyzed in the Environmental Impact Report. The Loomis Union School District would like to request that the analysis, including mitigation measures prepared by Jim Bush, District Facility Planner, be placed in the Draft Environmental Impact Report. Without these proposed mitigation measures, the Loomis Union School District will be significantly impacted as a result of the approval of the Draft General Plan. B-3-2

Your consideration of these requests will be greatly appreciated.

Sincerely,

Charles Emerson

Charles Emerson
District Superintendent

cc: Phil Ozenick, Chairman Board of Supervisors
Fred Yeager, Director Placer County Planning Department

BOARD OF TRUSTEES • VIVIAN ADAMS • BRUCE BUCHHOLZ • WIL CONNER • NYLE KELLER • CAROLE MCCARTHY

Franklin School
7050 Franklin School Rd.
Ann Leonard, Principal

Loomis School
3505 Taylor Road
Glenn Lockwood, Principal
(916) 652-1824

Placer School
8650 Horseshoe Bar Rd.
Joe Silva, Principal
(916) 652-1830

B-4 Eureka Union School District (10/18/93)

B-4-1. *Draft Plan* should incorporate policy originally proposed by County Office of Ed in 9/24/93 letter

Refer to common response #7.

B-4-2. Analysis of school impacts provided by County Office of Education should be added to Final EIR

Refer to common response #7.

B-4-3. General Plan must include mitigation programs to ensure good schools

Refer to common response #7.

TRUSTEES
SHEILA ANDERSON
DAN CLIFT
LAURIE DIEFENBACH
JOHN TANNER
REVÉ TAYLOR

Eureka Union School District

5477 EUREKA ROAD
GRANITE BAY, CALIFORNIA 95746
PLACER COUNTY

RONALD L. FEIST, Ed. D
District Superintendent
District Office - 791-4939
FAX 791-5527

DAVID R. FREEMAN
Assistant Superintendent
District Office - 791-4939
FAX 791-5527

PLACER COUNTY
DATE
RECEIVED

OCT 22 1993

PLANNING DEPARTMENT

October 18, 1993

Mr. Kirk Uhler
Supervisor District 4
Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

RE: Draft General Plan Policy Document and Draft E.I.R.

This past week I had the opportunity to attend the Placer County Planning Commission to discuss the Draft General Plan Policy Document and the Draft E.I.R. I left that meeting with some views I feel are important to share with you because you represent the Eureka Union School District on planning issues.

(1) We appreciate the efforts of the Planning Staff, especially Fred Yeager and Loren Clark for giving the school districts of Placer County an opportunity to provide significant input on the draft policies. The Eureka Union School District worked actively on the Granite Bay Community Plan Schools' Component and highly supports the proposed school policies in the Draft General Plan. However, one policy needs to be added to the general plan.

> "Proposed County general plan amendment(s), prezoning(s), rezoning(s) and other legislative acts to allow residential developments <u>shall not be approved</u> if it is documented by the affected <u>school district</u> to the satisfaction of the Planning Commission/Board of Supervisors that adequate school facilities cannot be made available concurrently with the need for such facilities."

B-4-1

DAVID J. DOMINGUEZ JANET A. SCHIMPF RICK L. SCHRICHFIELD CLARA TAYLOR
Principal

(2) The Draft E.I.R. does not analyze school impacts that will develop because of the adoption and implementation of the new General Plan. Failure to not include a public service as important as schools is a serious mistake in an E.I.R. process. Jim Bush, Facilities Director for Placer County Office of Education provided to the Planning Commission and Planning Staff a copy of an analysis of the proposed General Plan impacts on school districts. This analysis includes potential increases of the number of students and the obvious need for additional school facilities. The document established costs associated with the impacts and some measures available to mitigate the impacts. I highly recommend that Mr. Bush's "School Needs Analysis for the Placer County General Plan" be included in the Draft E.I.R. Jim's work represents data and input from the 19 school districts in Placer County and must become part of the planning considerations. B-4-2

(3) For the eleven plus years I have been Superintendent of the Eureka Union School District, Placer County Planning Staff, Planning Commission and Board of Supervisors have worked in harmony with school districts to understand and help mitigate the school facilities' problems brought about by growth. Growth is healthy, but it must be managed and properly anticipated. Builders and developers in the Granite Bay/East Roseville area clearly understand and have been very supportive of the efforts to keep adding school facilities as new housing units come on line. Good schools sell houses, is a mutual benefit all parties clearly understand in the Eureka Union School District. The General Plan must support each district working with their community, including developers/builders to develop and implement a mitigation program for school facilities that works for everyone's benefit. Failure to have proper mitigation programs for schools in place will lead to a poor business climate for the real estate industry. B-4-3

Thank you for your consideration of my recommendations. Please feel free to give me a call or set up a meeting if you need additional information or clarification. Placer County's future depends upon good schools. All of us must work together to make sure Placer continues as one of the premier counties in education.

Sincerely,

Ronald L. Feist, Ed.D.
District Superintendent
EUREKA UNION SCHOOL DISTRICT

RLF:llt

cc: Eureka Board of Trustees
Mr. Phil Ozenick, Chairperson, Board of Supervisors
Mr. Fred Yeager, Planning Director
Mr. Jim Bush, PCOE Facilities Director

B-5 Sierra College (10/20/93)

B-5-1. Sierra College agrees with *Draft Plan* policy relating to higher education

Comment noted; no response necessary.

B-5-2. Final EIR should analyze impact on college facilities and identify new Sierra College site of 100 acres in Placer Villages area

The Final EIR includes a discussion of school impacts (see common response #7), but the County does not feel it is appropriate to designate school sites at the level of specificity requested. Furthermore, the Placer Villages Specific Plan Area no longer appears on the Land Use Diagram.

SIERRA COLLEGE

• 5000 Rocklin Road • Rocklin CA 95677 • Tel. 916-781-0540 •

October 20, 1993

DATE 10-27-93
Board of Supervisors - 5
John Marin
Don Lunsford
Clerk of the Board
A.T. Pending

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OCT 27 1993
BOARD OF SUPERVISORS

Phil Ozenick, Chairman
Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

Dear Phil:

Thank you for the opportunity to provide comments on the Draft County General Plan Policy Document and Draft Environmental Impact Report (EIR).

In the Draft Policy Document under higher education, it reads "the County shall work with Sierra College to ensure that higher education programs and facilities are available to Placer County." The College certainly agrees with this policy and the County's support. As you know, Sierra College not only provides a higher educational opportunity for Placer County residents but also provides extensive job training, small business development, and computer-aided manufacturing training, all of which help to stimulate the economy. B-5-1

In regards to the Draft EIR, I feel it is important to include in this document, the impact upon college facilities expected as a result of implementation of the General Plan. It is anticipated that the unincorporated area of the County will produce approximately 16,000 new Sierra College students. Existing facilities will not accommodate these students. It is requested that a college center site (up to 100 acres) be designated in the Placer Villages area. This site would serve the west Roseville, Dry Creek, and Placer Villages areas and the entire Antelope area of Sacramento County which is part of the District. B-5-2

Thank you again for this opportunity.

Sincerely,

Kevin M. Ramirez, Ed.D.
President/District Superintendent

cc: Fred Yeager, County Planning Director

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NOV 0 1993

Board of Supervisors (5)
John Marin
County Executive
County Counsel
Planning
Public Works
Environmental Health
Clerk of the Board
File
For: General Plan
Date:

Dr. KEVIN M. RAMIREZ
President & District Superintendent

B-6 Tahoe Truckee Unified School District (10/20/93)

B-6-1. *Draft Plan* should incorporate policy originally proposed by County Office of Ed in 9/24/93 letter

Refer to common response #7.

B-6-2. Analysis of school impacts provided by County Office of Education should be added to Final EIR

Refer to common response #7.

PLACER CO. DATE RECEIVED
OCT 2 1993
NOV 0 1 1993
CLERK OF THE

Creating · Developing · Providing
Quality Education for All Students

Board of Supervisors (5)
John Marin
County Executive
County Counsel
Planning
Public Works
Environmental Health
Clerk of the Board
File
Placer Co. Gen. Plan Update

PLANNING DEPARTMENT

Tahoe Truckee Unified School District

Vincent C. Deveney, Superintendent
Terre D. Krause, Assistant Superintendent

DATE 10-26-93
Board of Supervisors - 5
John Marin
Don Lunsford
Clerk of the Board
Planning

October 20, 1993

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OCT 2 6 1993
BOARD OF SUPERVISORS

Kirk Uhler
Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

Dear Mr. Uhler:

The Tahoe Truckee Unified School District would like to take this opportunity to provide input to the Draft General Plan Policy Document and the Draft E.I.R. Report.

The Tahoe Truckee Unified School District and its Board of Trustees appreciate the opportunity to respond to both of these documents on behalf of its students and staff. Our district feels strongly that a school's component be established in these documents and that it is imperative that these documents reflect the evergrowing school community and its populations. Our district respectively requests your consideration of the following:

> We request that our previous request for a statement of policy regarding schools be included. That previous policy request is worded as follows: B-6-1
>
> "Proposed County General Plan Amendment(s), pre-zoning(s), rezoning(s) and other legislative acts to allow residential developments <u>shall not be approved</u> if it is documented by the affected school district to the satisfaction of the Planning Commission/Board of Supervisors that adequate school facilities cannot be made available concurrently with the need for such facilities."

Additionally;

> The Draft E.I.R. responses prepared by Mr. Jim Bush on behalf of our school district were not included and responded to in the Draft E.I.R. We respectfully request that these school analysis including the appropriate mitigation measures be placed in the Draft E.I.R. B-6-2

BOARD OF TRUSTEES: Debra Darby, Cliff Hartwell, Nancy O'Neill, Jim Wallis, John Wojcik

B-7 Western Placer Unified School District (10/20/93)

B-7-1. *Draft Plan* should incorporate policy originally proposed by County Office of Ed in 9/24/93 letter

Refer to common response #7.

B-7-2. Analysis of school impacts provided by County Office of Education should be added to Final EIR

Refer to common response #7.

WPUSD

WESTERN PLACER UNIFIED SCHOOL DISTRICT

630 6th Street
Lincoln, CA 95648

(916) 645-6350
(916) 645-6356 FAX

Superintendent
Kenneth E. Sanders

Board of Trustees
Judy Campbell
Rhynie Hollitz
Karen Roberts
Sid Tetley
Glenn Vineyard

October 20, 1993

Phil Ozenick, Chairman
Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

We would like to express our concern regarding the Draft General Plan Policy Document and the Draft Environmental Impact Report. The proposed policies of the planning staff addresses the issue of adequate school facilities as growth occurs and we especially appreciate the efforts that Fred Yeager and Loren Clark put into this effort.

The document would be strengthened if it included the following language:

> "Proposed County general plan amendment(s), prezoning(s), rezoning(s) and other legislative acts to allow residential developments shall not be approved if it is documented by the affected school district to the satisfaction of the Planning Commission/Board of Supervisors that adequate school facilities cannot be made available concurrently with the need for such facilities." B-7-1

We believe Jim Bush has provided excellent analysis and school mitigation measures that need to be included in the Draft Environmental Impact Report. Without these considerations the proposed mitigation measure will impact the Western Placer Unified School District in a negative manner. B-7-2

Sid Tetley, President
Board of Trustees
Western Placer Unified School District

Ken Sanders, Superintendent
Western Placer Unified School District

KS,ST/em

cc: Fred Yeager, Director
Placer county Planning Department
Jim Bush, Placer County Office of Education

bdsupvr

"PURSUIT OF EXCELLENCE"

B-8 Sage Institute (Dry Creek Elementary) (10/21/93)

B-8-1. Requests that same policies, procedures, and conditions adopted in Dry Creek-West Placer Plan be added to Draft Countywide Plan

The language contained in the Draft Policy Document, except for the one policy change described in common response #7, has not changed. Ultimately, the policies and programs of the Dry Creek/West Placer Community Plan will be modified to be consistent with the countywide policies in any such changes are deemed necessary.

B-8

SAGE INSTITUTE, INC.
29800 Agoura Road, Suite 220
Agoura Hills, California 91301
(805) 497/8557 or (818) 991/0646
fax (818) 991-0754

MEMORANDUM

TO: Loren Clark
Placer County Planning Department

FROM: Dr. Joel Kirschenstein, President
Ms. Irma Tucker, Senior Associate
Sage Institute, Incorporated

DATE: October 21, 1993

SUBJECT: General Plan Update

On behalf of the Dry Creek Joint Elementary School District ("District"), we would like to bring to the Planning Commission's attention that we were not in attendance at the General Plan Update hearing on October 14, 1993.

By way of follow-up, please be advised that the District wishes to have the same policies, procedures and conditions in place that were adopted by the Board of Supervisors on May 14, 1990 per Resolution No. 90-181 as part of the Public Services Element of the Dry Creek-West Placer Community Plan ("Community Plan"). Attached hereto for your reference is an excerpt from the Education/Schools Component of the Public Services Element of the Community Plan which sets forth the adopted Goals, Policies and Implementation Measures pertaining to public schools. B-8-1

We will be in attendance at future Planning Commission and Board of Supervisors meetings to clarify this issue and present testimony on behalf of the District.

Attachment

cc: Kelvin Lee, District Superintendent
Board of Trustees

b:dcgen4/gpuclark

provide a short-term water supply until the long-term water supply project can be completed. The short-term water supply would include:

- Use of the extra capacity of an expanded Water Treatment Plant in order to supply treated water to the Plan area through the proposed intertie between the PCWA and City of Roseville water systems.
- Conjunctive use of groundwater in the Plan area in order to meet peak demands. (West Roseville Public Facilities Plan - January 1989)

Education - Schools

GOALS

1. TO PROVIDE THE MOST TIMELY AND BEST POSSIBLE EDUCATIONAL FACILITIES TO THE RESIDENTS OF THE PLAN AREA.
2. TO CONSTRUCT NEW SCHOOLS TO MEET CURRENT NEEDS AND AS THEY ARE NEEDED TO AVOID EVEN TEMPORARY OVERCROWDING WHEREVER POSSIBLE.
3. TO MINIMIZE THE NEED FOR BUSSING AND TO INCREASE THE SAFETY OF CHILDREN GOING TO AND FROM SCHOOL THROUGH THE PROPER LOCATION OF SCHOOL FACILITIES.
4. TO ESTABLISH SCHOOL DISTRICT BOUNDARIES WHICH BEST SERVE THE NEEDS OF THE STUDENTS IN THE AREA.

Policies

1. County, developer, and school district personnel should continue to work together closely to monitor population increases in the area and to ensure that new school facilities are provided as needed. Adequate school facilities must be shown to be available, in a timely manner, before approval will be granted to new residential development including subdivisions, rezonings, and General Plan Amendments.
2. New development in the area must, along with the State of California, continue to provide the funding necessary to meet the demand for new school facilities in a timely manner.

3. New school sites should be centrally located within areas of the highest population densities, and where roads and pedestrian paths provide the safest access to the sites. These sites should be separated and buffered from commercial and industrial properties and from major roads.
4. Joint use of school facilities for recreation and other public uses which do not conflict with the primary educational use are to be encouraged.
5. Levy developer impact fees to the fullest extent possible and, if necessary in order to meet the school needs in this area, create other appropriate funding mechanisms to ensure that the goals and policies of this Plan are met.
6. Designate future school sites on the Plan area map, identified by general location, type, size requirements, and likelihood of development.
7. Encourage continued use of educational programs in schools, service clubs, industry, etc. to foster public awareness of local fire and safety hazards, the benefits of agriculture in Placer County and California, and the need to identify and protect a community's unique natural and cultural resources.

Discussion/Implementation

The Plan area is served by several different school districts. These include the Dry Creek Joint Elementary School District, the Elverta Joint Elementary School District, the Center Unified School District, the Roseville Joint Union High School District, and the Grant Union High School District. (See map in E.I.R. for district boundaries.)

New development in the area will heavily impact the Roseville High, Dry Creek, and Center Unified School Districts. The Grant Union and Elverta School Districts will be less impacted due to the lack of any increase in densities proposed for the portion of the Plan area included within those two districts.

Approximately 70% of the proposed residential units, included in the Plan, fall within the Dry Creek School District boundaries. The school district (through their consultant, Sage Institute Inc.) has provided the following information for consideration in the Dry Creek - West Placer Plan. Upon applying student yield and facility size criteria against the proposed housing inventory, it is projected that two elementary schools and one middle school will be required to house students at total buildout of the Plan area.

Site Location and Size Criteria

The following general criteria should be applied in designating school facilities within the Community Plan:

1. Sites should be centrally located within proposed single family developments.
2. Size requirements are ten useable acres for elementary school and eighteen to twenty useable acres for middle schools, on flat terrain.
3. Site should not be adjacent to major roadways, thoroughfares, commercial or industrial areas.
4. Development tracts and street systems should be designed to accommodate school bus pick-up, drop-off and turnaround areas.
5. Maximize joint use opportunities by locating school facilities adjacent to or in close proximity to park sites, public open space, community buildings and other public recreation facilities.
6. Schools should be linked to planned pedestrian and/or bikeway path systems.

Site Acquisition Mechanisms and Incentives

The following are among the vehicles which have been successfully used by School Districts and local planning jurisdictions to facilitate the provision of needed school sites.

1. Dedication of land by developer.

2. Condemnation by school district (in some instances this can provide tax benefits to the property owner or developer).
3. Encourage cooperative site acquisitions and joint use arrangements between the District and other public or quasi-public agencies.
4. Negotiation of lease/purchase agreements between the school district and property owners/developers.
5. To allow for continued residential development only where adequate allowance has been made for the timely provision of public school facilities.

Financing Programs

Subsequent to the approval of a Community Plan Land Use Map, and prior to finalizing the implementing zoning regulations, a comprehensive finance plan will need to be developed which takes into consideration the following opportunities:

1. Development and Building Permit fees, of which a predetermined portion shall accrue to the School District.
2. Assessment districts, such as the formation of a Mello-Roos community Facilities District to fund school facilities and other infrastructure.
3. School construction bonds.
4. State School Building Program assistance.
5. Other mechanisms as may be applicable.

A detailed financial analysis will be undertaken and presented to the County by the Dry Creek School District upon the selection of the recommended land use plan. (The proposed Public Facilities Plan School component is included as a separate appendix to this Plan.)

Of significance to the financing plan is the fact that the California State School Building Program has depleted its financial resources and therefore School Districts can expect little, if any, State funding assistance in the years to come. As a result, School Districts and local jurisdictions must find alter-

B-9 Placer Hills Union School District (10/25/93)

B-9-1. *Draft Plan* should incorporate policy originally proposed by County Office of Ed in 9/24/93 letter

Refer to common response #7.

B-9-2. Analysis of school impacts provided by County Office of Education should be added to Final EIR

Refer to common response #7.

Placer Hills Union School District

Ken Poulsen
Superintendent

P.O. Box 68
Meadow Vista, CA 95722
(916) 878-2606
FAX (916) 878-2663

PLACER COUNTY
DATE
RECEIVED
OCT 2 1993
PLANNING DEPARTMENT

October 25, 1993

Mr. Rex Bloomfield
Supervisor, District 5
Placer County Board of Supervisors
175 Fulweiler Street
Auburn, Ca. 95603

Dear Rex:

On behalf of the Placer Hills Union School District, we would like to thank you for your support of schools and education, what I consider to be the cornerstone of this nation and the fate of our future.

In addition, we would like to inform you of the wonderful support we have received by the Planning Department staff, especially Fred Yeager and Loren Clark. They have allowed significant school district impact to be included in the draft policies, which we believe are not only well done, and appropriate, but essential for us to continue educating children. We are not sure for what reason, but one important policy <u>was not</u> included. This is a critical policy and we would ask that it be included. The policy reads as follows: B-9-1

> *"Proposed County general plan amendment(s), prezoning(s), rezoning(s) and other legislative acts to allow residential developments <u>shall not be approved</u> if it is documented by the affected <u>school district</u> to the satisfaction of the Planning Commission/Board of Supervisors that adequate school facilities cannot be made available concurrently with the need for such facilities."*

In regards to the Draft EIR, there were no school impacts analyzed. We have read those prepared by Jim Bush and propose an additional request to include his analysis, including mitigation measures, in the Draft EIR. As shown in the analysis, you can see the Placer Hills Union School District will be significantly impacted as a result of the EIR if proposed mitigation measures are not included. B-9-2

We believe the more information that can be documented regarding the current and future impacts on schools will help to provide a clearer understanding of our serious situation.

Again, thanks for your support and if we can answer any questions or be of any further assistance, please don't hesitate to contact us.

Sincerely,

Ken Poulsen
Superintendent

Norma Taylor
Board of Trustees President

cc: Mr. Phil Ozenick, Chairman, Board of Supervisors
Mr. Fred Yeager, Planning Dept.
Mr. Loren Clark, Planning Dept.
Mr. Jim Bush, PCOE

KP:km

B-10 Roseville Joint Unified High School District (10/25/93)

B-10-1. *Draft Plan* should incorporate policy originally proposed by County Office of Ed in 9/24/93 letter

Refer to common response #7.

B-10-2. Analysis of school impacts should be added to Final EIR

Refer to common response #7.

Roseville Joint Union High School District

1750 CIRBY WAY, ROSEVILLE, CALIFORNIA 95661 • (916) 786-2018 • FAX (916) 786-2681

ROBERT J. TOMASINI, Superintendent

BOARD OF TRUSTEES
ALLAN CAMERON
JIM GARDNER
CAROL HAMEL
JAMES JOINER
GARY A. KIDDER, Jr

October 25, 1993

Larry Sevison, Chairman
Placer County Planning Commission
11414 B Avenue
Auburn, CA 95603

SUBJECT: PLACER COUNTY GENERAL PLAN UPDATE AND ENVIRONMENTAL IMPACT REPORT

Dear Mr. Sevison:

Thank you for the opportunity to respond to the Countywide General Plan Draft Policy Document and associated Draft Environmental Impact Report. The District would like to thank the Planning staff for allowing Placer County school districts to have such an active role in the development of the policy statements. In particular, Mr. Yeager and Mr. Clark have worked very closely with Jim Bush of the Placer County Office of Education. Mr. Bush's proposals and comments are fully supported by the Roseville Joint Union High School District.

Please accept the following comments from the Roseville Joint Union High School District:

Draft Policy Document

Since 1988, the County and the District have worked very closely to ensure that provisions for new school facilities are made as development occurs. The Roseville Joint Union High School District continues to be impacted by new development. Based upon currently adopted General Plans, three (3) new comprehensive high schools, two (2) continuation high schools, and one (1) opportunity high school will be needed. The cost of construction is estimated to be approximately $111 million. Money generated through development agreements, developer fees, and bond proceeds will not create sufficient revenue to offset costs. B-10-1

One very important policy has been excluded from the Draft Policy Document. It is recommended that the following policy be added:

"Proposed County General Plan Amendment(s), Prezoning(s), rezoning(s), and other legislative acts to allow residential developments shall not be approved if it is documented by the affected school district to the satisfaction of the Planning Commission/Board of Supervisors that adequate school facilities cannot be made available concurrently with the need for such facilities." B-10-1

Without this policy, the District's ability to provide facilities to adequately serve students generated from new development will be severely impacted.

Draft Environmental Impact Report

There is no discussion of school impacts or mitigation measures in the Draft Environmental Impact Report. Such impacts are required to be discussed under the California Environmental Quality Act (CEQA), and should be included as a component of any discussion on public services and facilities. B-10-2

Thank you again for the opportunity to respond.

Sincerely,

Robert J. Tomasini

Robert J. Tomasini
Superintendent

cc: Board of Trustees
Placer County Board of Supervisors
Jim Bush, PCOE

B-11 Sage Institute (Dry Creek Elementary) (10/29/93)

B-11-1. Requests that policies, procedures, and conditions adopted in Dry Creek-West Placer Plan and EIR be added to Draft Countywide Plan

The language contained in the Draft Policy Document, except for the one policy change described in common response #7, has not changed. Ultimately, the policies and programs of the Dry Creek/West Placer Community Plan will be modified to be consistent with the countywide policies in any such changes are deemed necessary.

Sage Institute Incorporated
29800 Agoura Road, Suite #220
Agoura Hills, California 91301

Public Policy
Master Planning
Finance
Asset Management
Entitlements

October 29, 1993

Placer County Planning Commission
Auburn, California

Subject: Placer County General Plan Update

Dear Honorable Chairman and Members of the Planning Commission:

On behalf of the Dry Creek Joint Elementary School District ("District"), we would like to thank you for the opportunity to participate in the planning effort for the County-wide General Plan Update and Draft Environmental Impact Report.

On May 14, 1990, the Placer County Board of Supervisors adopted the Dry Creek / West Placer Community Plan ("Community Plan"). Included in the Public Service Element of the Community Plan is the Education - Schools component which sets forth specific Goals, Policies and Implementation Measures pertaining to schools (attached hereto as Exhibit A).

B-11-1

The District wishes to have the same Goals, Policies and Implementation Measures pertaining to public schools incorporated into the County-wide General Plan Update and related Environmental Impact Report that were adopted by the Board of Supervisors as part of the Community Plan.

The District administration and District Consultant, Sage Institute, Inc., both look forward to the on-going cooperative working relationship with Placer County in formulating the final County-wide General Plan and related Environmental Impact Report.

Respectfully,

Irma Tucker, Senior Associate
Sage Institute, Inc.
On Behalf of Dry Creek Joint Elementary School District

Attachment

cc: Kelvin Lee, District Superintendent
Dry Creek School District Board of Trustees

a:dcwp2/plancom.hnd

(805) 497-8557 (818) 991-0646 fax (818)991-0754

provide a short-term water supply until the long-term water supply project can be completed. The short-term water supply would include:

- Use of the extra capacity of an expanded Water Treatment Plant in order to supply treated water to the Plan area through the proposed intertie between the PCWA and City of Roseville water systems.
- Conjunctive use of groundwater in the Plan area in order to meet peak demands. (West Roseville Public Facilities Plan - January 1989)

Education - Schools

GOALS

1. TO PROVIDE THE MOST TIMELY AND BEST POSSIBLE EDUCATIONAL FACILITIES TO THE RESIDENTS OF THE PLAN AREA.
2. TO CONSTRUCT NEW SCHOOLS TO MEET CURRENT NEEDS AND AS THEY ARE NEEDED TO AVOID EVEN TEMPORARY OVERCROWDING WHEREVER POSSIBLE.
3. TO MINIMIZE THE NEED FOR BUSSING AND TO INCREASE THE SAFETY OF CHILDREN GOING TO AND FROM SCHOOL THROUGH THE PROPER LOCATION OF SCHOOL FACILITIES.
4. TO ESTABLISH SCHOOL DISTRICT BOUNDARIES WHICH BEST SERVE THE NEEDS OF THE STUDENTS IN THE AREA.

Policies

1. County, developer, and school district personnel should continue to work together closely to monitor population increases in the area and to ensure that new school facilities are provided as needed. Adequate school facilities must be shown to be available, in a timely manner, before approval will be granted to new residential development including subdivisions, rezonings, and General Plan Amendments.
2. New development in the area must, along with the State of California, continue to provide the funding necessary to meet the demand for new school facilities in a timely manner.

B-12 Alta Dutch Flat Unified School District (11/02/93)

B-12-1. *Draft Plan* should incorporate policy originally proposed by County Office of Ed in 9/24/93 letter

Refer to common response #7.

B-12-2. Analysis of school impacts provided by County Office of Education should be added to Final EIR

Refer to common response #7.

)UNTY
Alta-DUTCH FLAT UNION SCHOOL DISTRICT
.x 958 • Alta, California 95701 • (916) 389-8283

PETER T. KEESLAR
Superintendent / Principal

LORI WARWICK
Business Manager

November 2, 1993

PLACER COUNTY
DATE
RECEIVED
NOV 03 1993
PLANNING DEPARTMENT

Rex Bloomfield
Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn CA 95603

Dear Rex:

The Alta-Dutch Flat School District would like to thank the Placer County Planning Commission for allowing school districts throughout the county to have the opportunity to provide input into the Draft General Plan Policy Document and the Draft Environmental Impact Report.

The Alta-Dutch Flat School District agrees with these proposed policies and, in addition, would like to request the inclusion of one additional policy that was suggested earlier.

> "Proposed County general plan amendments(s), prezoning(s), rezoning(s), and other legislative acts to allow residential developments shall not be approved if it is documented by the affected school district to the satisfaction of the Planning Commission/Board of Supervisors that adequate school facilities cannot be made available concurrently with the need for such facilities." B-12-1

It was further noted that no school impacts were analyzed in the Environmental Impact Report. The Alta-Dutch Flat School District would like to request that the analysis, including mitigation measures prepared by Jim Bush, District Facility Planner, be placed in the Draft Environmental Impact Report. Without these proposed mitigation measures, the Alta-Dutch Flat School District will be significantly impacted as a result of the approval of the Draft General Plan. B-12-2

Your consideration of these requests will be greatly appreciated.

Sincerely,

Peter T. Keeslar
Superintendent/Principal

cc: Phil Ozenick, Chairman Board of Supervisors
Fred Yeager, Director Placer County Planning Department
Jim Bush, District Facility Planner

BOARD OF TRUSTEES
FRAN KURENDALL

B-13 Auburn Union School District (11/10/93)

B-13-1. *Draft Plan* should incorporate policy originally proposed by County Office of Ed in 9/24/93 letter

Refer to common response #7.

B-13-2. Analysis of school impacts should be added to Final EIR

Refer to common response #7.

AUBURN UNION SCHOOL DISTRICT

Dr. Edward F. Gilligan
District Superintendent

471 MAIDU DRIVE
PHONE (916) 885-7242
AUBURN, CALIFORNIA 95603

PLACER COUNTY
RECEIVED
NOV 1 0 1993
PLANNING DEPARTMENT

November 10, 1993

Mr. Phil Ozenick, Chairman
Supervisor, District 1
Placer County Board of Supervisors
175 Fulweiler
Auburn, California 95603

Dear Phil:

The reason I am writing you is my concern regarding the County General Plan Update. Since I became Superintendent in 1989, the District has been working hard to provide the proper facilities for the students of the District. We are proud of what we have accomplished up to now. However, with the forecast that the District will nearly double in the next 10 plus years, we must continue to plan and provide for the students of the District.

The final product of the General Plan Update certainly will have a tremendous influence on the school districts of the County. I have been pleased with the close cooperation between the County and the District up to the present time. I have always had the cooperation of the planning staff. I especially want to recognize Fred Yeager and Loren Clark for allowing significant school district input on the draft policy.

One policy that was not included in the Draft but, I believe, should be included states: B-13-1

"Proposed County general plan amendment(s), prezoning(s), rezoning(s) and other legislative acts to allow residential developments shall not be approved if it is documented by the affected school district to the satisfaction of the Planning Commission/Board of Supervisors that adequate school facilities cannot be made available concurrently with the need for such facilities."

Without the policy, Auburn Union's ability to provide facilities to adequately serve students from new developments will be impacted.

I would also like to call your attention to the fact there was no discussion of school impact or mitigation measures in the Draft Environmental Impact report. As I understand it, impacts are required to be discussed under the California Environmental Quality Act. B-13-2

If you need any additional information, please call on me.

Sincerely,

Edward F. Gilligan

Dr. Edward F. Gilligan,
District Superintendent

EG:rg
cc: Fred Yeager, Director
Placer County Planning Dept.

B-14 Center Unified School District (11/12/93)

B-14-1. Analysis provided by Placer County Office of Ed does not cover all of Center Unified; additional analysis is attached

The Final EIR's schools analysis addresses the concerns expressed in this comment.

B-14-2. Recommended analysis of Center Unified impacts for inclusion in Final EIR

The Final EIR's schools analysis addresses the concerns expressed in this comment.

Center Unified School District

8408 Watt Avenue • Elverta, California 95626
Telephone (916) 338-6400 • FAX (916) 338-6411

SUPERINTENDENT
Rex Fortune, Ph.D.

BOARD OF TRUSTEES
Raymond F. Bender
Lynn Hall
Jo Teel
Gail L. Kleve
Anita L. Westenbarger

RECEIVED
NOV 1
PLANNING DEPARTMENT

November 12, 1993

Mr. Fred Yeager, Director
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

RE: Placer County General Plan Draft EIR

Dear Mr. Yeager:

Thank you for the opportunity to respond to the Draft Environmental Impact Report (DEIR) of the Placer County General Plan Update. Because the Center Unified School District (CUSD) is potentially impacted by the plan, we would like to express concern over the lack of analysis of school facilities needs in the DEIR and the absence of required mitigation for school facilities. B-14-1

Our staff is in receipt of a response to the DEIR from Mr. James F. Bush, Facility Planner for the Placer County Office of Education dated October 12, 1993. Mr. Bush's response did not include an analysis of school facilities impact for the Center Unified School District and mitigation needed by our district.

The CUSD currently operates four elementary schools, one junior high school, one senior high school, and one continuation high school. A fifth elementary school, Oak Hill Elementary, is scheduled to open near the beginning of the 1994/95 school year. The CUSD uses state standards (California Code of Regulations Section 1811(g)(1 and 2)) to load students into its facilities to determine school capacity. Table 1 lists the capacity of each school and its current enrollment. The CUSD has a total capacity of 4,995 students, including the new Oak Hill Elementary School, and a current enrollment of 4,930 students. During the mid- to late 1980's, the CUSD grew at between 5% and 10% per year. Since 1990, student enrollment growth has slowed because of a decrease in new residential construction. However, it is projected that even without further residential development, the District will be over capacity in the 1994/95 school year. New development will cause additional students to enroll in the CUSD's schools and require additional new schools. B-14-2

Table 1
Center Unified School District
School Capacity and Current Enrollment (1993/94)

SCHOOL	STATE CAPACITY	CURRENT ENROLLMENT	AVAILABLE CAPACITY
Center Elementary	365	517	(152)
Dudley Elementary	723	831	(108)
North Country Elementary	659	897	(238)
Oak Hill Elementary	584	0*	584*
Spinelli Elementary	559	490	69
Center Junior High	711	806	(95)
Center High	1,392	1,316	76
McClellan Continuation High	2	73	(71)
TOTAL	4,995	4,930	(65)

* Projected to open Fall 1994

The CUSD is currently using the State school building program, along with local funding sources, to fund its schools. However, the State building fund is depleted, and no new revenues have currently been approved by the voters. The CUSD has a local general obligation bond that provides about 7.5 percent of the cost new school facilities. Statutory developer fees on new residential development (currently at $1.65 per square foot) are projected to yield about 31.6 percent of the cost of new school facilities. Together, local general obligation bond revenues and developer fee revenues are estimated to pay for about 39.1 percent of new school facilities needed. Since the state has no school facilities funds, the CUSD has a 60.9 percent revenue shortfall to meet its projected school facilities needs.

The CUSD staff and consultants have carefully examined the proposed development in the DEIR of the general plan update. Table 2 below lists the projected dwelling units to be constructed within the territory of the CUSD.

Table 2
Projected Residential Development
Placer County General Plan Update

Project	SFD	MFD	APT	Total
Placer Villages	4,406	1,259	630	6,295
Villages of Dry Creek	7,540	2,152	1,080	10,772
West Placer - Dry Creek	868	0	0	868
Other	100	0	0	100
Total Dwelling Units	12,914	3,411	1,710	18,035
Total EDU*	12,914	1,900	952	15,768

*EDU =Equivalent Dwelling Unit, based on students per dwelling unit with SFD =1.00

It is estimated that 12,914 single family dwelling units (SFD), 3,411 multi-family units (MFD) and 1,710 apartments (APT) are planned for development. The District's Governing Board-approved student generation factor, or average pupils per dwelling unit, is 79 K-12 students for every 100 SFD, and 44 K-12 students for every MFD and APT. This student generation factor of .79 for SFD and .44 for MFD and APT will be used for projected estimates of future students from new development.

A formula for dwelling unit equivalency (EDU) was also used to estimate the costs per SFD, MFD and APT for school facilities mitigation. SFD were given an EDU of 1.00, based on a student generation factor of 0.79. MFD and APT were calculated to have an EDU of 0.44/0.79 or .556. Mitigation costs were calculated for each EDU and then proportioned by unit type.

Table 3 below lists the projected students for each of the proposed developments listed in Table 2, based on the student generation factors or pupil per dwelling unit ratios explained above. These projections include students with special needs (special education students).

Table 3
Projected Students by Development Project

Project	SFD	MFD	APT	TOTAL
Placer Villages	3,481	554	277	4,312
Villages of Dry Creek	5,957	947	475	7,379
West Placer - Dry Creek	686	0	0	686
Other	79	0	0	79
TOTAL	10,202	1,501	752	12,455

Table 4 below lists the projected students by school grade level, including students with special needs.

Table 4
Projected Students by Grade Level

Project	K-6	7-8	9-12	TOTAL
Total Students	5,944	2,158	4,352	12,455

It must be noted that the CUSD currently has no school facilities to house these students; therefore, all potential new development included in the DEIR and General Plan Update would have a significant negative impact on CUSD's facilities.

Table 5 shows the estimated costs for school facilities which would be needed because of the new development in the DEIR listed in Table 2. The costs are listed in 1993 dollars by each school grade level. These costs include only school facilities and do not include administrative facilities and transportation facilities and equipment that would also be needed. Therefore, total facilities costs caused by new development are higher than those shown in Table 5 below.

It is estimated that 8 elementary schools, 2 junior high schools and 2 high schools will be needed to accommodate students from projected new development proposed within the DEIR. Using current construction and site acquisition costs, as well as state square footage standards, these facilities are estimated to cost over $145 million in 1993 dollars. Developer fees are estimated

to provide approximately $46 million and general obligation bonds revenues are estimated to provide about $11 million, leaving a shortfall of over $88 million. The CUSD must turn to the County of Placer to require that developers adequately and completely mitigate this shortfall as part of mitigation measures adopted in the DEIR.

Table 5
Projected Students by Grade Level

Grade Level	K-6	7-8	9-12	TOTAL
Total Students	5,044	2,150	4,352	12,455
Schools Needed	8	2	2	11
Cost Per School	$7,217,617	$13,748,334	$30,093,594	
Total Cost	$57,740,938	$27,496,667	$60,187,188	$145,424,793
Estimated Developer Fees	$18,270,441	$8,700,521	$19,044,486	$46,015,448
Reduction for G.O. Bond	$4,351,416	$2,081,112	$4,540,608	$10,973,136
Shortfall	$35,119,081	$16,715,034	$36,602,094	$88,436,209
Total Cost per EDU*	$3,662	$1,744	$3,818	$9,224
Reduction for G.O. Bond	$276	$132	$288	$696
Net Cost per EDU	$3,386	$1,612	$3,530	$8,528
Cost per SFD	$3,386	$1,612	$3,530	$8,528
Cost per MFD and APT	$1,886	$898	$1,966	$4,750
Est. Dev. Fees per EDU	$1,159	$552	$1,208	$2,919
Shortfall per SFD	$2,228	$1,060	$2,322	$5,609
Shortfall per MFD	$727	$346	$758	$1,831

* EDU is Equivalent Dwelling Unit, based on students per dwelling unit with SFD =1.00

The bottom part of Table 5 also shows the facilities costs per dwelling unit. It should be noted that data contained these estimates are consistent with data used in the Resolution of Intention for a Mello-Roos Community Facilities District in the West Placer - Dry Creek Community Plan Area. It is our request that this analysis be included in the DEIR for the Placer County General Plan Update. B-14-2

Thank you for your consideration. If you have questions, please feel free to contact me at (916) 338-6337.

Sincerely,

Leigh A. Coop

Leigh A. Coop
Director of Facilities

cc: Dr. Rex Fortune, Superintendent
Doug Smith, Business Manager
Mike Winters, Caldwell, Winters, Flores
Marion Cantor, Atty.
Jim Bush, Placer County Office of Education

C. Other Local Public/Quasi-Public Agencies

C-1 Roseville Telephone Company (10/15/93)

C-1-1. General statement of support for General Plan Update

Comment noted; no response necessary.

ROSEVILLE TELEPHONE COMPANY
P.O. BOX 969 • ROSEVILLE, CALIFORNIA 95661
TELEPHONE 786-6141 • AREA CODE 916

ROBERT L. DOYLE
PRESIDENT, MANAGER
THOMAS E. DOYLE
SECRETARY

October 15, 1993

PLACER COUNTY
DATE
RECEIVED

OCT 18 1993

PLANNING DEPARTMENT

Placer County Planning Dept
Loren Clark
11414 B Avenue
Auburn, CA 95603

Dear Loren:

Re: Placer County Draft E.I.R. and General Plan Update

Thank you for the opportunity to review and respond to the County's General Plan Update and Draft E.I.R.

The general plan maps and circulation plan diagrams are very useful to us in planning future expansion and additions to our outside plant facilities.

In a quick general review of these documents it appears the County takes the same basic approach to forecasting future growth as we do, therefore continued communication between city and county planners and utility companies is essential to maintain quality service to our customers.

There currently are regulations governed by the California Public Utilities Commission that require the Roseville Telephone Company to provide telecommunications services to the general public. If, for any reason, we can not do so, they will appoint an organization that can. C-1-1

We presently have a sphere of public telecommunications facilities that extend past the existing City of Roseville city limit lines, and into Placer and Sacramento Counties. These facilities will be expanded jointly with other utilities as new street infrastructure becomes available in conjunction with development. Our budgeting program ensures satisfactory funding.

State-of-the-art telecommunications services generally are an important component in the every day quality of life enjoyed by both residents and business throughout Roseville and Placer County.

The cost effectiveness of planned development allows us to uniformly develop our telephone facilities economically, especially our underground supporting structures.

General and specific plan proposals also help to minimize costly rearrangements to our facilities in the future. Therefore, the Roseville Telephone Company, as a public utility, fully supports all general plan amendments, specific plan proposals and planned community type developments. C-1-1

If I can be of further assistance to you, or answer any questions that may arise from your staff or committee members, please feel free to contact me at (916) 786-1206.

Sincerely,

Gene P. Cornthwaite

Gene P. Cornthwaite
Engineer

GPC/wsd

C-2 Western Placer Waste Management Authority (10/27/93)

C-2-1. Stanford Ranch West new growth area is incompatible with landfill operations; agricultural designation in area should be retained.

The Stanford Ranch West Specific Plan Area designation no longer appears on the Land Use Diagram.

C-2-2. *Draft EIR* should address land use conflicts around landfill and impacts on landfill operations of nearby urban development

Section 3.2 of the Final EIR discusses land use conflicts; refer to response to comment C-2-1.

C-2-3. *Draft EIR* does not adequately address impacts on solid waste infrastructure

The County believes the level of detail provided in the EIR is appropriate for a general plan EIR.

C-2-4. *Draft EIR* should analyze direct link between population growth and landfill life

Section 5.5 of the EIR provides this information.

C-2-5. *Draft EIR* mitigations (*Draft Plan* policies) should be more closely tied to impacts

The Final EIR includes the full text of the "mitigating" policies and programs, rather than just the policy and program numbers, so the relationship between mitigating policies and the impacts that they mitigate is now clearer.

EIR file

PLACER COUNTY
DEPARTMENT OF PUBLIC WORKS

JACK WARREN, Director
JAN WITTER, Assistant Director
ALAN ROY, Deputy Director
REY HUCK, Deputy Director

PLACER COUNTY PLANNING COMMISSION
C/O LOREN CLARK, PLANNING DEPARTMENT
11414 B AVENUE
AUBURN, CA 95603

OCTOBER 27, 1993

RE: PLACER COUNTY GENERAL PLAN DRAFT POLICY DOCUMENT AND EIR

Dear Commissioners,

The Western Placer Waste Management Authority is a joint powers agency formed by the County of Placer and the cities of Roseville, Rocklin and Lincoln for the purpose of promoting safe disposal of solid wastes generated in the western portion of Placer County. Since 1979, the Authority has owned and operated (via contractors) the Western Regional Sanitary Landfill, located on the corner of Athens and Fiddyment in the Sunset Industrial area. To help member agencies meet new state recycling mandates, the Authority intends to begin construction of a materials recovery facility on this property within the next year. Placer County Public Works Solid Waste Division staff provide staff support for the Authority. It is in this capacity that we offer the following comments on the subject documents.

DRAFT POLICY DOCUMENT

An important criteria for selection of the Western Regional Sanitary Landfill site (in the mid-1970's) was compatibility with surrounding land uses. At that time, the immediate neighbors of the site were primarily engaged in dry land grazing or farming. According to the EIR for this project[1], "Population in this area is very low because of the large size of land parcels. Growth has been very slow over the past 70 years. One small rural subdivision exists about 3 miles to the west of the preferred alternative sites. No other exclusively residential area exists within some six miles of the landfill." The Agricultural and Industrial Reserve general plan designations and the associated large lot zoning seemed to provide adequate protection against future residential encroachment.

Although there has been some infilling of light industrial over the last fifteen years, there has been no major threat to continued operation of the landfill. This situation will change dramatically if the General Plan Update is approved as drafted. C-2-1

[1]Page 59-60, "Southwestern Placer County Regional Sanitary Landfill EIR, December 1977". Prepared by the Placer County Public Works Department.

The new growth area identified as Stanford Ranch West is a major concern to the Authority. According to the Draft Policy Document, Stanford Ranch West, which is located immediately south of Authority property, could accommodate as many as 22,500 residents in 8,370 new dwelling units. Commercial and industrial uses are also planned. Based on preliminary plans submitted by Stanford Ranch West proponents[2], they would like to locate high density residential projects within 1800 feet of disposal cells, medium density residential within 700 feet, and an elementary school within 2200 feet.

To give Commissioners an idea of the impact such a development would have on the landfill, we have compiled a list of complaints and fears voiced by 35 neighbors of the landfill when the Authority acquired a contiguous parcel to the east for long-term expansion[3]. The commenting neighbors primarily reside in Toad Hill Estates, which is approximately 14,000 feet from active cells. The expansion area will eventually (around the year 2030) come as close as 8900 feet to their homes. Here are their concerns:

odors
illegal dumping
surface water contamination
traffic
aesthetics
noise
seagulls
"we don't need another Love Canal"
dust
decrease in property values
ground water contamination
litter
methane gas migration
fires
flooding

C-2-1

Some of these concerns are based on actual experience, others are perceptions gathered through reading alarming stories about older, uncontrolled dumps. Some of the problems noted can be completely or partially mitigated through careful management of the facility (e.g. fires, dust, methane gas migration); others are impossible to eliminate in any cost-effective manner (e.g. seagulls, illegal dumping, traffic, aesthetics); still others are impossible to eliminate, except through education, because they exist only in the minds of the residents (e.g. the comparison to Love Canal).

Perceptions are as important in the political process as facts, and 22,500 residents - located much closer to the landfill than Toad Hill Estates - will have a strong political voice. They could easily block the Authority's efforts to obtain final entitlements

---

[2] Plans dated June 25, 1993, drawn by Spannagel and Associates for Placer Partners/Stanford Ranch West Inc.

[3] A Conditional Use Permit for this expansion was granted by Placer County in 1992, however State permits may not be completed for another five years.

needed to expand the landfill to the east.

In recognition of the potential for conflicts between solid waste disposal sites and other land uses, the Draft Policy Document sets up minimum buffer zones which Stanford Ranch West would presumably need to meet. They are defined as follows:

> Commercial - 1000 feet
> Industrial - 0 feet
> Recreation - 500 feet
> Residential - 1000-5280 feet. A one-mile buffer shall be provided for residential uses unless such uses are separated from the solid waste disposal site by other uses that effectively screen the residences from potential nuisance characteristics resulting from the long-term continued operation of the solid waste disposal site.

The Authority appreciates that the Planning Department is attempting to provide some level of protection to the landfill, however we do not agree that the proposed buffers will be sufficient to prevent conflicts. In fact, conflict regarding the residential buffer is almost assured because there really is no effective way to screen homes or apartments from all the "potential nuisance characteristics" perceived by residents. C-2-1

The Western Regional Sanitary Landfill serves approximately 165,000 people, including residents of Roseville, Rocklin, Lincoln, Auburn, Loomis and unincorporated western Placer County. Over 185,000 tons of garbage were accepted by the landfill in 1992. It provides a vital service which could only be relocated at astronomical expense[4]. The addition of the Materials Recovery Facility (estimated cost of $21 million) makes protection of this area even more critical.

It is the Western Placer Waste Management Authority's opinion that the best way to protect the public's interest is to retain the existing General Plan and Zoning designations for the areas surrounding the landfill. This action would not constitute a "downzoning" or "taking", it simply requires maintaining the status quo. An acceptable, although less desirable alternative, would be to establish iron-clad buffers of sufficient distance. A residential buffer of at least 5280 feet for all projects would be requested by the Authority. The other buffers proposed in the Draft Policy Document appear to be adequate.

---

[4] Landfill permits recently obtained took between 10 and 14 years to complete. See "Reaching the Limit: An Interim Report on Landfill Capacity In California", California Integrated Waste Management Board.

TECHNICAL COMMENTS ON THE EIR

A major failure of the Draft EIR is to address the land use conflicts discussed above. To discuss this issue, closure of the landfill should be assumed within ten years of approving a Specific Plan for the Stanford Ranch West growth area. Impacts of closing and relocating the landfill (or constructing a transfer system if assuming out-of-area disposal) should be analyzed. C-2-2

Impacts of the plan on the solid waste infrastructure in Placer County are also overlooked. For example, in deciding whether there will be impacts to the solid waste infrastructure, the EIR authors conclude that AB-939 diversion programs will reduce the waste stream by 50%, therefore the population increases promoted by General Plan policies do not have an impact. This discussion ignores impacts on handling facilities such as transfer stations and material recovery facilities. Since most diversion will be achieved after the garbage is collected in route trucks, consolidated at the transfer station, transported in large trailers and sorted at the MRF, the existing handling and processing systems must all be expanded. These impacts should be evaluated. C-2-3

It is also not appropriate to dismiss an increase in landfill disposal tonnage caused by population increases as insignificant just because the increases will be less than previously projected. There is a direct link between population growth and landfill life which should be evaluated. C-2-4

"Mitigations" proposed in the EIR (actually general policies) are not tied to impacts in a way which allows the reader to judge their adequacy. Impacts and mitigations should be directly related. C-2-5

We have brought several other errors in the Background Report and EIR to the attention of the Planning Department. We hope their consultants will make the necessary corrections.

Thank you for the opportunity to comment. We are available for questions at any time.

COUNTY OF PLACER
DEPARTMENT OF PUBLIC WORKS
JACK WARREN, DIRECTOR

Will Dickinson
Solid Waste Planner

WD:wd
C:\WPFILE\wrsla\genplnpc.LET

C-3 Truckee Donner Public Utility District (11/09/93)

C-3-1. A significant part of Truckee-Donner PUD's sphere of influence is in Placer County

The Final EIR recognizes that some future development in Placer County will rely on Truckee-Donner PUD for water service.

Truckee Donner Public Utility District

Business Office
(916) 587-3896

Engineering Services
(916) 587-3944

FAX (916) 587-5056

Board of Directors
Joseph R. Aguera
John L. Corbett
Robert A. Jones
James A. Maass
Patricia S. Sutton

General Manager
Peter L. Holzmeister

November 9, 1993

PLACER COUNTY RECEIVED
NOV 1 1993
PLANNING DEPARTMENT

Loren Clark
PLACER COUNTY PLANNING DEPARTMENT
11414 B Avenue
Auburn, California 95603

Dear Loren:

The following comments are being sent in response to the *DRAFT ENVIRONMENTAL IMPACT REPORT* and the *DRAFT POLICY DOCUMENT* for Placer County.

The **TRUCKEE DONNER PUBLIC UTILITY DISTRICT** is a special district providing water and electric services to customers in the Truckee area. The District's service area includes portions of both Nevada and Placer Counties. This District has approximately 8400 electric connections and 6000 water connections.

It should be noted that a significant portion of the District's sphere of influence is within Placer County. C-3-1

If additional information is required, please do not hesitate to contact me. My direct phone line is (916)-582-3908.

Sincerely,

Mike Connell
District Water Planner

c:	Peter Holzmeister	General Manager
	Dave Rully	Water Superintendent
	Bob Quinn	Electric Superintendent
	Ron Reynolds	Electric Planner
	Maria Martinez	Planning

C-4 Placer County Transportation Commission (11/12/93)

C-4-1. *Draft EIR* should focus on impacts created by new growth areas

While the County concedes that such an analysis might be informative, it does not feel that it would be appropriate, or necessary, for the EIR to isolate the potential traffic impacts of development in the new growth areas. According to the Policy Document, development in the new growth areas will proceed according to the provisions of specific plans that will require a detailed analysis of potential impacts, including traffic impacts. Furthermore, the new growth areas that were the cause of the greatest traffic impacts no longer appear on the Land Use Diagram.

C-4-2. All roadway improvements cited as mitigation should be submitted to PCTC for inclusion in RTP

Following adoption of the General Plan, the County will submit transportation improvements identified in the Policy Document to the Placer County Transportation Commission for inclusion in the Regional Transportation Plan.

C-4-3. *Draft EIR* should recommend pursuit of additional funding sources for improvements not fundable through RTP

While the County understands the difficulty of funding major transportation improvements, it does not feel that the General Plan is the proper forum for recommending a sales tax increase.

PLACER COUNTY
TRANSPORTATION
COMMISSION

853 Lincoln Way
Suite 109
Auburn, CA 95603

(916) 823-4030
FAX 823-4036

O.C. TAYLOR
City of Auburn
FERN CHADD
City of Colfax
ROBERTA BABCOCK
City of Lincoln
CARL DeWING
Town of Loomis
KATHY LUND
City of Rocklin
PAULINE ROCCUCCI
City of Roseville
RONALD UCHAU
PHIL OZENICK
Placer County
CINDY GUSTAFSON
Citizen Representative
TIM DOUGLAS
Executive Director

November 12, 1993

Loren Clark, Senior Planner
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Mr. Clark:

The staff of the Placer County Transportation Commission have reviewed the Countywide General Plan Draft Policy Element and the accompanying Draft Environmental Impact Report. Our interest in these documents are the issues relating to transportation and circulation. Because several of the policies in the General Plan Draft Policy Document will involve the Commission, we look forward to working with the County in the implementation of the plan. Our specific comments at this time are provided below.

1. The DEIR evaluates the future traffic impacts caused by growth in all jurisdictions. Many of the future congestion problems will be caused by growth in the incorporated areas, as well as the unincorporated areas. PCTC recommends that this DEIR be expanded to include the focused impacts that will potentially be caused by the "new growth areas" of Bickford Ranch, Stanford Ranch West, Villages of Dry Creek, and Placer Villages. Pursuant to California Government Code 65089.3(b) , PCTC may eventually require deficiency plans on these specific plans if they are shown to cause congestion worse than CMP Level of Service Standards. C-4-1

2. Between the "2010 Base Network" and the "2010 Mitigated Network", the DEIR includes several capacity increasing projects that have not been submitted to PCTC for inclusion into the Regional Transportation Plan (RTP). Some of these projects are not completely within the jurisdiction of Placer County. Any projects needed for mitigation of the General Plan should be included in the RTP if they are eventually to be implemented. C-4-2

3. Many of the projects that are recommended as mitigation measures are not fundable under any scenario of the PCTC Regional Transportation Plan. PCTC recommends that pursuit of an additional funding source be recommended in the General Plan, such as a 1/2 cent sales tax for transportation. If the projects cannot be shown as fundable under a reasonably constrained scenario, PCTC will have a difficult time recommending them for inclusion into the SACOG federal Metropolitan Transportation Plan. C-4-3

As you may know, the PCTC is circulating a draft Regional Transportation Plan for comments. In addition, we are updating portions of the Congestion Management Program. Because local general plans are an important element to our analysis, we appreciate the opportunity to provide input and offer our participation in the development of the County's general and specific plans.

If you would like to discuss these comments, please call Will Garner of the PCTC staff at 823-4027.

Sincerely,

Tim Douglas, Executive Director

TD:cp

C-5 Foothill Airport Land Use Commission (11/12/93)

C-5-1. *Draft Plan*'s noise standards are inconsistent with FALUC's (attached)

The referenced standards from the Policy Document have been modified consistent with the commentor's recommendation.

FOOTHILL
AIRPORT LAND USE COMMISSION
FOR
EL DORADO, NEVADA, PLACER, & SIERRA COUNTIES

PLACER COUNTY
DATE RECEIVED
NOV 15 1993
PLANNING DEPARTMENT

TO: Loren Clark, Senior Planner
Placer County Planning Department

FROM: Mike Reeves, Staff
Foothill Airport Land Use Commission (FALUC)

DATE: November 12, 1993

RE: **Comments on the Draft Placer County General Plan EIR, Draft General Plan Background Report, and Draft General Plan Policy Document**

The Noise Element of the October 1993 Countywide General Plan Draft Policy Document, which accompanies the Draft EIR, contains land use compatibility guidelines (Figure 9-1, page 123) for development in the vicinity of transportation noise sources, including airports. These guidelines are adapted from the 1990 General Plan Guidelines published by the State Office of Planning and Research (OPR). The State guidelines apply generally to all transportation noise sources. The land use compatibility guidelines contained in the draft Placer County General Plan identify, among other land uses, residential development as a "conditionally acceptable" land use within a range of 60 to 70 dB Community Noise Equivalency Level (CNEL). Under this classification, residential land uses may be permitted if effective noise mitigation measures have been incorporated into the development design.

The California Department of Public Works, Division of Aeronautics releases noise compatibility guidelines specifically for land uses within airport CNEL noise contours (Title 21, Subchapter 6, California Code of Regulations). These guidelines have been adopted by airport land use commissions statewide, including the FALUC (attached). Title 21 guidelines consider residential development to be an incompatible land use within the 65 dB CNEL noise contour, notwithstanding noise mitigation measures. C-5-1

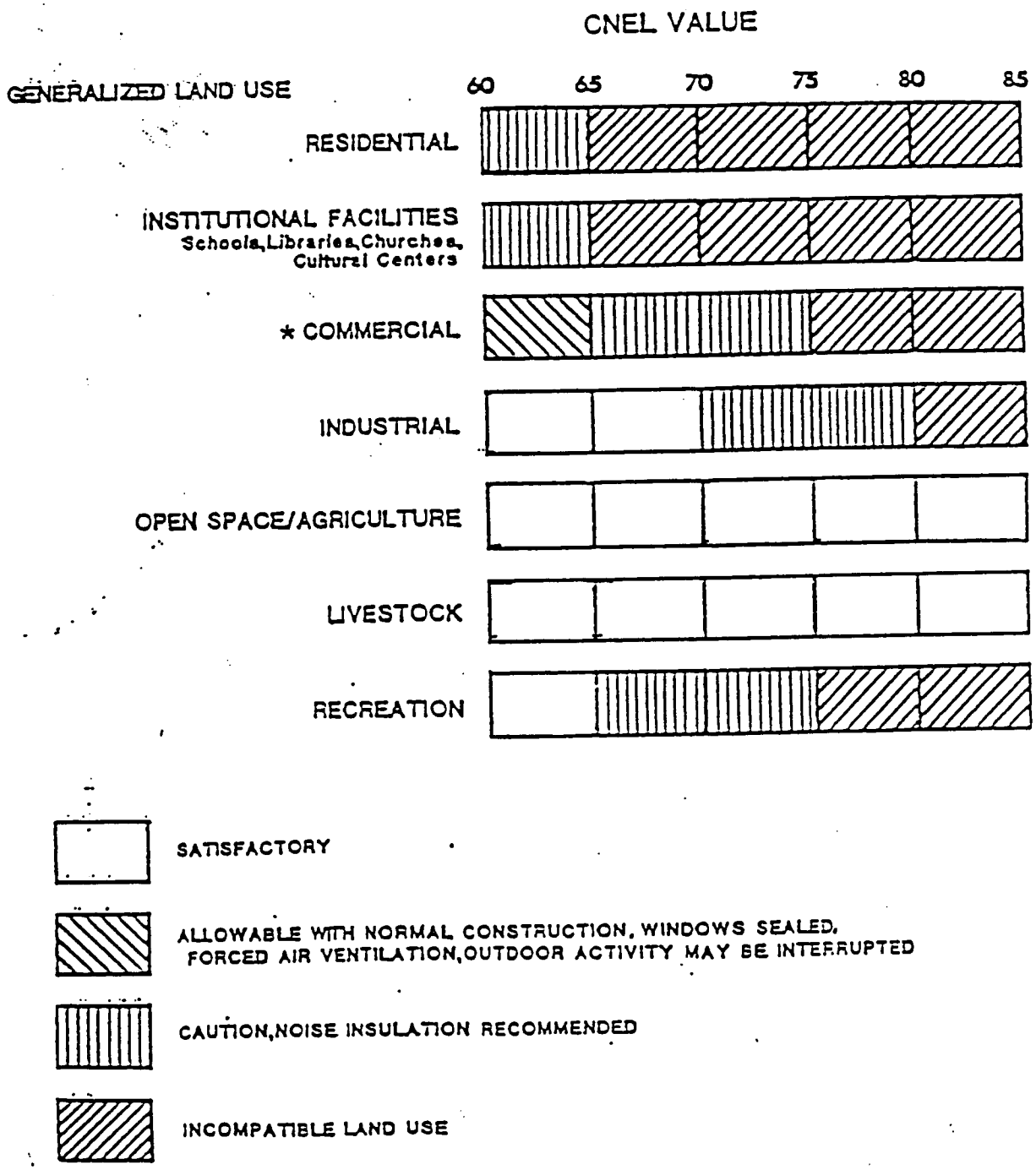
The land use compatibility guidelines for noise levels contained in the draft General Plan Policy Document are inconsistent from adopted FALUC guidelines in conditionally permitting new residential development within the 65 dB CNEL noise contour. Section 65302.3 of the California Government Code (attached) states that general plans shall be consistent with CLUPs adopted by local airport land use commissions unless the county or city adopts findings that the general plan remains consistent with the purposes of the Airport Land Use Commission Law.

Thank you for the opportunity to comment on the Draft Placer County General Plan and General Plan EIR. Please contact Betty Riley or me at 823-4703 with any questions.

560 WALL STREET, SUITE K, AUBURN, CALIFORNIA 95603
(916) 823-4703

Figure 5

LAND USE COMPATIBILITY CHART FOR AIRCRAFT NOISE



* It is recommended that between 65 and 60 CNEL, noise insulation be incorporated into design and construction of those portions of the building area where the public is received, office areas, or where interior noise levels are generally low.

APPENDIX C

THE PLANNING AND ZONING LAW
(California Government Code)

TITLE 7. PLANNING AND LAND USE

DIVISION 1. PLANNING AND ZONING

Article 5. Authority for and Scope of General Plans

SECTION 1. Section 65302.3 of the Government Code is amended to read:

65302.3. (a) The general plan, and any applicable specific plan prepared pursuant to Article 8, (commencing with Section 65450), shall be consistent with the plan adopted or amended pursuant to Section 21675 of the Public Utilities Code.

(b) The general plan, and any applicable specific plan, shall be amended, as necessary, within 180 days of any amendment to the plan required under Section 21675 of the Public Utilities Code.

(c) If the legislative body does not concur with any provision of the plan required under Section 21675 of the Public Utilities Code, it may satisfy the provisions of this section by adopting findings pursuant to Section 21676 of the Public Utilities Code.

C-6 City of Folsom Community Development (11/15/93)

C-6-1. *Draft EIR*'s proposed widening of Auburn-Folsom Road is inconsistent with Folsom's General Plan

Comment noted; no response necessary.

C-6-2. *Draft EIR* should include existing and projected ADT for Barton/Santa Juanita Road

The current volume on Barton Road at the County line is about 1,200 ADT. The projected 2010 traffic volume for this roadway is about 8,000 ADT.

C-6-3. *Draft Plan* should include policy directing Placer County to coordinate circulation improvements with neighboring jurisdictions

The Policy Document includes such policies (e.g., 3.A.9 and 3.D.2).

CITY OF FOLSOM
COMMUNITY DEVELOPMENT DEPARTMENT
50 Natoma Street
Folsom, California 95630

November 15, 1993

CITY OF FOLSOM CALIFORNIA
PLACER COUNTY
DATE RECEIVED
NOV 18 1993
PLANNING DEPARTMENT

Loren Clark, Senior Planner
Placer County Planning Department
11414 "B" Avenue
Auburn, California 95603

Re: Placer County General Plan Update and DEIR

Dear Mr. Clark:

Thank you for the opportunity to review and comment on the Placer County General Plan, and Draft Environmental Impact Report. My few comments are as follows:

- According to the DEIR, the projected ADT along auburn-Folsom (at the City of Folsom limit line) in the year 2010 is 37,000. Currently the ADT is 15,000. The projected LOS is F if there are 4 lanes at the year 2010. A proposed mitigation is to widen auburn-Folsom Road to six lanes at the City of Folsom limit line. The proposed widening of Auburn-Folsom Road is consistent with the City of Folsom General Plan. C-6-1

- The traffic study in the EIR should include the existing and projected ADT for Barton/Santa Juanita Road which enters the City of Folsom and Sacramento County. C-6-2

- The bikeway along Auburn-Folsom Road is designated as a Class III facility. The bikeway within along Folsom-Auburn Road (Folsom City limits) is a Class II facility. Coordination of bikeways, as well as roadway improvements, between our jurisdictions is beneficial. I recommend that a General Plan Policy directing the Placer County staff to coordinate circulation improvements with neighboring jurisdictions be included in the General Plan. C-6-3

The City of Folsom appreciates the opportunity to share our comments, and we look forward to receiving a copy of the Final General Plan Environmental Impact Report.

Cordially,

Brad Kortick

BRAD KORTICK, AICP
Community Development Director

BK:jh
clark.ltr

C-7 County of Sacramento Planning and Development (11/15/93)

C-7-1. There are several discrepancies between Draft Sacramento County Plan and Draft Placer County Circulation Diagram (listed)

The County has reviewed the designations of these roadways and made modifications to Policy Document as appropriate.

C-7-2. Difficult to reconcile designations on Circulation Diagram with *Draft Plan* text descriptions

The County has reviewed the Circulation Plan Diagram and the text of the Policy Document to ensure that they are consistent with one another.

C-7-3. A number of roadways on Circulation Diagram do not appear in Table I-7 of *Draft Plan*

Table I-7 in the Draft Plan does not include roadways in the incorporated areas of Placer County nor does it include post 2010 roadways. This issue has been clarified in the General Plan Policy Document.

C-7-4. Final EIR should focus on impacts of Placer Villages and Villages of Dry Creek, especially impacts on Sacramento County

While the County concedes that such an analysis might be informative, it does not feel that it is necessary for the EIR to isolate the potential impacts of development in the new growth areas. According to the Policy Document, development in the new growth areas will proceed according to the provisions of specific plans that will require a detailed analysis of potential impacts. Furthermore, the Placer Villages Specific Plan designation no longer appears on the Land Use Diagram.

C-7-5. Final EIR should address impacts of South Placer development on streets and highways in Sacramento County

Refer to common response #3.

COUNTY OF SACRAMENTO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

827 SEVENTH STREET, ROOM 230
SACRAMENTO, CALIFORNIA 95814
Telephone: (916) 440-6141
FAX: (916) 440-6400

THOMAS W. HUTCHINGS
DIRECTOR

PLACER COUNTY
DATE RECEIVED
NOV 18 1993
PLANNING DEPARTMENT

November 15, 1993

Loren Clark
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Mr. Clark

Thank you for the opportunity to review the Draft Placer County General Plan and associated Draft EIR. The Sacramento County Planning Department would like to offer the following comment on these documents.

General Plan Update Draft Policy Document:

1. There are a number of discrepancies between the Draft Sacramento County General Plan and the Draft Placer County Circulation Plan Diagram. These include:

Roadway	SAC CO Draft Circulation Plan	Placer County Draft Diagram
16th Street	Does not extend to Co. line Post-2010 Art S of Kasser Rd	Urban Arterial (4-6 lane??) Not in Table I-7.
Walerga Rd.	Arterial	Urban Arterial (4-6 lane??) Not in Table I-7.
Don Julio	Arterial	Not shown.
Cook Riolo Rd	Not shown	Urban Collector (2 lane??) (Text says Rural Collector).
Antelope North Rd	Post-2010 Arterial	Urban Arterial (4-6 lane??) Not in Table I-7.
Barton Road	Not shown	Urban Arterial (2-4 lane??) Text says Urb/Suburb Minor Art
Auburn Folsom Rd	Thoroughfare (in Folsom)	Urban Arterial (4-6 lane??) (Text says Major Arterial).

C-7-1

placer/st/11-15-93

2. Also, we had some difficulty reconciling the designations on the Circulation Plan Diagram with the definitions in the Draft Policy Document text in Table I-6. These terms could be clarified. C-7-2

3. Finally, a number of the roadways shown on the Diagram do not appear in Table I-7 of the Draft Policy Document. C-7-3

Draft Environmental Impact Report:

1. The Final EIR should address the impacts of development of the Placer Villages and Villages of Dry Creek Specific Plan Areas, including growth inducing to portions of Sacramento County. C-7-4

2. The Final EIR should address the traffic impacts of development in South Placer County on freeways and surface streets in Sacramento County. C-7-5

During this review, we also noted that our Draft General Plan incorrectly depicts certain roadways in South Placer County, and we will move to correct that. We look forward to continued cooperation in the future.

Sincerely,

Robert C. Burness, Senior Planner

placer/st/11-15-93

C-8 Placer County Air Pollution Control District (11/15/93)

C-8-1. PCAPCD notes three minor text corrections to *Draft EIR*

The Final EIR incorporates the suggested changes.

PLACER COUNTY
AIR POLLUTION CONTROL DISTRICT
11464 B Avenue, Auburn, CA 95603
(916) 889-7130 FAX (916) 889-7107

MEMORANDUM

TO: Loren Clark, Senior Planner

FROM: Ann Hobbs, Air Pollution Specialist/Planner

DATE: November 15, 1993

SUBJECT: Placer County General Plan - Draft EIR

The Placer County Air Pollution Control District (APCD) has reviewed the Placer County General Plan - Draft EIR. The following comments should be incorporated.

1. On page 8-37, the first paragraph, second sentence, under Increase in Ozone Precursor, beginning with "Most of these emission ...", should emission be emissions?

2. On page 8-39, under Population Estimates Exceeding the 1991 AQAP Population Growth Estimates, the reference to Implementation Programs should be 6.15 through 6.21.

3. Same page, under Cumulative Degradation of Air Quality, add the following to the third sentence, fifth line beginning with "combined with population-related emissions increases, and transported pollutants, etc.

C-8-1

If you have any questions, please contact Mr. Walter Arenstein, APCO or Ms. Ann Hobbs at (916) 889-7130.

C-9 Placer County Flood Control and Water Conservation District (11/15/93)

C-9-1. Miscellaneous recommended changes to *Draft Plan* text

Comments noted; recommended changes not made to Policy Document.

C-9-2. Comments on setting portion of *Draft EIR* drainage discussion

The Final EIR has been revised in response to this comment.

C-9-3. *Draft EIR* should note that hydrologic watershed models account for cumulative impacts

The recommended information has been added to the Final EIR

C-9-4. Minor text correction to methodology section of *Draft EIR* drainage discussion

The recommended correction has been made in the Final EIR.

C-9-5. Question concerning *Draft EIR* drainage analysis reference to "Eastern County"

The Final EIR has been modified in response to this comment.

C-9-6. *Draft EIR* drainage text appears inconsistent with tabular information

The Final EIR corrects this inconsistency.

C-9-7. Comment about effect of potential changes in NPDES regulations

Comment noted; no response necessary.

C-9-8. Minor text corrections to *Draft EIR*

The references to mitigating policies will be corrected in the Final EIR.

C-9-9. *Draft EIR* Table 5-12 should be eliminated or qualified with recommended language

The County agrees with this comment; Table 5-12 from the DEIR implied a level of precision in the analysis that was impractical, given the information available. The table has been eliminated from the Final EIR.

C-9-10. Comments on Issues and Options Report (attachment)

This comment addresses information contained in the Issues and Options Report; no response necessary..

PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

JACK WARREN, Director
DENNIS HUFF, District Engineer
TIM NASH, Associate Engineer
DIANE RAMAR, Secretary

MEMORANDUM

TO: Loren Clark

DATE: November 15, 1993

FROM: Dennis Huff DH

SUBJECT: Draft Placer County General Plan and EIR - Comments

Draft General Plan

Policies 4.E.6 and 4.E.613 say about the same thing.

Policy 4.E.11 This policy should address mitigation of significant adverse increases in stormwater runoff.

Implementation Programs 4.13, 8.3 and 8.5 should remove reference to our District since we are a separate special district, not a County Agency. C-9-1

Draft General Plan EIR - Drainage

Environmental Setting (Page 5-43) The fifth paragraph (the first paragraph on Page 5-44) discusses use of storage facilities for mitigation. While storage facilities can be useful in mitigating increases in runoff peaks or volume, a "no net increase" policy is not always an appropriate mitigation. Storage facilities are not always feasible and can worsen conditions in some cases. Further, alternative forms of mitigation may be more feasible than storage under some circumstances. Moreover, not all increases in runoff peak or volume are necessarily both significant and adverse. C-9-2

Methodology (Page 5-44) It should be mentioned that the hydrologic watershed models used in watershed planning account for the cumulative impacts of development on flows and volumes. C-9-3

The first sentence in the second paragraph should be modified as follows: "New flood control facilities cannot always be identified ....". C-9-4

Implications ...Land Use Diagram (Page 5-44)

Is "Eastern County (Page 5-45) the remainder of Placer County outside Cross Canal and Dry Creek Watersheds? If so, this section be moved after the sections on the Cross Canal and Dry Creek Watersheds. C-9-5

The narrative states that the largest increase in recent imperviousness will occur in The Dry Creek Watershed (Page 5-46). However, Table 5-11 clearly shows that The Cross Canal Watershed will actually experience the greatest increases. C-9-6

The next to last paragraph in this section (Page 5-51) states that NPDES permits will be required when the population reaches 100,000. Under current regulations there may be some question as to whether the total population would be considered as one for the purposes of the program. However, the regulations are rapidly evolving and changing. It now seems likely that regulations will emerge from the various proposals now being considered by Congress, the EPA and the State Water Resource Control Board which will require the County to take action to improve the quality of stormwater runoff within the next few years under existing population levels. C-9-7

General Plan Policy Response

Applicable policies and programs are cited following the first paragraph. The reference to policy "4.3.7" should read "4.E.7". The relevant policies and programs in 4.F should be included as well. C-9-8

Table 5-12: Required Regional Storage

This table should be eliminated because it could be perceived as a commitment.

If the table is retained, it should be extensively qualified by changes to the title, contents and notes that it presents estimates for purposes of illustration. Some corrections and clarifications are also needed:

C-9-9

- The significant new development areas added to the General Plan in the Cross Canal watershed are in addition to the previous General Plan land uses and, therefore, the amount of storage required should exceed our estimate of 3600 acre-feet by a considerable amount. The method we used for counting impervious area appears to be different from the method in the EIR, thus possibly blurring the comparison.

- The regional storage facilities in the Cross Canal Watershed Plan have an objective and degree of accomplishment different from those in the Dry Creek Plan.
- Note 1 states that an 8% increase in pervious area applied to both watersheds. The figures we used were substantially greater; on the order of 100% to 200%. We can provide more specific figures, if desired.

C-9-9

cc: Jack Warren
Rey Huck
Bob Costa
David Smith

DH:dr
Ref18.79

Sub

PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

JACK WARREN, Director
DENNIS HUFF, District Engineer
TIM NASH, Associate Engineer
SHARLET PYNE, Secretary

MEMORANDUM

Date: December 29, 1992

To: Loren Clark, Planning Department

From: Dennis Huff

Subject: General Plan Issues and Options Report - Review of Chapter 3

1. The discussion of two levels of flooding ("large scale" and "local") in the issue summary becomes confusing when a third ("regional") is brought into the discussion without introduction.

Three levels seem appropriate. At the "large-scale" level, State and Federal government agencies assert their jurisdiction in a lead role. Major watersheds and stream systems are the object at this level. Examples of these include the American, Bear, and Truckee Rivers and their major tributaries.

"Local" refers to drainages within the jurisdiction of a single municipal government.

The "regional" level includes drainage areas and stream systems that involve more than one municipality but are not under State or Federal jurisdiction. Examples include Dry Creek, Miners Ravine, Auburn Ravine, and Pleasant Grove Creek. As indicated in the discussion, the Flood Control District is expected to have jurisdiction at this level. C-9-10

2. The issue summary (paragraph 2) mentions "undersize surface drainage channels" as a source of "local" problems in western Placer County. It would be more accurate to say that a common source of flooding problems in this area is the location of structures in the floodplains of natural watercourses where the extent of the floodplain was not known.

3. The reference to our master planning studies (paragraph 3 in the issue summary) should be modified to read "... studies provide *initial* regional masterplanning...".

4. The second key question is an old issue and is confusing given the existence and purpose of the Flood Control District and the County's commitment to participation in it.

5. Option I is also an old issue. The County has committed to participation in and through the Flood Control District as the entity with regional jurisdiction.

It is also unlikely that Federal or State agencies would play a comprehensive, lead role in the regional flooding problems in western Placer County. These agencies have significantly reduced their involvement in watersheds of this scale.

Coordination and participation with State and Federal agencies are more likely. Coordination and participation are also likely with adjoining regional entities such as the Sacramento Area Flood Control Agency, the Sacramento County Water Agency or the Sutter County Flood Control and Water Conservation District.

6. Identifying floodplains and managing development in them is one of the most basic and cost-effective flood control strategies, and it would be appropriate to present it as an option in this document. C-9-10

Floodplain management measures can range from requiring elevation or other floodproofing of structures and preservation of a channel capacity, as in the basic FEMA Flood Damage Prevention Ordinance, to prohibitions on structures and maintenance of generally natural conditions in the floodplain, such as is intended with the goals and policies in the Dry Creek West Placer Community Plan. The latter types of measures are recommended where possible since they help avoid cumulative increases in flow rates and velocities resulting when the floodplain is modified to a more efficient hydraulic conveyance through filling, clearing or other activities.

A floodplain management strategy is especially cost-effective if multiple objectives are accomplished in the floodplain. Maintenance of aquatic, riparian and other terrestrial wildlife habitats are typical joint uses. Parks, bike and hiking trails, athletic fields and farming are further examples of potentially compatible uses of portions of the floodplain.

cc: Jack Warren Bob Costa
Rey Huck Tim Nash

JW:DH:dh

c:\admin\gpchpt3

Fl.2

PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

JACK WARREN, Director
DENNIS HUFF, District Engineer
TIM NASH, Associate Engineer
SHARLET PYNE, Secretary

MEMORANDUM

TO: Loren Clark DATE: December 18, 1992

FROM: Dennis Huff DJH

SUBJECT: Placer County General Plan Update Issues and Options Report - Chapters 1 & 2

I generally concur with the portions of the report directly or indirectly related to flood control and drainage, especially considering the level of generality necessary in the report.

However, the Dry Creek Watershed Flood Control Plan mentioned on page 2-31 should be characterized as an initial step in a progression of planning and design rather than a completed plan. Further planning, including an EIR, and many policy decisions will be necessary before components of the recommended plan can be implemented. Moreover, land use changes such as those contemplated for the General Plan could require amendments or revisions to the plan. C-9-10

The Auburn Ravine, Coon and Pleasant Grove Creeks watershed plan is also a beginning, but, in addition, further initial planning will be needed because the current planning effort is not as comprehensive in scope as the Dry Creek plan. Instead, it is focused on mitigation of flood control and drainage impacts on the most downstream areas of the watershed.

JW:DH:sp

cc: Jack Warren
Rey Huck

Ref15.103

C-10 Placer Hills Fire Protection District (11/15/93)

C-10-1. *Draft Plan* should specify standards for emergency medical response, which should be shorter than for fire protection

While the County acknowledges that this issue is important, it does not feel that the Countywide General Plan needs to provide such specific policy direction on this issue; no change to the Policy Document has been made.

C-10-2. *Draft Plan* should include policy and program language related to vehicle accidents

Refer to response to comment C-10-1.

C-10-3. *Draft Plan* should recognize effects of rural and suburban development on fire fighting, particularly water and volunteer firefighters

The Policy Document includes policy language supporting the standards of local fire protection agencies, which are responsible for setting standards based on their individual circumstances and needs.

C-10-4. *Draft Plan* should include standards more stringent than State law in very-high- and high-fire hazard areas

Refer to response to comment C-10-3.

C-10-5. Plan should identify evacuation routes and standards and identify threat of conflagration in terms of interval.

The County feels that policies in the Policy Document are sufficient, and does not feel that the detailed EIR analysis suggested by the comment is appropriate at the general plan level.

C-10-6. *Draft Plan* should more definitively recognize complexity of wildland fire hazard management

Comments noted; no response necessary.

C-10-7. Many *Draft EIR* mitigations can only be accomplished through active County commitment

The County understands the importance of its role in contributing to fire protection and feels that the Policy Document recognizes this importance through its policies and programs.

PLACER HILLS
FIRE PROTECTION DISTRICT
SERVING
Applegate - Clipper Gap - Eden Valley - Meadow Vista - Weimar
Emergency Phone: 911 Business: 878-0405
PO Box 308, Meadow Vista, CA 95722

Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

November 15, 1993

Attention: Loren Clark, Senior Planner

SUBJECT: Draft EIR - Placer County General Plan Update

The following Placer Hills Fire Protection District responses to the Draft EIR - General Plan Update have application to county-wide issues that directly impact upon fire protection service delivery. The inter-related special district or County-provided facilities and services issues are also addressed in this response.

Site specific issues are addressed for the Lower Sierra Geographic Area in the Meadow Vista-West Applegate Community Plan area and the Weimar-Applegate-Clipper Gap General Plan area.

FIRE PROTECTION SERVICES

The Placer Hills FPD Board of Directors now provides: Fire Protection Services, First-Responder Emergency Medical Services, Rescue Services, Hazardous Material Emergency Services, and Other Services relating to the Protection of Life and Property under authority of the State of California Health & Safety Code Sections 13800 et seq - the Fire Protection District Law of 1987. The Placer Hills FPD had provided Ambulance Services until the early 1980's, when State law was changed, and the County assumed the responsibilities for contracting private ambulance services.

Goal 4.I [p. 75 Draft Policy Document (DPD)]
To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

DEIR Response #1: The **Policy 4.I.11** does not specify standards for average response times to medical aid emergency calls by private ambulance services, paramedics, EMTs, nor first responder medical aid. By necessity these response time standards need to be quicker than to fire call standards (Policy 4.I.2) in order to save lives, reduce human suffering, and to hasten the transportation of victims to area hospitals. C-10-1

DEIR Response #2: The DPD needs to add **Policy 4.I.12** for Vehicle Accidents, Rescues & Fires. The PHFPD finds there are a significant number of such emergency responses on County Roads and State Highway I-80 within the Fire District while there is no direct funding to the District for this service. Over the past three years PHFPD call volume averaged 20% of the emergency responses or 109 vehicle accidents per year. The County-wide number of such emergencies must be great.

While many of the "victims" are District and County residents, there is a significant number of visiting motorists and commercial vehicles involved in accidents that require Fire District emergency responses. This issue is common to the fire service throughout Placer County. The County and the State share sales taxes imposed upon new and used vehicles along with sharing vehicle registration fees. As of November 2, 1993 State Constitution Article XIII declares that public safety is the first responsibility of local government and provides, as of January I, 1994, the additional one-half percent sales tax is to be directed to public safety activities. C-10-2

The DEIR and DPD need to include an **Implementation Program** and a **Funding** Policy for this important public safety issue.

DEIR Response #3: In **Policy 4.I.3** the County Planning and Building Departments need to recognize how their actions directly impact (are often cumulative impacts) on the fire protection systems that are staffed mainly with volunteers and these fire fighter's ability to meet Fire Flow needs of the larger residence construction being approved in rural and suburban areas. Firefighting in rural areas is often limited in one way or another in the ability to delivery or apply water to a given fire. "In general, pumping capacity or water delivery capability is the least 'limiter' among the Placer County fire districts. Water supply is often the greatest 'limiter'. The second greatest 'limiter' is" fire fighting personnel (The Placer County Fire Protection Study and Recommendations - 1980, pp. 15-18). C-10-3

Also, the County needs to authorize water tender fees in rural areas in lieu of individual on-site water requirements in order to help meet ISO 8 Rating standards.

Goal 8.C [p. 113 Draft Policy Document (DPD)]
To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.

DEIR Response #4: Policy 8.C.2 must address the very-high-fire-hazard areas and the high-fire-hazard areas of Placer County where the vegetation fuel loading often exceeds 40 tons per acre. Fuels Management and Fire Hazard reduction measures need to be applied to these existing areas before new sources of Risk from Fire, ignition sources from new development and the population growth cited in the DEIR, are added to an already dangerous situation. State law only requires the minimum of a 30 foot clearance around structures. To meet acceptable levels of homes destroyed by wildfire in these fire-hazard areas will require the removal and C-10-4

management of the flammable vegetation for 80-100 feet. The steeper slopes will require more than 100 feet of clearance. These Fire Hazard Reduction standards need to be applied to the existing homes by County Ordinance before more risks are added. Such an Ordinance will create a Defensible Space surrounding each home to reduce the wildfire threat and allow firefighters an area in which to safely operate.

Climate: Placer County is blessed with a "Mediterranean-Type". This is a climate, having mild winters and long, hot and dry summers. This climate has an important influence on the natural vegetation of mixed-conifer forest, chaparral, and mixed-oak-woodland. Climate also plays a direct role in the annual threat from wildland fire. The native living vegetation, surrounding the rural residences is deceptively flammable because of its dryness, its structure, and dense growth. The wildland fuels do not readily decompose in Mediterranean climates and as a result the dead fuels are unusually prone to fire, they continue to build up, and create a serious fire hazard. The area has a modern-history of high intensity fires, especially along the river drainages. The possibility of a conflagration exists each summer due to it's climate, summer weather, and the natural fuels. C-10-4

DEIR Response #5: In **Policy 8.C.7** the County will need to plan and promote new fuel breaks and emergency access routes for emergency services as the rural areas become developed. In addition the County must develop and identify Evacuation Routes & Standards, including evacuation sites and centers, in the DEIR Transportation and Circulation Elements in order to aid the citizens and to prevent the loss of their lives from conflagration such as occurred in southern California last month and in Oakland two years ago. The DEIR or supporting documents need to identify the threat or probability of a conflagration occurring in the high-fire-hazard areas - as expressed in a Conflagration Interval - such as "one in 35 years". C-10-5

DEIR Response #6: Policy 8.C.11. needs to recognize that managing wildland fire hazards goes along with all of the following: long-term comprehensive fuel management programs, forest rehabilitation, open space, reforestation, wildlife-habitat management, *forest-timber management, and habitat conversions and they all are interrelated. Impacts on vegetation, forests, and woodlands due to the growth and development described in the Countywide General Plan DEIR will become more significant each year. The role the native vegetation plays on property values, citizen well being, the environment, and fire safety cannot be understated and must be looked at as a whole rather than independent policies or piece-meal issues.

*The Lower Sierra Area timber lands were harvested from time to time but have not been managed either for timber production or as wildlife habitat. C-10-6

The Lower Sierra Area timber land conversions for 1993, on three acre parcels and smaller, are estimated at over 400. This is twice the number for 1992. Many of these conversions are on single family parcels where all merchantable trees are removed. These parcels are permanently removed from timber production. These parcels are now open to greater sunlight for brush and shrub growth.

The DEIR assumes that the conversion of natural vegetation communities to urban and suburban land uses results in a total loss of the associated wildlife species.

Development in suburban and rural residential areas is assumed to result in partial vegetation removal (permanent or temporary) associated with development activity, recreational use, rural residential activities and wildlife disturbance by construction activities and human habitation.

Historical note: The late seral or old growth mixed conifer forest and oak-woodlands, in the area, were clear cut between 1850 and 1890 by the Gold Rush mining industry and for the construction and the operation of the Central Pacific Railroad. The conifer forest was used for mine timbers; lumber and shakes for the mining towns and new settlements. After 1860 the railroad was given all the odd-numbered sections of land, twenty miles each side of the right-of-way. The Central Pacific reached Clipper Gap on June 10, 1865 and the railroad was completed on May 10, 1869. The conifers were used for railroad ties, trestles and bridges, snow sheds, and station construction while the oaks were used to fuel the locomotives until the late 1890s. The "railroad lands" were then sold and cleared for towns, farms and orchards. The second growth conifer forest was again heavily cut, with little or no regulation, during World War II and during the California housing boom of the 1950s and 1960s. C-10-6

Wildfires were quite common since settlement days and fire suppression actions were negligible until the 1930s. Aggressive fire protection over the past 60 years has contributed to the accumulation of heavy fuel loadings.

The Heavy fuel loadings now threaten homes and improvements, wildlife habitat as well as habitat for sensitive species, and forest-woodland tree canopies with costly destruction. Any homes and improvements lost to wildfire will be rebuilt in a few short years while the forest-woodland canopy will take 70 to 100 years to be replaced. Unless the habitat is rehabilitated and managed it may be permanently damaged and lost to high intensity fires.

MUTUAL AID

DEIR Response #7: The DEIR and DCD understate the fire protection-public safety responsibilities of the Board of Supervisors. The importance of the existing CSA's standards for fire protection service levels provided by Placer County, fire facilities and equipment needs as well as any current deficiencies need to be included in the DEIR. The Office of Emergency Services role in fire evacuation planning, large emergency management, heavy rescue equipment, hazardous material spill equipment and spill management needs to be included.

C-10-7

Many of the public safety-fire protection issues and policies in the DEIR relating to fire prevention, arson investigation, fire suppression, UBC and UFC standards, rescue services, vehicle accidents, medical-aid (ambulance to first responder), wildland fuel management, Defensible Space, and hazardous material emergencies can only be put into effect through County Ordinances by the Board of Supervisors.

Many actions by the Board of Supervisors, such as the Economic Development Agency, encourages growth and increases the population along with the new homes requiring additional public safety services from fire districts and water districts. The

future growth projections in the DEIR will have even greater impacts upon the special district's ability to maintain the existing standards and levels of service. Many of the impacts identified need to be mitigated directly by the Board of Supervisors in the form of County Ordinances, through direct public safety funding for districts, or by providing County dispatch services and equipment purchases. C-10-7

For the Placer Hills Fire Protection District Board of Directors,

Stan MacDonald, Director
15839 McElroy Road
Meadow Vista, CA 95722
(916) 878-0489

C-11 Nevada Irrigation District (12/16/93)

C-11-1. Information regarding the status of North Auburn Treatment Plan improvements.

The references in the Final EIR to the North Auburn Treatment Plant reflect the updated information.

287,000 ACRES SITUATED IN NEVADA, PLACER, SIERRA & YUBA COUNTIES

NID Nevada Irrigation District

10836 ROUGH & READY HWY. • P.O. BOX 1019 • GRASS VALLEY, CA 95945-1019 • (916) 273-6185
AUBURN & LINCOLN: 878-1857
COLFAX: DIAL OPERATOR, ASK FOR ENTERPRISE 14293
FAX: 477-2646

December 16, 1993

IN REPLYING REFER TO FILE NO.
5/1-PC

Attn: Loren Clark, Senior Planner
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

PLACER COUNTY
DATE RECEIVED
DEC 20 1993
PLANNING DEPARTMENT

Re: Placer County General Plan Update
Draft EIR

TO WHOM IT MAY CONCERN:

The District has reviewed the referenced Draft EIR and has the following comments:

- **Draft Environmental Impact Report**

Chapter 5, INFRASTRUCTURE, page 5-10, Auburn-Bowman section:

> "The existing domestic distribution systems in this planning area are currently operating at capacity. PCWA and NID will have to expand their existing facilities to meet the project demands."

The North Auburn Treatment Plant was nearing capacity at the time information was compiled; however, expansion of this facility is currently being done and projected completion is early 1994.

The cost of the expansion of pipeline conveyance systems (or distribution systems) is generally the responsibility of the developers of certain projects or of the applicable property owners.

C-11-1

- **Draft Policy Document**

Section 4, PUBLIC FACILITIES AND SERVICES, Page 67, section on Implementation Programs, 4.7:

a. "A private well monitoring program to evaluate the **quantity and** quality of groundwater supplied to newly constructed private domestic wells;"

Directors: David E. Southern, Division 1 • Ernst L. Bierwagen, Division 2 • Dale H. Birdsall, Division 3
R. Paul Williams, Division 4 • George Leipzig, Division 5
General Manager: James P. Chatigny • Secretary: Dorothy P. Miller • Treasurer: Teresita T. Andrews
Attorneys: Minasian, Minasian, Minasian, Spruance, Baber, Meith & Soares

c. "A program to monitor and evaluate surface water quality in major reservoirs and rivers."

This type of program should be coordinated with the State of California in regard to the mandated Sanitary Watershed Survey, which is to be completed in 1996.

Page 70, section on Stormwater Drainage, 4.E.17:

"The County shall, wherever feasible, require that domestic water supply canals be encased where they pass through developments with lot sizes of 2.3 acres or less; where subdivision roads are constructed within 100 feet upslope or upstream from canals; and within all commercial, industrial, institutional, and multi-family developments."

Based on the existence of downstream District treatment plant facilities, our Regulations run parallel with this concept.

Thank you for providing us with the opportunity to review the Draft EIR. Please contact me at 823-2466 if you have any questions.

Sincerely,

NEVADA IRRIGATION DISTRICT

Ed Neuharth

Ed Neuharth
Manager of Placer Administration

EN:aeb

C-12 Placer County Water Agency (01/05/94)

C-12-1. Various comments on *Draft Policy Document*

Comments noted; no response necessary.

Loren —
F.Y.

Placer County Water Agency

185 Ferguson Rd. • P.O. Box 6570 • Auburn, California 95604
(916) 823-4850 800-464-0030 FAX (916) 823-4897

A Public Agency

BOARD OF DIRECTORS
R. G. Riolo • Walter Fickewirth
Otis Wollen • Richard Azevedo
E. W. Horton
David A. Breninger, General Manager

January 5, 1994
File No. General Information

PLAC
REC
JAN 1 1
PLANNING DE

Fred Yeager, Planning Director
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

SUBJECT: Placer County General Plan Update

Dear Mr. Yeager:

Thank you for the opportunity to review and comment on the Draft Policy Document and Draft Environmental Impact Report associated with the County General Plan Update process.

The Agency has the following comments regarding the Draft Policy Document: C-12-1

Pg. 66, Policy 4.C.1. We would like to the use of the term "certification" in reference to the availability of water for future developments be replaced with the following wording:

> "The County shall require a letter from the service provider stating that either water service is currently available or that needed improvements will be required prior to occupancy."

Pg. 66, Policy 4.C.2. Placer County Water Agency intends to develop a Groundwater Management Plan pursuant to California Water Code 10750, AB 3030. This plan will most likely include an evaluation of the groundwater situation in West Placer County that the State Department of Water Resources estimates is currently being overdrafted by about 55,000 acre-feet per year. Conjunctive use plans (combining surface and groundwater use) with the goal of decreasing total annual demand on the groundwater basin while at the same time increasing the utilization efficiency of the surface water treatment and distribution system in the County will no doubt be considered. The result could be an adopted plan that recommends new development be permitted utilizing groundwater as one source of supply.

We would like to see the General Plan modified to provide that all water served to new urban development be from surface sources unless it is groundwater that has been extracted pursuant to a Groundwater Management Plan that Placer County Water Agency has

Water Conservation Is A Moral Obligation

implemented pursuant to the provisions of California Water Code 10750. This would provide the flexibility to develop a Groundwater Management Plan which would meet everyone's interests in the future.

Pg. 68, Policy 4.D.8. Contamination of our canal system has become an important issue in recent years. We recommend the following wording following this policy: "These requirements and standards shall require that no on-site sewage treatment systems shall be allowed within 100 feet upslope of domestic water supply canals."

Pg. 70, Policy 4.E.17. The Agency has adopted development standards that specifically prohibit storm runoff from entering our water supplies. These standards require that residential developments adjacent to canals be required to encase the canal in pipe. We have found that encasement is an effective means of minimizing the quality and liability impacts on our water supplies and would like to see the words "wherever feasible" deleted from the first sentence of this policy.

Again, thank you for the opportunity to comment on these documents. Please call me if you have any questions regarding our comments.

Sincerely,

Einar L. Maisch, P.E.
Agency Engineer

pc: Board of Directors

RECEIVED
JAN 19 1994
LAURENCE MINTIE
& ASSOCIATES

January 5, 1994
c:\wp50\cor\jan94a

C-13 Sacramento Municipal Utility District (03/12/94)

C-13-1. Various comments on *Draft Policy Document*

Comments noted; no response necessary.

SMUD
SACRAMENTO MUNICIPAL UTILITY DISTRICT ☐ 6201 S Street, P.O. Box 15830, Sacramento CA 95852-1830, (916) 452-3211
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

March 12, 1994

PLACER COUNTY DATE RECEIVED APR 18 1994 PLANNING DEPARTMENT

ENV94-165

Loren Clark
Senior Planner
Placer County Planning Department
11414 B Avenue
Auburn, CA 95608

Comments on Draft EIR for Placer County General Plan

Dear Ms. Clark,

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to review and comment on the Draft EIR for the Placer County General Plan. Based on our review the following comments are provided.

Paragraphs 4.A.4 and 4.5 discuss the undergrounding of utility lines. SMUD's policy is to route underground those new utility lines that are less than 69 kilovolt (kV). Utility lines that are 69 kV or greater are routed overhead. SMUD would consider undergrounding lines that are 69 kV and greater as well as any existing overhead lines if the expense was paid by others. C-13-1

Paragraph 4.4 discusses the requirement for developers to obtain "will-serve letters" from providers of public facilities. SMUD will provide such letters when requested.

Please ensure that the information provided above is conveyed to all interested parties. If you have questions regarding this letters, please contact me at (916) 732-6863.

Sincerely,

Michael L. Braun
Environmental Specialist

File 421P
PLACER.DEIR

cc: D. Oto MS 30
W. Haycock MS 57
K. Shorey MS 30
P. Frost MS 30

ELECTRIC SYSTEM DESIGN ☐ 6701 4th Avenue, Sacramento CA 95817-1899

D. State and Federal Agencies

D-1 U.S. Army Corps of Engineers (10/06/93)

D-1-1. *Draft Plan* will not conflict with any projects or programs within Army Corp's jurisdiction

Comment noted; no response necessary.

FROM: See return address on reverse. | DATE 6 Oct 93

WRITER'S NAME/TELEPHONE NO.

Merritt Rice, Ch, Am Rvr/GB Branch 557-6758

☒ YOUR ☐ OUR COMMUNICATION (Kind, reference symbol, date, subject, or other identification)

Draft Placer County General Plan and General Plan Environmental Impact Report (EIR)

ACTION TAKEN OR REQUESTED

☐ REPLY WILL BE FURNISHED ON OR ABOUT _____ ☒ RECEIPT ACKNOWLEDGED

☐ REQUEST DATE WHEN REPLY MAY BE EXPECTED ☐ FOR DIRECT REPLY

☐ WE HAVE SENT YOUR COMMUNICATION TO (See below) ☐ TO OBTAIN INFORMATION

We have reviewed the application, and the proposed project will not conflict with any project or other programs within our jurisdiction.

D-1-1

☒ OTHER INFORMATION ☐ SUPPLIED OR ☐ REQUESTED

Thank you for coordinating with us.

TYPED NAME, GRADE, AND TITLE
WALTER YEP
Chief, Planning Division

SIGNATURE

DA FORM 209, 1 Jan 70 REPLACES EDITION OF 1 NOV 66, WHICH WILL BE USED.

DELAY, REFERRAL, OR FOLLOW-UP NOTICE (AR 340-15)

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

SACRAMENTO, CA 95814 PM 07 OCT 1993

OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE, $300

POSTAGE AND FEES PAID
DEPARTMENT OF THE ARMY
DOD-314

U.S. MAIL

Placer County Planning Division
11414 B Avenue
Auburn, CA 95603

PLACER COUNTY DATE RECEIVED
OCT 08 1993
PLANNING DEPARTMENT

D-2 Calif. Dept. of Conservation--Govt. & Env. Relations (11/02/93)

D-2-1. Office supports mitigation policies cited in *Draft EIR*

Comment noted; no response necessary.

State of California THE RESOURCES AGENCY OF CALIFORNIA

M E M O R A N D U M

To: Mr. Douglas P. Wheeler
Secretary for Resources

Mr. Loren Clark
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Date: November 2, 1993

PLACER COUNTY DATE RECEIVED NOV 05 1993 PLANNING DEPARTMENT

From: Department of Conservation
Office of Governmental and Environmental ~~Relations~~

Subject: Draft Environmental Impact Report (DEIR) for the Placer County General Plan Update. SCH #93082012

The Department of Conservation has reviewed the DEIR for the Placer County General Plan Update and the Policy Document for the General Plan. The information and data included for agricultural land use and agricultural commodities produced in Placer County is comprehensive. The loss of 59 percent of the annual gross production value of fruit and nut crops in the county was identified a potential result of development during the timeframe of the General Plan.

As stated in the General Plan DEIR, impacts could be modified by implementation of a number of policies, which are identified in the Policy Document. Among the policies identified, the Department especially supports development of a program to preserve and protect agricultural land through buffer zones, purchase and transfer of development rights, conservation easements and enforcement of the Right-to-Farm Ordinance. D-2-1

The Department appreciates the opportunity to comment on the DEIR. If I can be of further assistance, please feel free to call me at (916) 445-8733.

Deborah L. Herrmann
Deborah L. Herrmann
Environmental Program Coordinator

cc: Kenneth E. Trott, Manager
Office of Land Conservation
Placer County Resource Conservation District

D-3 Department of Fish & Game (11/02/93)

D-3-1. DFG strongly supports *Draft Plan* Implementation Program 6.10 (Habitat Management Plan) and supports swift and timely development of the program.

The Policy Document indicates that Implementation Program 6.10 will be initiated in 1995 and will take approximately 2 years to complete. Given the level of coordination and expenditure of resources necessary to implement the program, the County feels that this is a reasonable time frame.

D-3-2. *Draft Plan* buffer policies must fully protect targeted resources, and should be adjusted only as vegetation and topography allow

The referenced policies have been modified for consistency throughout the Policy Document.

D-3-3. Request for clarification of *Draft Plan* policy 6.A.1

The County is comfortable with the policy as drafted, given that this is a countywide document that provides for some County discretion.

D-3-4. *Draft Plan* policy 6.B.4 should be mandatory component of new development proposals

Comment noted; no response necessary.

D-3-5. DFG recommends additional policy recognizing value of agricultural land as foraging habitat

The Policy Document's policies and programs addressing agricultural land and habitat preservation implicitly recognize the habitat value of agricultural land.

D-3-6. *Draft Plan* Policy 6.C.11 field review requirements should be expanded

The referenced policy has been modified in response to this comment.

D-3-7. *Draft Plan* policy 6.C.12 list should be expanded

The suggested revision has been made to the Policy Document.

D-3-8. *Draft Plan* Implementation Program 6.9 should not imply that importance of species is based on recreational or economic considerations

The County feels the program is appropriate as written.

D-3-9. DFG reiterates its strong support of Program 6.10 (Habitat Management Plan)

Refer to response to comment D-3-1.

D-3-10. *Draft Plan* policy 6.D.7 should emphasize native and endemic plant species

The County does not favor limiting landscaping in the manner suggested. As written, however, the policy provides staff with the discretion to require native or endemic species where appropriate.

D-3-11. DFG recommends development of a P/TDR program as a means to preserve and protect ecological areas

The County feels that the Policy Document covers the subject matter sufficiently.

STATE OF CALIFORNIA—THE RESOURCES AGENCY PETE WILSON, Governor

DEPARTMENT OF FISH AND GAME
REGION 2
1701 NIMBUS ROAD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95670

(916) 355-7020

PLACER COUNTY
DATE
RECEIVED
NOV 04 1993
PLANNING DEPARTMENT

November 2, 1993

Mr. Loren Clark, Senior Planner
Placer County Planning Department
11414 B Avenue
Auburn, California 95603

Dear Mr. Clark:

The Department of Fish and Game (DFG) has reviewed the Draft Policy Document and the Draft Environmental Impact Report (EIR) for the Countywide General Plan for the Placer County General Plan Update. We strongly support Implementation Program 6.10 which identifies the development of a comprehensive Habitat Management Plan (HMP) within Placer County. This process would assure protection of critical and representative habitats in Placer County and identifies a process by which development and wildlife mitigation can be routinely and easily accomplished. Swift and timely development of this program should be pursued by Placer County. Both natural resource and development interests can best be assured through this process. Clarification and expansion of this program should be included within future revisions of this document. D-3-1

Additionally, we have the following specific comments at this time:

Draft Policy Document:

1. Page 20-21, #3 and page 87, policy 6.A.1.: Buffer widths and allowable uses within buffers must be designed to fully protect those resource values for which the buffer was established and adjusted only as vegetation and topography allow. Buffers must be adequately sized and configured, based on the best available biology, to assure that they function as intended. We typically suggest 100-foot nondevelopment buffers adjacent to perennial stream and wetland resources and 50-foot nondevelopment buffers adjacent to intermittent stream and wetland resources. However, more extensive nondevelopment and buffer areas may be required in areas of sensitive movement corridors, wildlife habitats, or stream systems. This standard should be modified to reflect the potential needs of the variety of resource values, as identified within the EIR, that may require protection from land development activities. D-3-2

2. Page 87, policy 6.A.1.: Section "a" must be clearly defined and examples of potential exceptions identified. D-3-3

3. Page 91, policy 6.B.4.: This policy is critical to the entire concept of buffer width and protection of stream resources and should be a mandatory component of new development proposals. D-3-4

4. Page 92, goal 6.C.: Agricultural lands, principally lands under rice cultivation, provide a critical foraging and resting habitat for migratory waterfowl. We recommend that a policy be developed that describes the critical nature of rice land to waterfowl, develops criteria by which protection of these agricultural lands is considered, and develops a methodology to mitigate for the unavoidable loss of rice land values. D-3-5

5. Page 93, policy 6.C.11.: Evaluation for DFG "Species of Concern" should be added to required field review of projects within significant areas. Additionally, those types of habitats that may be considered as "significant ecological resource areas" as noted within this policy should be identified and include wetlands, vernal pools, all stream environment zones, all water bodies, migratory deer ranges, known locations of rare, threatened and endangered species of plants and animals and their suitable habitats, agricultural areas critical as migratory waterfowl wintering habitat, large blocks of undeveloped habitat, and connective links to large blocks of habitat. D-3-6

6. Page 93, policy 6.C.12.: Species of concern and important movement zones should be added to this list. D-3-7

7. Page 94, Implementation Program 6.9, second sentence: The importance of any species should not be based on relevant recreational or economic considerations, and this sentence should be modified to reflect this recommendation. The DFG, as Trustee Agency for fish and wildlife, will provide relevant ecological criteria and the determination of the importance of a species habitat. D-3-8

8. Page 94, Implementation Program 6.10.: We consider this program the most critical program for fish and wildlife in this General Plan and support swift implementation. We are concerned that phasing of this program, as currently identified within this General Plan, will preclude the ability of Placer County to incorporate a Habitat Management Program (HMP) during the selection of those New Growth Areas as identified within this document. An HMP D-3-9

should be identified as a concurrent process of this General Plan Update. This HMP should also be identified within the "Standards for New Growth Areas" on page 23-24 as a principal component for the identification of areas constrained to development due to the presence of significant ecological resources and those in need of future protection.

The DFG is willing to assist Placer County with the development of an HMP in a timely and useful manner. We are concerned that funding may not be available and suggest that the program be given a high priority for timely implementation and a firm funding source identified within these documents. Without the development of an HMP, principally within western Placer County, continued, irretrievable loss of critical wildlife and plant resources will occur. D-3-9

9. Page 96, policy 6.D.7.: This policy should emphasize the use of native and endemic plant species. D-3-10

10. We recommend that a policy be developed, similar to policy 7.4 on page 105 for agricultural lands, that identifies the development of a program for the purchase and transfer of development rights as a means to preserve and protect significant ecological areas. D-3-11

Pursuant to Public Resources Code Sections 21092 and 21092.2, the DFG requests written notification of proposed actions and pending decisions regarding this project. Written notifications should be directed to this office.

This project will have an impact to fish and/or wildlife habitat. Assessment of fees under Public Resources Code Section 21089 and as defined by Fish and Game Code Section 711.4 is necessary. Fees are payable by the project applicant upon filing of the Notice of Determination by the lead agency.

If the DFG can be of further assistance, please contact Mr. Ron Bertram, Senior Biologist, at (916) 355-7010 or Mr. Jerry Mensch, Environmental Services Supervisor, at (916) 355-7030.

Sincerely,

L. Ryan Broddrick
Regional Manager

cc: See attached list

cc: Mr. Ron Bertram
Department of Fish and Game
Rancho Cordova, California

Mr. Jerry Mensch
Department of Fish and Game
Rancho Cordova, California

D-4 California Regional Water Quality Control Board--Lahontan (11/10/93)

D-4-1. Commentor did not receive Draft Policy Document

Comment noted; no response necessary.

D-4-2. Final EIR should include commitment to preparation of subsequent environmental documents as needed

The County does intend to use the General Plan EIR as a first-tier document for subsequent environmental analyses, although the Policy Document does specify that major new development projects will be required to prepare project-level environmental documents.

D-4-3. *Draft EIR* Tables 2-3 and 2-7 appear to contain discrepancies

The numbers in Table 2-3 reflect holding capacity, while the numbers in Table 2-7 reflect forecast-based development at year 2040.

D-4-4. Final EIR should recognize potential water quality impacts of roadway widenings

The Policy Document includes policies to address potential effects of public works projects, including road widenings, on the quality of local water courses. The EIR also recognizes this potential impact.

D-4-5. *Draft EIR* cites Lake Tahoe Basin Water Quality Plan that was not adopted

The cited references to the Lake Tahoe Basin Water Quality Plan have been removed from the Final EIR. The water-use limitation citations now refer to the California-Nevada Interstate Water Compact.

D-4-6. Final EIR should recognize California-Nevada Interstate Water Compact limitations on diversions from Truckee River watershed

The Final EIR cites the limitations on surface water diversions in the Truckee River watershed.

D-4-7. Tahoe-Truckee Sanitation Agency's wastewater treatment capacity limit is actual limit for entire Tahoe Basin

The County understands this; the capacities listed in Table 5-2 are for those Placer County users of TTSA facilities (see footnote #1).

D-4-8. *Draft EIR* assumes no new onsite systems in Lake Tahoe and Truckee River watersheds; in actuality, some exceptions are allowed

The Final EIR corrects the implication that restrictions on on-site systems are absolute.

D-4-9. *Draft EIR* assumes that all development in Placer County part of Martis Valley is sewered; this is not the case

The Final EIR recognizes that there are some onsite sewage treatment systems in the Placer County part of Martis Valley.

D-4-10. *Draft EIR* should state that prohibition of wastewater disposal in Tahoe Basin is stated in the Porter-Cologne Water Quality Control Act.

This reference has been corrected in the Final EIR.

D-4-11. *Draft EIR* should note that Lahontan's prohibition of wastewater disposal in Tahoe Basin applies in part of Placer East area

The Final EIR notes that Lahontan's discharge regulations operate in the parts of the Placer East analysis area under its jurisdiction.

D-4-12. Final EIR should use TRPA's assumptions for impervious surfaces; should also recognize water quality effects of drainage improvements

The County recognizes that different agencies may have more precise information available than the standard assumptions used in the EIR analysis. In assessing the relative impacts of increased development, the County feels it is appropriate to use standard assumptions, particularly for a countywide general plan EIR. Accordingly, the Final EIR does not reflect the recommended changes. The water quality effects of increased impervious surface are discussed both in Chapters 5 and 8 of the Final EIR.

D-4-13. Final EIR should state that statewide NPDES permits are issued by SWRCB, not Regional Boards

The reference is corrected in the Final EIR.

D-4-14. *Draft EIR* Table 8-1 should recognize growth potential in Tahoe Basin outside of Tahoe City Community Plan Area

Table 8-1 is based on TRPA assumptions for new growth in the Tahoe Basin; for the Placer County part of the Basin, most of the growth is in the Tahoe City Community Plan Area.

D-4-15. Does *Draft EIR* assume cumulative surface water quality impacts are mitigated or unmitigable

The same policies and programs addressing local water quality problems also address the cumulative regional problems, but only in areas within Placer County's jurisdiction. The County is not in a position to impose mitigation requirements (or its General Plan policies) outside of the county. The cumulative impact discussion is intended to disclose potential regional problems that might result from development within and outside of Placer County.

D-4-16. Two corrections to *Draft EIR* Table 8-7

The Background Report has been be revised to include updated lists of both federally- and state-listed species occurring in Placer County. Draft EIR Table 8-7 has been included in the Background Report.

D-4-17. *Draft EIR* use of "Significant Natural Areas" should be clarified

The term "significant natural areas" is described in the Background Report as it relates to a program administered by the Department of Fish and Game. The types of natural areas that the County considers significant are defined in the Policy Document.

D-4-18. Final EIR should recognize Tahoe Basin concerns with water quality impacts of atmospheric air pollutants

The increase in nitrogen oxides (NOx) has been reevaluated in the Final EIR and is now predicted to increase 38.5 percent between 1991 and 2010. This significant increase in NOx is expected to occur predominantly in the Sacramento Valley Air Basin. Although increased NOx concentrations may be transported through the Mountain Counties air basin and into the Lake Tahoe air basin, significant deposition into Lake Tahoe is not anticipated from this source. The County, nonetheless recognizes this concern.

State of California

Memorandum

To : William Shafroth
Resources Agency
1416 Ninth Street
Sacramento, CA 95814
Attention: Nadell Gayou

Date: November 10, 1993

PLAC...
RE...
NOV...
PLANNING DEPARTM...

Ranjit S. Gill

Ranjit S. Gill, Ph.D., Chief, Planning and Toxics Section

From : California Regional Water Quality Control Board
Lahontan Region
2092 Lake Tahoe Boulevard, Suite 2
South Lake Tahoe, California 96150
(916) 544-3481 FAX (916) 544-2271

Subject: REVIEW OF DRAFT ENVIRONMENTAL IMPACT REPORT, PLACER COUNTY GENERAL PLAN UPDATE, SCH # 93082012

Regional Board staff have reviewed the draft Environmental Impact Report (EIR) for Placer County's General Plan Update. As described in the Introduction, the County proposes to satisfy California Environmental Quality Act (CEQA) requirements by using four separate documents: the Draft Countywide General Plan Policy Document; the Draft General Plan Background Report, the General Plan Issues and Options Report, and this draft EIR, which includes a technical appendix volume. Regional Board staff have submitted separate comments on the Issues and Options Report and the Background Report; we assume that these comments will be addressed when final version of these documents are prepared. We did not receive a copy of the Draft Countywide Plan Policy Document.

The preferred General Plan Alternative is a "hybrid" of alternatives discussed in the Issues and Options Report. It involves a Countywide population increase to 500,000 by 2040, with most growth concentrated in the western portion of the County. The update process would involve "validation", with limited modifications, of a number of existing community plans, including the Alpine Meadows, Lake Tahoe, North Tahoe, Ward Valley, Martis Valley, and Squaw Valley General Plans. The EIR is meant to be a "program EIR" and a Master Environmental Assessment. Several significant unmitigable impacts are identified including loss of fish and wildlife habitat and vegetation due to urbanization, and increases in nitrogen oxide emissions (see Specific Comment 16 below).

The Regional Board will not be issuing any permits as a direct result of Placer County's adoption of an updated General Plan. Only the eastern portion of Placer County, in the Lake Tahoe and Truckee River watersheds, are within the Lahontan Regional Board's jurisdiction. We have the following comments as a "trustee agency" under CEQA for the waters within those watersheds.

General Comments

1. The EIR cites proposed General Plan Policies as mitigation for many potential impacts, and provides brief summaries. Because we did not receive the full text of the policies, we cannot fully evaluate the adequacy of mitigation for water quality-related impacts. D-4-1

2. The EIR's discussions of water quality-related impacts are very general, and are not adequate for our use as a CEQA responsible agency for any subsequent specific projects. We assume that the County does not intend to use this EIR as a "Master EIR" pursuant to recent CEQA amendments. The final EIR should include a commitment to prepare subsequent environmental documents as needed. D-4-2

Specific Comments

1. The potential numbers of dwelling units in Table 2-3 (34, 822 units at the maximum density) do not agree with the projections discussed on page 3-6 of the text or the year 2040 "Total Units" in Table 2-7. Table 2-7 apparently includes both existing and future units. These discrepancies should be corrected, since they may affect water-related impacts such as needs for sewer capacity, water supply, and stormwater control facilities. D-4-3

2. On page 4-39, the widening of Highways 28 and 89 from two to four lanes is recognized as possible mitigation for increased traffic impacts. The final EIR should recognize the potentially significant water quality impacts, associated with erosion and increased impervious surface, of widening these highways, which are located near Lake Tahoe and the Truckee River. D-4-4

3. The discussion of domestic water supply projections on page 5-6 cites proposed "zonal" allocations of water in the Lake Tahoe Basin discussed in the 1980 Lake Tahoe Basin Water Quality Plan. Although the State Water Resources Control Board circulated a draft EIR on this proposed allocation scheme in 1984, the EIR was never finalized, and the allocation policy was never approved. D-4-5

4. In addition to the 23,000 acre-feet per annum (afa) cap on water use in the Lake Tahoe Basin, the California-Nevada Interstate Water Compact (P.L. 101-618) limits maximum surface water diversions in the Truckee River watershed in California [which includes portions of Placer, Nevada, and Sierra Counties] to 10,000 afa. This limit should be recognized in the final EIR's discussion of projected future water use. D-4-6

5. (page 5-17) The Tahoe-Truckee Sanitation Agency's (TTSA's) wastewater treatment capacity limit is the actual capacity limit for the Squaw Valley County Water District, Alpine Springs County Water District, Truckee Sanitary District, and Northstar Community Services District systems as well as for the districts in the Tahoe Basin. D-4-7

6. (page 5-17) The EIR assumes that no new development using onsite wastewater treatment systems (septic systems) will occur in the Lake Tahoe and Truckee River watersheds due to the Regional Board's septic system discharge prohibitions. Limited exemptions to these prohibitions are permitted if the Regional Board makes certain findings. Also, the Truckee River prohibitions apply only to the area upstream of the Boca Reservoir outlet; regionwide septic system criteria, including a 2 dwelling units per acre density limit, apply to downstream areas. The prohibition language has been clarified in the revised Water Quality Control Plan for the Lahontan Region, which was adopted by the Regional Board in September 1993. This plan could take effect in early 1994, following further necessary state agency approvals. D-4-8

7. The EIR assumes (page 5-23) that all development in the Placer County portion of Martis Valley has been sewered. This is not the case; exemptions for the use of onsite systems have been granted for several subdivisions. D-4-9

8. The prohibition against wastewater disposal in the Lake Tahoe Basin is not contained in the California-Nevada Interstate Water Compact, as stated on page 5-23, but in the Porter-Cologne Water Quality Control Act. D-4-10

9. The Lahontan Regional Board's waste discharge prohibitions affecting onsite systems (and exemption criteria) apply in the portion of the "Placer East" planning area within the Truckee River Watershed and upstream of the Boca Reservoir outlet (page 5-29). D-4-11

10. Impervious surface coverage figures for the Lake Tahoe Basin (Table 5-8, page 43) have apparently been estimated, as for the rest of the County, using assumptions about the average amount of coverage associated with different land uses. The Tahoe Regional Planning Agency (TRPA) has more accurate figures for existing and projected coverage within the Tahoe Basin. The EIR's discussion of drainage, which now centers on flood control, should also recognize the water quality impacts of increased coverage in terms of decreased soil/vegetation treatment for nutrients in precipitation, and addition of urban stormwater pollutants to runoff. D-4-12

11. (page 8-1) Statewide stormwater NPDES permits are issued by the State Water Resources Control Board, not the Regional Boards. D-4-13

12. Table 8-1 on page 8-4 needs to recognize the potential for growth in the Lake Tahoe Basin outside of the Tahoe City Community Plan Area. D-4-14

13. On page 8-6, the potential for cumulative reduction of surface water quality in the Truckee River watershed is recognized after the discussion of mitigation of direct impacts to surface water quality. Are cumulative impacts assumed to be mitigated by the same measures noted for other water quality impacts, or are they unmitigable? D-4-15

14. On page 8-23 (Table 8-7), the Lake Tahoe shorezone plant Tahoe yellow-cress (Rorippa subumbellata) is listed as a "candidate species"; the footnote explains that this is in relation to federal listing. Tahoe yellow cress is also a State-listed endangered species. Table 8-7 should also include the recently listed federal candidate species Capnia lacustra, the Tahoe benthic stonefly. D-4-16

15. Page 8-29 lists several "Significant Natural Areas", including Martis Creek as a Lahontan cutthroat trout stream, and Ward Creek as Tahoe yellow cress habitat. It is not clear whether the term "Significant Natural Area" is used in the same sense as that of the California Department of Fish and Game's (DFG's) Natural Heritage Program. A 1992 annual summary printout from this program provided to us by DFG shows Tahoe yellow-cress habitat at the mouth of Blackwood Creek as well as at the mouth of Ward Creek. A Truckee River tributary, Pole Creek, is identified in our current Basin Plan as habitat for Lahontan cutthroat trout. The Truckee River and all tributaries have been designated for an existing or potential Rare and Endangered Species Habitat (RARE) beneficial use in recognition of federal plans to reintroduce the Lahontan cutthroat trout. D-4-17

16. The discussion of air quality impacts (pages 8-37 and 8-39) projects a 24% increase in nitrogen oxide generation in Placer County between 1991 and 2010. This increase is considered significant and unmitigable. The final EIR needs to recognize the concern within the Lake Tahoe Basin about the water quality impacts of atmospheric deposition of nitrogen oxides from out-of-Basin sources, and the possibility that this increase could contribute to nonattainment of TRPA's "environmental threshold" standards related to atmospheric nutrient loading. TRPA has a variety of contingency measures, including further restrictions on development, which may be triggered by lack of progress toward attainment of thresholds. D-4-18

Please contact Judith Unsicker at (916) 542-5417 if you wish to discuss these comments.

cc: Regional Board Members
Region 5, Sacramento Office
Tahoe Regional Planning Agency
Loren Clark, Placer County Planning Department

JEU/sh

D-5 Caltrans (11/18/93)

D-5-1. Development of high occupancy vehicle (HOV) lanes would address most impacts on I-80 identified in *Draft EIR*

Comment noted. The EIR does mention HOV lanes as a possible mitigation measure for traffic on I-80 and the Policy Document calls for the County to participate in a multi-modal study of the I-80 corridor that will include consideration of HOV facilities.

D-5-2. HOV lanes on I-80 are not included in RTP project list; County should ensure that they are added

The Policy Document includes a policy calling for PCTC to add HOV facilities and ramp metering to its 20-year RTP.

D-5-3. Recommended first step in HOV lane program is installation of ramp metering

The I-80 multi-modal study that the Policy Document calls for Placer County to participate in will address HOV lanes, but the General Plan is not the appropriate forum for discussion of these details.

STATE OF CALIFORNIA — BUSINESS, TRANSPORTATION AND HOUSING AGENCY

PETE WILSON, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 3
P. O. BOX 911
MARYSVILLE, CA 95901
TDD 916 741-4509
FAX no. 916 323-7669
Telephone 916 741-4277

November 18, 1993

EPLA085
03-Pla-Var
DEIR
Placer County General Plan

PLACER COUNTY DATE RECEIVED NOV 22 1993 PLANNING DEPARTMENT

Loren Clark
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Mr. Clark:

Thank you for the opportunity to review and comment on the above referenced document.

COMMENTS:

- The DEIR accurately notes that "the backbone of the county's roadway system is its state highways, particularly Interstate Route 80 which traverses the county from east to west." Interstate 80 is also the only East-West major freeway between Bakersfield and Portland, a distance of about 1,000 miles. As such, it is of enormous national economic importance with regard to freight traffic. Delays on Interstate 80 will have significant negative national economic consequences.

- The DEIR analysis of the impacts to Interstate 80 with and without improvements dramatically illustrates the need for enhancements to the route. The improvement assumed in the DEIR, and probably the most efficient and effective alternative, would be the development of high occupancy vehicle (HOV) lanes between Sierra College Boulevard and the Sacramento County line, with connections to HOV lanes from this point westward in Sacramento County. This would address the growth assumed and accommodated in the General Plan Update. D-5-1

- The development of HOV lanes in this corridor, however, are not included in the draft Placer County Transportation Commission 1993 Regional Transportation Plan (RTP) 20 year project list which assumes a constrained (realistic) funding scenario. The County should ensure that the project is, in fact, included in this listing as a high priority project consistent with the conclusions of the environmental assessment for the new General Plan. D-5-2

- The implementation of a comprehensive ramp metering program at appropriate locations within Placer County is recommended as a first step toward the eventual HOV lane project described above. The ramp metering program is of relatively low cost, could be implemented in a timely manner commensurate with the projected growth, and would provide ample incentive for Placer commuters to rideshare. The program is being implemented within Sacramento. Caltrans is developing a preliminary cost estimate for D-5-3

the proposed ramp metering network. This information will be forwarded to you as soon as it is available. D-5-3

If you have any questions, please phone me at 741-4227 or Jeff Pulverman in Sacramento at 327-3859.

Sincerely,

JODY E. LONERGAN
Deputy District Director
Planning and Public Transportation

D-6 Calif. Dept. of Conservation--Div. of Mines & Geology (11/24/93)

D-6-1. *Draft Plan* appears well-conceived and sufficiently complete, especially policies dealing with fire hazards

Comment noted; no response necessary.

D-6-2. Recommended revision to *Draft Plan* policy 8.A.1

Comment noted, but no change has been made. The County retains discretion regarding the appropriate content of such analysis.

STATE OF CALIFORNIA · THE RESOURCES AGENCY

PETE WILSON, Governor

DEPARTMENT OF CONSERVATION
DIVISION OF MINES AND GEOLOGY
ENVIRONMENTAL REVIEW PROJECT
801 K Street, MS 12-32
Sacramento, CA 95814-3531
Phone (916) 323-8567
Fax (916) 324-1396

PLACER COUNTY
DATE
RECEIVED

DEC 01 1993

PLANNING DEPARTMENT

November 24, 1993

Mr. Loren Clark
Placer County Planning Department
11414 B Avenue
Auburn, Ca 95603

Dear Mr. Clark:

Subject: Health and Safety Element Review for the Placer County General Plan Update Project

The Department of Conservation's Division of Mines and Geology (DMG) has reviewed the draft Health and Safety Element and portions of the DEIR and related documents for the General Plan Update. DMG has special expertise in evaluating geologic/seismic hazards and resource issues, and has responsibility under Government Code Section 65302(g) to review and provide information to the lead agency for the Draft Safety Element portion of the General Plan prior to its adoption. The documents reviewed are:

- Countywide *Draft Health and Safety Element Policy Document*, October 1, 1993.
- Countywide General Plan *DEIR*. October 1, 1993 (SCH# 93082012).
- Draft General Plan *Background Report*, Volume I and II, September 25, 1992.

Those portions of the Draft Policy Document that we reviewed appear to be well conceived and sufficiently complete, especially the policies dealing with Fire Hazards. DMG has a minor suggestion regarding the geologic hazard section of the Health and Safety Element. D-6-1

Policy 8.A.1, requires "a soils engineering and geologic-seismic analysis" in areas prone to specified geologic hazards. We suggest using the term "and/or" to allow the option of one or the other analysis. For example, a potential expansive soil problem can be adequately evaluated by a soils engineering analysis; and groundshaking may be adequately evaluated by a geologic/seismic analysis. But both types of analysis may be required to evaluate a difficult liquefaction problem. D-6-2

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DEC 3 1993
LAURENCE MINTIER
& ASSOCIATES

DMG complements the Placer County Planning staff and their consultants in producing an informative and well presented *Background Report* for the General Plan Update.

If you have any questions regarding these comments, please contact me at (916) 322-2562.

Sincerely,

R. C. Martin

Roger C. Martin
Senior Engineering Geologist
Environmental Review Project Manager
RG 2421, CEG 705

Concur:

11-24-93 Trinda L. Bedrossian
Date: Trinda L. Bedrossian
Supervising Geologist
RG 3363, CEG 1064

cc: Deborah Herrmann, Department of Conservation

E. Environmental Organizations

E-1 California Native Plant Society (11/03/93)

E-1-1. County should uphold 1-mile urban separator buffer requirements, but should exclude any residential development in buffer areas

Because the new growth areas that would have required the Draft Plan's urban separator buffer no longer appear on the Land Use Diagram, the standards for such buffers have been removed from the Policy Document. The County agrees that vernal pool areas should be protected; accordingly, the Policy Document includes policies and programs that would prohibit the disturbance of valuable vernal pool habitat.

E-1-2. Policies calling for planting of vegetation should specify preference for indigenous species or species likely to hybridize with native species

The Policy Document incorporates the recommended revision.

E-1-3. CNPS disagrees that no additional mitigation is feasible for impacts on native plants and plant communities (cite first 2 comments)

The County does not believe that these impacts could be further mitigated without changing the fundamental nature of the proposed project. Refer to common response #2.

E-1-4. CNPS supports policies encouraging on-site stormwater retention in new development

Comment noted; no response required.

E-1-5. CNPS recommends that *Draft Plan* Policies 6.A.1, 6.A.5, and 6.B.3 be strengthened

The County feels the referenced policies are appropriate for a countywide general plan.

E-1-6. CNPS suggests that replacement of lost riparian vegetation (per policy 6.A.3.a) might be infeasible; avoidance should be first priority

Policy 6.A.3 has been revised to indicate that avoidance of riparian habitat will be the first priority, but that creation of new habitat will be an acceptable alternative in cases where avoidance is infeasible.

E-1-7. CNPS recommends ranking mitigation methods in Policy 6.B.2 in order of priority

Policy 6.B.2 has been modified to rank the methods in the suggested order.

E-1-8. Policy 6.D.2 should clarify that "native" species are "indigenous"

The County does not feel the recommended change is necessary.

E-1-9. Policy 6.D.4 should be expanded to include recruitment of younger trees

Policy 6.D.4 has been revised to encourage recruitment and retention of younger trees.

E-1-10. CNPS recommends preparing a masterplan for rare plant communities and significant natural areas

The County feels that the Policy Document adequately addresses the intent of this recommendation, so the recommended change has not been made.

E-1-11. Plan policies should explicitly recognize northern volcanic mudflow vernal pools and other types of vernal pools

The Policy Document's references to vernal pools are implicitly inclusive of all types of vernal pools.

E-1-12. Policy 6.E.4 in the *Draft Policy Document* is too vague and general

Comment noted; no change has been made.

E-1-13. CNPS disagrees that no additional mitigation is feasible for impacts related to habitat conversion (cite first 2 comments)

Refer to response to comment E-1-1.

E-1-14. CNPS encourages Placer County to provide copies of CEQA-required documents to nonprofit organizations free of charge

The County is not in a financial position to subsidize reproduction costs, even for nonprofits.

California Native Plant Society

1722 J Street, Suite 17
Sacramento, California 95814

November 3, 1993

PLACER COUNTY
DATE
RECEIVED
NOV 1 - 1993
PLANNING DEPARTMENT

Placer County Planning Department
11212 B Avenue
Auburn, California 95603

SUBJECT: Draft Environmental Impact Report for the Placer County General Plan Update (SCH# 93082012)

Gentlemen:

The California Native Plant Society (CNPS) appreciates the opportunity of reviewing the above Draft Environmental Impact Report (DEIR). However, we feel that some additional measures need to be taken to protect and preserve the native plants and plant communities of Placer County. Since the proposed mitigation measures for most of the potential environmental impacts identified in the DEIR consist of policies and implementation programs outlined in the Draft Countywide General Plan Policy Document, many of the following comments address proposed policies and programs. We suggest that if it is not appropriate or feasible to modify some of proposed policies and programs, then perhaps additional mitigation measures for certain impacts need to be included in the Final EIR.

1. Page 1-6: We note that the primary objectives for land use planning adopted by the Placer County Board of Supervisors (Project Objectives 1-5) include balancing growth by separating and individualizing population centers. However, in south Placer County, separation between adjacent communities is rapidly disappearing; development of the four "new town" areas, one of which (Stanford Ranch West, per page 3-2 of the DEIR) already overlaps with Roseville's sphere of influence, will only exacerbate the situation. The DEIR correctly identifies northern volcanic mudflow vernal pools in the Roseville area and several other plant communities and native plant species as especially threatened by development in Placer County. The Draft Countywide General Plan Policy Document calls for urban separator buffers that are at least 5,280 feet wide. We urge you to uphold the buffer requirement throughout south Placer County and, wherever possible, to align the buffers in a manner that will preserve south Placer County's rapidly diminishing vernal pools, riparian habitat, and oak woodlands. E-1-1

Furthermore, the Draft Countywide General Plan Policy Document indicates that compatible land uses in urban separator buffers include "ranchette-type residential development and other low-intensity uses with minimum-lot-area requirements ranging from one acre (for clustered developments) to 20 acres" (Draft Countywide General Plan Policy Document, page 22). We do not feel that 1-20 acre lots are compatible with the natural appearance and function of the grasslands, vernal pool areas, and oak savannah that characterize much of south Placer County and recommend deleting any new residential development from the list of allowed land used in urban separator buffers. However, if

despite CNPS's recommendation, some development is allowed to occur in or near any vernal pool areas lying within an urban separator buffer, then it is imperative that the natural hydrology of the areas to be developed and of the vernal pool watershed be determined before any projects are approved to ascertain that there will not be any indirect adverse effects on vernal pools. E-1-1

2. Page 3-5, Visual and Scenic Resources: We recommend revising Policies 1.J.2, 1.J.3, and 1.J.6 to clarify that "vegetation" used for screening new development shall refer to trees and/or shrubs indigenous to the general project locality whenever possible; furthermore, species native to the type of soil found on the project site should be used. If species not native to the general project locality must be used, only species that are not likely to hybridize with the local flora should be planted. In addition, please modify Policy 1.J.4.d. to encourage: E-1-2

a. use of native grasses and forbs to revegetate graded areas.

b. stripping and stockpiling of native topsoil prior to grading the subsoil, and redeposition of the stockpiled soil prior to revegetation.

Reference is made on page 3-5 of the DEIR to "Policies 1.J.1. through 1.J.8." Our copy of the Draft Countywide General Plan Policy Document did not include Policies 1.J.7. or 1.J.8.

3. Page 3-6: We disagree that no additional mitigation is feasible for land use impacts on native plants and plant communities. Please see comments 1 and 2 above. E-1-3

4. Section 5.3, Drainage: Since the health and survival of many native plants and plant communities depend on maintenance of natural hydrological conditions, we support on-site infiltration of additional storm runoff generated by new development whenever possible. Perhaps Policies 4.E.11. and 4.E.12. could be modified to encourage more strongly on-site stormwater retention and to maximize opportunities for groundwater recharge. E-1-4

5. Page 8-5, Surface Water Quality: Agriculture, industrial land uses, and residential landscaping can all be sources of pesticides, fertilizers, and other chemicals. These substances may be carried by overland sheet flow or shallow subsurface flows into adjacent sensitive native plant communities, such as vernal pools or riparian habitats. We recommend that exceptions to Policy 6.A.1. be kept to a minimum and that when exceptions are granted, appropriate mitigation measures and/or implementation of best management practices (BMPs) be required. Furthermore, the BMPs selected for the project should alter that natural hydrology of the sensitive habitat as little as possible; that is, efforts should be directed not to diverting potentially contaminated water from a sensitive plant community but rather to ensuring adequate water quality. We suggest modifying Policies 6.A.1. and 6.B.3. accordingly. E-1-5

We also recommend expanding Policy 6.A.5. to require the use of BMPs not only to protect streams but native plant communities such as vernal pools and riparian areas as well.

6. Page 8-31, Streams and Creeks: The intent of Policy 6.A.3.a, encouraging on-site, in-kind replacement of riparian vegetation lost due to development, is commendable. However, E-1-6

it should be recognized that in many cases, especially on relatively undisturbed sites, existing riparian vegetation already occupies all areas capable of supporting such vegetation. Thus, attempts to plant new riparian vegetation in other portions of the site may prove unsuccessful unless the hydrology of the areas to be planted is modified so that it will support riparian vegetation. Modification of hydrology to support a different type of vegetation than what occurs naturally on a given site tends to be expensive, requiring monitoring for five years or more. In short, avoidance of riparian vegetation should be the policy of first choice unless there is clear evidence that other portions of the site are suitable riparian habitat. E-1-6

7. Page 8-31, Streams and Creeks: We strongly recommend ranking the mitigation methods for impacts on wetlands that are listed in Policy 6.B.2. in order of preference, with avoidance being the preferred policy. This ranking is also supported by the U.S. Army Corps of Engineers and Environmental Protection Agency Memorandum of Agreement on Section 404(b)(1) of the Clean Water Act. E-1-7

We commend Placer County's awareness, as implied by Policy 6.B.2., that losses of non-regulated wetlands can be cumulatively significant and fully support the goal of "no net loss" of wetlands of any kind.

8. Page 8-31, Vegetation:

a. Please modify Policy 6.D.2 to clarify that "native" species should be indigenous to the general project vicinity and to the types of soil found on the project site, and that "compatible non-native species" should be carefully selected so that no inadvertent hybridization with local species is likely to occur. E-1-8

b. We recommend modifying Policy 6.D.4. to include not only landmark trees and "major" groves (What constitutes a "major" grove?) of native trees but also a reasonable number of younger trees, along with adequate space for the younger trees to mature, that will serve to maintain a biologically viable population as the older trees decline and die. Many local tree preservation ordinances in California omit to provide for recruitment of new native trees; we encourage you to take advantage of this opportunity to avoid setting up a "museum" of relict, aging native trees. E-1-9

9. Page 8-32, Open Space for the Preservation of Natural Resources:

a. Policies 6.E.1 through 6.E.5 are somewhat vague regarding the timing of their implementation; they should be revised to provide a more proactive approach to conservation issues. Protection of significant natural communities should not occur in a piecemeal fashion as development proposals are submitted. We strongly recommend that Placer County go beyond "coordinat[ing] with local, state, and federal agencies and private organizations to establish ... open space areas" (Policy 6.E.5) and develop a masterplan for the County's rare plant communities and significant natural areas; please add an implementation program calling for such a masterplan. The masterplan should identify specific sites to be preserved together with adequate buffer zones around each preserve. Although the Draft Countywide General Plan Policy Document (page E-1-10

20) calls for a minimum buffer width of 50 feet, with an average width of 100 feet, a wider buffer may be required in certain instances; the master plan should evaluate buffer requirements on a case-by-case basis. Given the development pressure currently being exerted on the vernal pool areas of south Placer County, we suggest developing and adopting such the masterplan in several phases on the basis of geographical location, with south Placer County constituting the first phase. Foothill and montane habitats could then be addressed in subsequent phases. E-1-10

b. We recommend explicitly including northern volcanic mudflow vernal pools and other types of vernal pools in Policies 6.E.1 and 6.E.2. E-1-11

c. Please clarify the intent of Policy 6.E.4. As written, it seems so vague and general as to be meaningless. E-1-12

10. Page 8-34, Mitigation Measures: As noted above, we disagree that no further mitigation measures are feasible for habitat conversion in new growth areas and potential habitat conversion in suburban and rural residential areas. E-1-13

Lastly, according to page 1 of the DEIR, the issues which CEQA requires to be addressed in a DEIR are covered by four volumes: the Draft Countywide General Plan Policy Document, the Draft General Plan Background Report, the General Plan Issues and Options Report, and the DEIR. Unfortunately, budget constraints allowed us to purchase only the Draft Countywide General Plan Policy Document and the DEIR; some of our concerns may have been addressed in the other two volumes. We realize that Placer County, like other public agencies, has a limited budget. Nonetheless, CNPS would like to encourage the Placer County Planning Department to revise its fee policies so that non-profit organizations can obtain documents required by CEQA free of charge. E-1-14

Yours sincerely,

Eva Begley

Eva Begley, Ph.D.
Conservation Committee, Sacramento Valley Chapter, CNPS

cc:
Ray Butler, CNPS
George Clark, CNPS
Karen Wiese, CNPS
Roland Berghold, Sierra College
Neila Stewart, Planning Department, City of Roseville
Monica Parisi, California Department of Fish and Game
Jim Browning, U.S. Fish and Wildlife Service

E-2 Sierra Club (11/13/93)

E-2-1. *Draft EIR* statement of project objectives is inconsistent with *Draft Plan*

The EIR's project objectives summary has been modified, as has the nature of the project; the County feels that, with these changes, the two are consistent.

E-2-2. EIR should isolate impacts associated with new growth areas

While the County concedes that such an analysis might be informative, it does not feel it is necessary for the EIR to isolate the potential impacts of development in the new growth areas. According to the Policy Document, development in the new growth areas will proceed according to the provisions of specific plans that will require a detailed analysis of potential impacts. Furthermore, the new growth areas that were the cause of the greatest impacts no longer appear on the Land Use Diagram. See also common response #11.

E-2-3. *Draft Plan* and *Draft EIR* holding capacity tables differ from one another

The tables have been revised to reconcile the cited inconsistencies.

E-2-4. *Draft Plan* would be inconsistent with Dry Creek-West Placer Community Plan (DCWPCP), so DCWPCP would have to be amended

The County understands that the provisions of the Policy Document would require modification of the Dry Creek-West Placer Community Plan, and such revisions will be made in conjunction with adoption of the Countywide General Plan. The County does not, however, agree that the EIR for that plan would have to be revised, since the modifications to the plan would require the preparation of a specific plan and EIR for any new development in the Villages of Dry Creek area and because the Draft EIR addressed the Villages of Dry Creek area at level of detail appropriate for a general plan.

E-2-5. *Draft EIR* transportation analysis should isolate impacts associated with new growth areas

Refer to response to comment E-2-2.

E-2-6. *Draft EIR* inaccurately concludes impacts on water supply would be less than significant

Refer to common response #9.

E-2-7. *Draft EIR* discussion of loss of agricultural production should recognize lack of irrigation water rights

The EIR discusses availability of water rights for irrigation; such rights are sufficient for anticipated demand.

E-2-8. *Draft EIR* contains discrepancies between number of acres of agricultural land lost in new growth areas and total size of new growth areas.

The EIR has been modified to reconcile any discrepancies.

E-2-9. *Draft EIR* apparently uses terms urban and unique to describe same quality of agricultural land

This comment refers to a typographical error; all references to "urban and local" have been changed to "unique and local."

E-2-10. Does *Draft EIR* Table 8-5 undervalue grazing land?

The County does not believe the EIR undervalues grazing land.

E-2-11. *Draft EIR* should address giant garter snake habitat

Wester Placer County is not considered suitable habitat for the giant garter snake. This species is not expected to occur east of the Natomas Main Drainage Canal and contiguous riparian and rice field habitats. In addition, this species was not included in list prepared by the USFWS of listed and proposed Endangered and Threatened Species and Candidate Species.

E-2-12. *Draft EIR* air quality analysis should isolate impacts of new growth areas

Refer to response to comment E-2-2.

E-2-13. *Draft EIR* alternatives analysis does not fulfill requirements of CEQA.

Chapter 10 of the Final EIR includes a revised discussion of the CEQA-required alternatives analysis.

Sierra Club
PLACER GROUP
P. O. BOX 7167
AUBURN, CA 95604

November 13, 1993

Placer County Planning Dept.
Attn: Loren Clark
11414 B Avenue
Auburn, CA 95603

COUNTY
RECEIVED
1993
PLANNING DEPARTMENT

Re: Placer County General Plan Draft EIR

Dear Loren,

On behalf of the Placer Group of the Sierra Club, I would like to submit these comments concerning the adequacy of the Countywide General Plan Draft EIR.

Project Objectives

Project objectives number 3 and 5 are not accurate statements of what the Plan accomplishes. Either these objectives, or the Plan, should be modified so that they agree. Since the DEIR identifies as unmitigated impacts the loss of farmland and the loss of agricultural production, objective number 3 is not met. Regarding objective number 5, the 500,000 population cap was abandoned by the Board of Supervisors in favor of a cap only on the unincorporated areas. The Plan actually provides for over 620,000 people-when the cities are included. It is misleading to include the 500,000 cap in this document. E-2-1

Impact Summary

Along with public disclosure, the primary purpose of an EIR is to aid decisionmakers. Whether or not to provide for the New Growth Areas (NGAs) in what is currently zoned for agriculture is the major decision facing Placer County--both in terms of the degree of change over the existing general plan, and in whether the negative impacts that would result make the changes in land use worthwhile. Therefore, it would be helpful if this section contained a concise accounting of the negative impacts which are largely attributable to the NGAs. E-2-2

Holding capacity of the Draft General Plan

Table 2-3 indicates that the NGAs encompass 17,755.88 acres and allow 40,632 D/U. The Draft Policy Document, however, shows NGA totals of 15,447 acres and 40,702 D/U. E-2-3

Land Use

The Villages of Dry Creek specific plan extends east of Watt Avenue into an area not anticipated to experience urban growth under the Dry Creek/West Placer Community Plan (DCWPCP). This scenario would seem to require amending the DCWPCP EIR since areas east of Watt would now be impacted in new ways. The DCWPCP itself would need amending, since urban development east of Watt would contradict Land Use Goals #1,2,3,and 6. E-2-4

Transportation and Circulation

Decision-makers should be provided with tables clearly showing the impacts on vehicle trip generation and LOS that would be attributable to the NGAs, as opposed to the impacts that the area would be expected to experience as the result of growth in west Placer without NGAs. There is no way to distinguish just what the impacts to traffic would be from this analysis. E-2-5

Infrastructure--Public and Private Water Systems

Page 5-12, 5-13. The DEIR notes that NID and PCWA lack sufficient water rights to serve both agriculture and the domestic needs in western Placer County, due to the the expanded holding capacity created by the NGAs. The DEIR does not make this sufficiently clear. The impact is significant and unmitigated; it should be noted as such.

Page 15. It is not true that impacts on water agencies ability to meet demand would be less than significant. As noted above, The land use plan makes the listed mitigation policies infeasible in west Placer. Water supplies are not adequate, over the long term, to serve the needs of both build-out and agricultural irrigation. E-2-6

Agricultural Resources

Discussion of the potential loss of agricultural production should include the fact that the lack of sufficient water rights to serve both NGAs and agriculture has the potential to negativelyimpact production still further. This appears to conflict with General Plan goal 7.D and policies 7.D.1 and 7D.6. E-2-7

Table 8-2. Why are there disparities between the acreage of farmland to be converted for each NGA as set forth in the DEIR when compared to the specific plans in the Draft Policy Document? As an example, the DEIR shows 6,290 acres E-2-8

of farmland directly and potentially converted for Placer Villages, yet this is 350 acres more than the total acreage in the specific plan for this development. An even larger disparity exists for Stanford Ranch West. Why? E-2-8

Tables 8-2 and 8-3 use different terms for what is apparently the same type of farmland. One uses "unique and local", while the other uses "urban and local". The text uses only "unique and local". E-2-9

Table 8-5. The table deals with the loss due to conversion of the gross value of production (GVP) for various types of farming. Combining both direct and indirect affects, the loss of GVP for field crops is 12%; the drop for fruit and nut crops is 64%; the loss for grazing is 16%. Yet the overall loss of GVP for farmland is only 9%. Considering the fact that timber production has been excluded, one wonders what this "other" is--whose value is $60 million--more than twice the GVP of all crops and grazing? Seeking an answer, the Draft Background Report (DBR) was referenced. E-2-10

Table 9-7 in the DBR shows the breakdown for agricultural production. Livestock and poultry accounts for $23,610,000 in GVP, yet only $549,000 of that is attributed to grazing land in Table 8-5 of the DEIR. Livestock production is still substantial in Placer County; it must account for a large portion of the total. In this county livestock is primarily grazed rather than pen-fed. Is the production value of grazing land being under-valued in DEIR? If so, the loss in GVP due to conversion of farmland is understated in the DEIR.

Vegetation and Wildlife Resources

Since the writing of the DBR, the giant garter snake has been listed as threatened by the USFWS. Does suitable habitat for this species exist in west Placer? If so, this should be noted, along with any appropriate mitigation measures. E-2-11

Air Quality

To assist decision-makers and inform the public, the DEIR should discuss the contribution to air pollution of the NGAs. The NGAs have the potential, perhaps, to minimize emissions when compared to an equivalent holding capacity in more typical growth patterns. But because of their distance from other urban areas, the opposite may also occur--if residents must commute to employment elsewhere, or if shopping opportunities are inadequate where they live. Which E-2-12

scenario is most likely? If equivalent growth was directed to existing communities, how would the air quality impacts compare? E-2-12

Alternatives

Deferring the choice and evaluation of alternatives to the Issues and Options phase does not fulfill the requirements of CEQA.

1. It appears that no scoping process took place in which a reasonable range of alternatives was considered--prior to narrowing the number down to a few representative final alternatives to be included in the DEIR.

2. The Issues and Options Report stated that the alternatives are "conceptual" in nature. Relevant case law requires that alternatives be specific enough to be meaningful. Like the land use plan that was formulated, meaningful alternatives would be expected to be more specific--not just conceptual. They would be expected hybrids, like the preferred alternative, and incorporate in various degrees two or more of the three basic concepts. E-2-13

3. Alternatives must be chosen in conjunction with the preferred alternative in order to offer alternatives with substantial environmental advantages to the project. At the time the alternatives were selected, there was no preferred project upon which to base formulating alternatives.

4. The DEIR does not consider a true "no project" alternative. Alternative number 2 does not, as stated, "closely approximate" a no project alternative. Number 2 would provide for additional growth adjacent to cities and unincorporated communities. A true "no project" alternative would simply continue the 1967 General Plan.

We look forward to your response to our comments.

Sincerely,

Terry Davis
Comment Preparer

Matt Bailey
Chair, Placer Group Sierra Club

E-3 California Mule Deer Association (11/14/93)

E-3-1. *Draft EIR* should identify impacts on Loyalton-Truckee deer herd due to residential development in eastern county as significant

The EIR concludes that development under the Draft General Plan will not affect any critical range habitat of the Loyalton-Truckee Herd, so the impacts are not considered significant.

E-3-2. *Draft EIR* fails to identify significant effects of habitat reduction

The EIR considers these factors and concludes that development under the Plan could convert or reduce the quality of some of Placer County's wildlife habitat areas.

E-3-3. County has neglected to confirm need for several community plan updates

This statement is incorrect. The County has an ongoing program for the evaluation and revision of its community plans. In addition, Program 10.5 from the Policy Document articulates this practice as an important part of the ongoing implementation of the Countywide General Plan.

E-3-4. Critical wildlife areas are not adequately protected; 20-acre minimum parcels would do so

The County feels that the General Plan affords significant and sufficient protection for these areas.

E-3-5. *Draft Plan* program 6.14 implies that mitigation fees will be acceptable in lieu of loss of open space; this conflicts goals and policies

The County feels that the acceptance of in-lieu fees is one acceptable approach to compensating for open space loss.

E-3-6. Placer County should rely more heavily CDFG and not waste money

The County feels that its role in the protection of Placer County's natural resources is important and that the level of involvement implied by the General Plan is appropriate.

E-3-7. CMDA prefers Alternative 1 from the Issues and Options Report

Comment noted; no response necessary.

E-3-8. CMDA supports the immediate implementation of Implementation Program 6.10 (Habitat Management Plan)

The Policy Document indicates that Implementation Program 6.10, which calls for the preparation of a Habitat Management Plan, will be initiated in 1995 and will take approximately 2 years to complete. Given the level of coordination and expenditure of resources necessary to implement the program, the County feels that this is a reasonable time frame.

CALIFORNIA MULE DEER ASSOCIATION

Mr. Loren Clark, Senior Planner
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Mr. Clark, 11/4/93

The California Mule Deer Association (CMDA) has reviewed the *Draft EIR for the Placer County General Plan Update* and provides the following comments and concerns:

1. Draft EIR p.8-29 under Migratory Deer Herd fails to identify the Loyalton-Truckee herd as being significantly affected by residential growth in the eastern portion of the County. This should be ammended. E-3-1

2. Draft EIR p.8-28 under Habitat Conversion or Quality Reduction fails to adequately identify that significant impacts occur to wildlife habitat from associated suburban and residential development from fragmentation of much larger parcels as well. The U.S.F.S. as well as CDFG has clearly identified habitat impacts from roading, structures, domestic pets, noise, etc. on areas much larger than 10 acre lots. 20 acre minimum lots have been identified by CDFG as being minimally acceptable for key deer areas. E-3-2

3. Placer County has completely neglected to confirm the need of several Community Plan updates to adequately reflect the present environmental conditions, cumulative impacts, and needed revisions to adequately protect wildlife habitat. These plans include: *Alpine Meadows, Foresthill, Martis Valley, Squaw Valley, Tinker Knob and Ward Valley*. These Communities have changed drastically since their plan inceptions and to simply validate them is negligent. E-3-3

4. Adequate protection is not provided for critical wildlife areas, including deer as an "indicator species" by establishing these areas with minimum lot sizes of twenty acres or larger. These areas are easily identified through cooperation/consultation with CDFG biologists. E-3-4

5. Draft Policy Document Implementation Program [illegible] implies that mitigation fees will be established and acceptable in lieu of open space loss. This [illegible] clearly conflicts with open space goals and policies. This needs to be clarified and/or ammended so as not to conflict E-3-5

1673 FRUITVALE ROAD, LINCOLN, CALIFORNIA 95648 (916) 645-3288

6. Many of the wildlife/natural resource goals and policies are commendable. To save taxpayer time/expense, CMDA strongly recommends Placer County take advantage of the extensive natural resource inventory programs and information and requests that all natural resource implementation programs for the GP update be amended to clearly confirm that Placer County will clearly look to the CDFG as our Trustee Agency on all natural resource protection requirements and inventory programs. PLACER COUNTY DOES NOT NEED TO REINVENT THE WHEEL. E-3-6

7. CMDA strongly recommends Placer County adopt land use alternative 1 due to its overwhelming advantages to Jobs/Housing/Agricultural/Natural Resources, including wildlife habitat, air quality. E-3-7

CMDA thanks you for the opportunity to comment.

Sincerely,

Dano McGinn

Dano McGinn
President

PS
Loren

The Habitat Management Plan (HMP) is a good idea and should be implemented immediately. E-3-8

E-4 Rural Auburn Preservation Society (11/15/93)

E-4-1. RAPS does not understand relationships among various documents prepared as part of General Plan Update

The County feels that the structure of and relationship among the General Plan documents are clear and understandable.

E-4-2. *Draft EIR* alternatives analysis is insufficient

Refer to common response #1.

E-4-3. Draft Land Use Diagram is not consistent with project objectives stated in *Draft EIR*

The EIR's project objectives summary has been modified, as has the nature of the project; the County feels that, with these changes, the two are consistent.

E-4-4. *Draft EIR* impact summary is not adequate under CEQA

Refer to common response #1.

E-4-5. *Draft Plan* and *Draft EIR* do not have a separate element for open space

State law does not require that general plans include something called an "open space element," but it does require them to cover the topical specified under requirements for an open space element. The Policy Document does so.

E-4-6. Table 8-7 from the *Draft EIR* should include the Giant Garter Snake

Wester Placer County is not considered suitable habitat for the giant garter snake. This species is not expected to occur east of the Natomas Main Drainage Canal and contiguous riparian and rice field habitats. In addition, this species was not included in list prepared by the USFWS of listed and proposed Endangered and Threatened Species and Candidate Species. Table 8-7 from the Draft EIR has been moved to the Background Report.

E-4-7. *Draft Plan* riparian area buffers are inadequate

The Policy Document has been modified to more specifically address riparian setback requirements. The County feels that the Policy Document adequately addresses habitat protection.

E-4-8. Trails in riparian areas are inappropriate

The General Plan supports the development of a countywide trails systems, but does not address the specifics of the location and type of trails. This level of specificity will be more appropriately dealt with through the community plan and project development process that implements the Countywide General Plan.

E-4-9. RAPS strongly supports establishment of an RCZ overlay district

Comment noted; no response necessary.

E-4-10. *Draft Plan* needs additional implementation programs to ensure habitat conservation

The County feels that the programs included in the Policy Document are appropriate to achieve the policy objectives.

E-4-11. *Draft EIR*'s cumulative impact summary should cite all 8 significant and potentially significant adverse impacts

The Final EIR includes an expanded discussion of cumulative impacts.

E-4-12. *Draft EIR* should isolate impacts of new growth areas

While the County concedes that such an analysis might be informative, it does not feel that it would be appropriate, or necessary, for the EIR to isolate the potential impacts of development in the new growth areas. According to the Policy Document, development in the new growth areas will proceed according to the provisions of specific plans that will require a detailed analysis of potential impacts. Furthermore, the new growth areas that were the cause of the greatest impacts no longer appear on the Land Use Diagram.

E-4-13. *Draft EIR*'s approach to mitigation monitoring is inadequate

The County disagrees. Refer to common response #2.

Rural Auburn Preservation Society (RAPS)
Representing the Communities of Christian Valley, Bowman, Black Oak Estates, Saddleback Estates, Shadow Rock Estates, and the greater rural Auburn area

P. O. Box 923
Meadow Vista, California 95722

Telephone:
(916) 878-2294

November 15, 1993

Loren Clark, Senior Planner
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

RE: Countywide General Plan Draft Environmental Impact Report

Dear Mr. Clark:

As Chair of the Rural Auburn Preservation Society, I am submitting the following comments on the adequacy of the Countywide General Plan Draft Environmental Impact Report.

Format of General Plan Documents

On page 1 of the DEIR it states, "four separate General Plan documents are being used to satisfy the requirements for a draft EIR. These are: (1) the *Draft Countywide General Plan Policy Document*, (2) the *Draft General Plan Background Report*, (3) the *General Plan Issues and Options Report*, and *(4)* the *Environmental Impact Report.*"

On page 1-1 of the DEIR it states, "a thorough description of the environmental setting of Placer County is contained in the *Draft General Plan Background Report*, which is formally incorporated as part of this *Draft EIR.*"

On page 1-4 of the DEIR it states, "The *Draft Countywide General Plan* consists of two documents: the *Draft General Plan Background Report and the Draft General Plan Policy Document.*"

These statements indicate that the *General Plan Background Report* is a formal part of both the *DEIR* and the General *Plan Policy Document*, yet page 4 of the *Draft General Plan Policy Document* states that the *DEIR* "is not a formal part of the *General Plan*.."

It is not clear in what way the *Issues and Options Report* is part of the DEIR or whether comments on all four documents are relevant in reviewing the DEIR. The format chosen for this DEIR is confusing and not very accessible to the public, requiring excessive cross-reference

E-4-1

2

between documents. This DEIR would not be adequate to serve as a Program EIR and a Master Environmental Assessment, which is indicated as the county's intent (page 4 of the DEIR). E-4-1

Alternatives

CEQA requires that an EIR "describe a range of reasonable alternatives to the project which could feasibly attain the basic objectives of the project, and evaluate the comparative merits of the alternatives." [CEQA Guidelines, 15126 (d).]

The DEIR briefly discusses the three land use alternatives presented in the *Issues and Options Report* and reprints the comparative analysis chart from that document. There is no evaluation as to which of these alternatives is environmentally superior nor is there any comparison to the hybrid "Alternative 5" selected by the Board of Supervisors.

All three of the alternatives offered in the Issues and Options Report appeared to be less environmentally impacting than Alternative 5, but the most environmentally superior alternative supported by two of the supervisors, Alternative 4, was not even mentioned in the DEIR.

The DEIR states that the "no project" alternative would be the continued implementation of the County's 1967 General Plan and that Alternative 2 closely approximates that Plan. We do not believe that Alternative 2 provides an adequate "no project" alternative. It is not described as a continuation of the existing general plan in the *Issues and Options Report*, which on page 3-2 states, "Alternative 2 could result in the greatest change to the county's urban form and the appearance of unincorporated communities and rural landscapes." E-4-2

The DIER claims that the information necessary for the Board to consider the impacts of the "no project" alternative was provided in the *Issues and Options Report*'s analysis of Alternative 2. This Report was **not** an EIR. It did not discuss in any detail the adverse impacts of the suggested alternatives. It was not reviewed or commented upon by the Planning Commission, and oral public comment on the Report was restricted to one 3-minute presentation at one Board hearing for any individual. In effect, the Board selected its preferred alternative without the benefit of EIR analysis or adequate public input. The alternative developed by the Board was not based on any environmental evaluation or planning criteria. It was selected on the basis of providing big developers with the opportunity to build their "new towns" on land that was zoned for agriculture. The alternative chosen by the Board is actually **in conflict with** the stated goals and policies of the *Draft General Plan Policy Document*, as well as those of the existing Agricultural Element and Right to Farm Ordinance.

The discussion of alternatives in the *Issues and Options Report* and in this *DEIR* does not, as required by CEQA, "focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance..." These documents do not even mention the merits of the various alternatives, much less "evaluate the comparative merits of the alternatives" as required by CEQA. E-4-2

Project Objectives

The land use alternative selected by the Supervisors does not appear to meet their "primary objectives" as stated on page 1-6. The grandchildren of existing residents would be better "protected" if existing zoning were upheld, since population increasing at the rate of natural population increases (births less deaths) would only equal 210,000 people by 2010 rather than the 312,300 estimated on Table 2-4.

A population cap of 500,00 is not based on any factual evaluation of the whole state's growth rate in relation to Placer County's. Additionally, the land use alternative selected by the Board made the 500,000 cap meaningless since the Plan provides for a population of over 620,000. E-4-3

We further object to the use of 2.5 persons per dwelling unit to calculate future populations instead of the current standard of 2.72. While 2.5 may prove to be appropriate for the year 2040, it is not valid now.

Objective #3 is to protect agricultural lands, which the Board is certainly not doing by approving urban development on agricultural land. This not only removes thousands of acres from direct agricultural production but threatens adjacent farming viability with urban encroachment.

Impact Summary

The DEIR's "Impact Summary" on pages 1-9 through 1-11 is not adequate under CEQA. The Guidelines state that "the summary shall identify: (1) Each significant effect with proposed mitigation measures and alternatives that would reduce or avoid that effect; (2) Areas of controversy known to the Lead Agency including issues raised by agencies and the public; and (3) Issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects." [Guidelines 15123] The DEIR does briefly discuss the 8 potentially-significant or significant adverse impacts of the proposed Plan, and admits that no additional feasible mitigation measures are identified beyond those incorporated as *General Plan* policies and programs. The DEIR does not include any discussion of benefits or choices of alternatives nor areas of controversy. E-4-4

Open Space Element

The Open Space Element is a required element of the General Plan. The Government Code states that the primary purpose of this element is to "assure that cities and counties recognize that open-space is a limited and valuable resource which must be conserved wherever possible" and to discourage "premature and unnecessary conversion of open-space land to urban uses...and non-contiguous development patterns." E-4-5

The DEIR and Policy Document do not have a separate element for open space, but discuss open space issues within other elements, such as natural resources. This makes it more difficult to evaluate whether or not the mandatory requirements for an Open Space Element have been included. While it appears that the preservation of open space will be actively pursued as required, the choice of the project itself violates the expressed purpose of the element.

Natural Resources

The Giant Garter Snake should be added to the USFWS's "Listed and Proposed Endangered and Threatened Species and Candidate Species" (Table 8-7) as well as to the special status species list on page 8-26 and to the Background Report data. E-4-6

Riparian areas require more of a buffer zone than a minimum width of 50 feet from a stream bank if they are to provide wildlife corridors. While the creek itself may be protected from habitat degradation, the adjoining habitat should be protected for a minimum of 100 feet. Much wider corridors are needed to provide adequate travel corridors for wildlife species in many situations. A wildlife corridor of 1200 feet is often suggested by the DFG and other wildlife experts. E-4-7

The inclusion of trails (other than natural surface ones) in riparian habitat can be detrimental to wildlife. Placement of trails too close to stream corridors can be hazardous to human safety and to the trail itself when heavy rains occur. E-4-8

We would strongly support the establishment of a resource conservation zone overlay district as stated in Implementation Program 6.6 of the *Policy Document* This measure should be changed to read, "The County shall establish..." rather than "shall consider establishing..." E-4-9

Policy Goal 6.D.6, "The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife," appears to need additional implementation programs than 6.12 and 6.13, which deal with developing and maintaining species lists and resource inventories. E-4-10

Cumulative Impacts

Chapter 10 of the DEIR, "Mandatory CEQA Sections," includes a paragraph on "Cumulative Impacts". While increased traffic, degradation of air quality and loss of agricultural lands were mentioned, the significant cumulative impacts on conversion and reduction in quality of habitat were not. Since these impacts, eight of which are detailed on page 8-34, are substantial and cannot be mitigated to less than significant levels, they should be added to the list of cumulative impacts. E-4-11

It would also be helpful in evaluating the impacts of the proposed Plan for the DEIR to indicate specifically which impacts are the result of, or are greatly increased by, the inclusion of new growth areas in western Placer county. E-4-12

Mitigation Monitoring

The DEIR does not provide a mitigation monitoring plan to assure that the proposed mitigation measures in the Policy Document will be successful. Mitigation monitoring is required to be included in EIRs not only to assure successful mitigation but to allow public review and comment of the monitoring plans.

For the DEIR to state that mitigation monitoring will consist only of review of the Plan by the Planning Commission annually and by the Board every 5 years appears to be inadequate under CEQA. Implementation Program 10.1 also appears to say that any changes needed will be recommended for amendments to the General Plan. There should be some provision for mitigation monitoring that does not require general plan amendments and does involve public participation. E-4-13

Conclusion

Thank you for the opportunity to comment on the Countywide General Plan Draft Environmental Impact Report. We look forward to your response to our comments in the Final EIR.

Sincerely yours,

Sharon P. Cavallo

Sharon P. Cavallo
Chair, RAPS

F. Property Owners and Developers

F-1 Wickland Properties (Bickford Ranch) (11/10/93)

F-1-1. *Draft Plan* is far too specific; detail should be deferred to the specific plan process

The Policy Document's standards for the Bickford Ranch area (see Appendix C) are based on the descriptions provided to the County by the project proponents. The County feels that these standards represent an appropriate balance of specific and general requirements.

F-1-2. *Draft Plan* makes inappropriate recommendations for Bickford Ranch

Refer to response to comment F-1-1.

F-1-3. Requested revisions to Draft Policy Document relating to Bickford Ranch

The Policy Document has been changed as requested (see Appendix C).

F-

EIR
File

WICKLAND
PROPERTIES

November 10, 1993

Mr. Larry Sevison
Mr. Frank Aguilar
Mr. Doug Hoffman
Ms. Terry Cook
Ms. Judy Creek
Mr. Al Saraceni
Mr. Robert Weygandt

Dear Planning Commissioners:

We wish to comment in a general way regarding the Draft EIR and the Draft Policy Document of the Countywide General Plan, and then more specifically as it relates to our property which is commonly known as the Bickford Ranch.

We believe that there is item after item in the draft documents that are far more specific than they should be in a General Plan. The purpose of a General Plan should be the wide parameters. It is at the Specific Plan stage that exact locations, inter-Specific Plan land use relationships, and building types should be determined. Only at the Specific Plan, and not at the General Plan stage, will you have available: 1) the Specific Plan EIR, 2) the Traffic Studies, 3) the Fiscal Impact Studies and 4) the comprehensive plan advocated by the developers' professional land planners. Also, it is only at the time of the Specific Plan that you have the benefit of inputs from both the proponents and the critics of the project. F-1-1

Regarding the Bickford Ranch, we are troubled in particular by two dictates in the draft documents that we believe clearly to be Specific Plan issues. They are:

1) Specifying that our major commercial area is in the center of the plan area.
2) Specifying that our open space includes the relatively level area below the ridgetop.

Candidly, we think a better land plan is to have a recreation village in the center of the plan area, but the major commercial should be at the entrance way. We believe the future traffic study will support this. We believe the future fiscal impact study will support this. We believe the future commercial tenants will insist on an entrance area location rather than an interior location. Frankly, we believe just plain common sense will support it. F-1-2

PO Box 13648 • Sacramento CA 95853 Tel 916-978-2500 • Fax 916-978-2408 3640 American River Drive • Sacramento CA 95864

Likewise, we believe now is not the time to dictate exactly where the open space will be. We will have buffers to deal with and we are willing to concede up to 980 acres of open space for buffers, drainage ways, corridors along canals and major roadways, and active and passive recreation areas. It is simply premature to state in a General Plan that both slopes (undefined as to what are slopes) and our 250 acres of dormant pasture should also be open space. In fact, we plan to use a major portion of that pasture for our golf course, but the overall theme of the entire project as well as the economics of the upscale quality of the golf facility we desire requires <u>some</u> well-buffered housing in that pasture. F-1-2

I wish to make it clear that we are not here today to determine where the commercial area should be, nor to locate the golf-related housing areas. Rather, our intent is to reserve that Planning Commission and Board decision to a future time when you have the necessary studies and when all arguments both pro and con can be publicly made. We ask that you move to include modifications to the draft documents in your recommendation to the board as per attached exhibit A. Thank you.

Sincerely,

Richard E. Haukness

Richard E. Haukness

REH:ew

Enclosure

cc: Mr. Fred Yeager

EXHIBIT A

Recommended changes to the Draft Policy Document for the Placer Countywide General Plan (relating to Bickford Ranch).

CHANGE #1 - Page 129 under Development Standards.

NOW READS:

2. Commercial uses: A maximum of 14 acres of commercial uses, with typical land uses allowed as listed in Part I for the General Commercial land use designation. Commercial uses shall be concentrated within the center of the plan area, with the possibility of a small commercial area (+-2 acres) at the primary entrance at Sierra College Boulevard.

CHANGE TO:

2. Commercial uses: A maximum of 14 acres of commercial uses, with typical land uses as listed in Part 1 for the General Commercial land use designation. Location and design standards to be determined at the time of the Specific Plan. F-1-3

CHANGE #2 - Page 129 under Development Standards.

NOW READS:

3. Open space: A minimum of 980 acres, including the slopes of Boulder ridge, drainage ways, corridors along canals and major roadways, the lower, relatively level areas below the ridgetop, and active and passive recreation areas.

CHANGE TO:

3. Open space: A minimum of 980 acres including undeveloped buffer area, drainage ways, corridors along canals and major roadways, and active and passive recreation areas.

F-2 KD Anderson (Bickford Ranch) (11/11/93)

F-2-1. *Draft Plan* LOS "B" standard for rural roadways should be changed to LOS "C"

The recommended change has been incorporated in the Policy Document.

F-2-2. *Draft Plan* should designate segment of Sierra College Boulevard as a Urban/Suburban Minor Arterial, rather than as a Rural Arterial

Sierra College Boulevard north of Loomis traverses a rural area, including the proposed Bickford Ranch property which is designated as rural residential in the General Plan. This roadway, therefore, is designated as a rural arterial on the Circulation Diagram and the revised Table 1-7 in the Policy Document. This classification allows widening to a 4-lane facility as called for in the Final EIR. This section of Sierra College Boulevard lies along the border of the South Placer and the Auburn-Foothills areas. In the corrected Table 1-7 this roadway will be listed under the South Placer area.

KD Anderson
Transportation Engineers

November 11, 1993

PLACER COUNTY
DATE
RECEIVED
NOV 1 0 1993
PLANNING DEPARTMENT

Mr. Fred Yeager
PLACER COUNTY PLANNING DEPARTMENT
11414 "B" Avenue
Auburn, CA 95603

RE: COMMENTS ON THE DRAFT GENERAL PLAN POLICY DOCUMENT AND DRAFT GENERAL PLAN ENVIRONMENTAL IMPACT REPORT.

Dear Mr. Yeager:

kdANDERSON Transportation Engineers has been asked by the owners of the Bickford Ranch property to review the Transportation / Circulation elements of the referenced documents on their behalf. Following that review and a discussion between ourselves and our client, we have been asked to communicate two areas of concern and comment to you. The identified concerns relate to the establishment of a Level of Service "B" as the minimum standard for rural roads and to an inconsistency in the Functional Classification designated for Sierra College Boulevard.

Level of Service "B". We were surprised to see the draft documents set a "B" Level of Service goal on rural roads. We are not aware that this issue was discussed at either the Planning Commission or at the Board level. In general, while we acknowledge it is a laudable goal, we believe it to be unrealistic from the standpoint of long term economic feasibility. Most other California counties now recognize that LOS "C" is perhaps the highest Level of Service that can be maintained into the future, with many counties now acknowledging that in the future they may have to accept LOS "D" at peak times. This condition is particularly acute in outlying rural areas where the overall capacity of typically substandard roads is relatively low to begin with. As existing 5 and 10 acre parcels continue to build out in these areas, we are concerned that funding will not be available to support a goal of LOS "B". We recommend that the Level of Service standard be LOS "C" for both rural and urban/suburban roadways. F-2-1

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Classification of Sierra College Boulevard. We notice that Table I-7 on page 27 of the Draft Policy Document classifies Sierra College Boulevard from Loomis to Route 193 "Urban/Suburban Minor Arterial". In the same table on Page 29, the road is designated as a "Rural Arterial". We think the road is clearly more than a Rural Arterial and should be classified at least as a Urban/Suburban Minor Arterial when the document is finalized.

To support this recommendation, we would point to the modern design standard, the limited number of driveway encroachments that exist, and the wide right of way which is already County owned for future expansion. Further, from discussions with our client, we are aware of a tremendous volume of testimony from the mid 70's when Supervisor Radovich led the movement for the development of Sierra College Boulevard up to Route 193. Repeated comments were made at that time as to the "Regional Wide" need to build this "Major Arterial" to "open up the region". Clearly, this road was planned to be more than a typical Rural Arterial. F-2-2

Thank you for your consideration of these two issues. Please feel free to contact our firm if you have any questions.

Sincerely,

kdANDERSON Transportation Engineers

Kenneth D. Anderson, P.E.
Principal

cc: Supervisors (5)
Planning Commissioners (7)
Mintier & Associates
John Krogsrud for Placer County DPW
Rick Haukness (Wickland)

KDA

F-3 Robbins & Livingston (Villages of Blue Oaks) (11/12/93)

F-3-1. *Draft Plan* designates Villages of Blue Oaks site as Ag, although it is of marginal agricultural value and Williamson Act contracts are under non-renewal

The General Plan does not direct growth away from the cities. It does, however, provide opportunities for growth to go elsewhere; market demand will determine the appropriateness and timing of locations. While the Land Use Diagram does designate the Blue Oaks site as Ag, based on information provided by the City of Roseville, the DEIR does assume some development in the area by virtue of annexation to Roseville.

F-3-2. City of Roseville has initiated proceedings to include Blue Oaks site in its SOI, yet *Draft Plan* seems not to anticipate annexation of area

See response to comment F-3-1.

F-3-3. *Draft EIR* growth assumptions appear to be based on a pattern of non-contiguous growth

This observation is correct. With changes to the Land Use Diagram, however, the Final EIR no longer assumes such a pattern.

F-3-4. *Draft EIR* should recognize selection of another land use alternative as feasible mitigation

Refer to common response #1.

F-3-5. *Draft EIR* does not explain why environmentally superior land use alternative was rejected

Chapter 10 of the Final EIR has been modified to address this concern.

F-3-6. *Draft Plan* buffer requirements appear geographically or economically infeasible

The urban separator buffer, to which this comment refers, has been removed from the Policy Document.

F-3-7. Land Use Diagram should redesignate Blue Oaks site from agricultural to Ag-Planning Reserve, or something similar

Comment noted; for the purposes of the County, however, the referenced site will remain agriculturally-designated.

STEPHEN ROBBINS
J. CLEVE LIVINGSTON

ROBBINS & LIVINGSTON
ATTORNEYS AND COUNSELLORS AT LAW
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November 12, 1993

NOV
PLANNING

Loren Clark
Placer County Planning Department
1141 B Avenue
Auburn, CA 95603

RE: DEIR Comments for Placer County General Plan

Dear Mr. Clark:

Lone Tree Partners and the Fiddyment family are the major project proponents for Phase I of the Villages at Blue Oaks. The Villages at Blue Oaks are located immediately adjacent to and west of the existing corporate limits of the City of Roseville. Incident to consideration of the Blue Oaks project, the City of Roseville has approved, authorized and submitted a proposal for a modification to Roseville's Sphere of Influence to include the Phase I area. This sphere boundary modification is presently pending before the Placer County Local Agency Formation Commission.

In addition, the City of Roseville has undertaken an elaborate, extensive and comprehensive land use update to analyze issues involved in accommodating growth within certain specified project areas within and immediately contiguous to the City's corporate boundaries, including Blue Oaks Phase I. The cost of this comprehensive analysis will exceed a half million dollars and the Lone Tree/Fiddyment group has been, and continues to be, a major contributor to this effort. It may also be the case that the Placer County General Plan Update and DEIR have significant ramifications for the Blue Oaks project. We are therefore submitting the following comments.

A primary concern for the Blue Oaks owners arises from provisions in the General Plan and DEIR which appear to suggest that growth during the balance of the century will be diverted away from existing municipalities and service providers and directed to four "new growth areas" in the unincorporated area. The Blue Oaks site appears to have been designated as an "Ag" zone in the General Plan, although most of the property is of marginal agricultural value and all of the properties currently subject to Williamson Act contracts have filed for non-renewal. In addition, the site is immediately adjacent to the Del Webb project. Because the General Plan does not appear to provide for the possibility of growth in Roseville by annexation, it may affect the ability of the Fiddyments and of Lone Tree to proceed with the Blue Oaks project. F-3-1

B093010

As noted above, the City of Roseville has initiated proceedings with Placer County LAFCO to expand its Sphere of Influence to include the Blue Oaks site. Full pursuit of the sphere boundary change is being deferred until the City's studies on the land use alternatives and environmental impacts have been completed and the Land Use Element of the City's General Plan has been revised. Thereafter, annexation will be considered for the site. The apparent lack of any provision in the County's General Plan for growth in urban areas through annexation could adversely affect the efforts of the City of Roseville to plan for the City's development needs in a logical and environmentally sensitive manner through contiguous development and incremental expansion of services and infrastructure. F-3-2

The growth assumptions utilized in the DEIR appear to be similarly based on a pattern of non-contiguous growth. In estimating future development needs, the DEIR assumes that development in Roseville will slow by 2010 because the City will then be reaching "buildout." This assumption overlooks the fact that Roseville, like other cities, could add to its existing capacity through annexation. At a minimum, the DEIR should reflect the land use changes currently being processed by the City of Roseville as part of its Comprehensive Land Use Element analysis. F-3-3

These observations also raise questions concerning the DEIR's conclusion that "there are no feasible mitigation measures beyond the policies and programs included in the Draft Policy Document that would minimize the adverse impact resulting from the alteration of planned land use in the western county" (DEIR, 1-9). An alternative land use plan that directs growth to urban areas constitutes a feasible mitigation measure for the adverse environmental impacts associated with non-contiguous urban development as identified by the DEIR, including loss of agricultural land, open space and wildlife habitat. As such, it should be thoroughly addressed. Indeed, the Williamson Act expressly favors development of lands contiguous to existing urban areas. F-3-4

Perhaps more significantly, the DEIR contains no analysis of the project alternatives set forth in the Issues and Options Report, and it fails to discuss why the environmentally superior alternative -- directing growth to existing urbanized areas -- is rejected in favor of an alternative land use plan that would appear to cause the most serious adverse environmental impacts. The DEIR also lacks a cumulative project list and analysis for all proposed development projects in the South Placer Region. F-3-5

Finally, the buffer requirements set forth in the DEIR and General Plan do not appear to be either geographically possible or economically feasible, at least in some instances. For example, Stanford Ranch West, one of the proposed new growth areas, is situated on Blue Oaks' northern and eastern boundaries. Since the General Plan proposes a one mile urban separator buffer encompassed entirely within each new growth area, minimal land would be left on the Stanford Ranch West site for actual development. Thus, it may be that the developer could be compelled to acquire sufficient surrounding acreage to meet the buffer requirements. It is not our F-3-6

impression that the principals of Stanford Ranch West have concluded that this acquisition effort would be economically feasible. F-3-6

Accordingly, on behalf of the Fiddyment family and Lone Tree Partners, the Commission is urged to revise the General Plan Update and DEIR to allow for logical growth, contiguous to Placer County's existing urban areas. Specifically, we request that the General Plan Draft be modified to acknowledge the unique status of the area covered by the Villages at Blue Oaks by redesignating the project site from "Ag" to "Ag - Planning Reserve" or some other "overlay" classification with a similar purpose and effect. This would expressly recognize the continuing consideration of the Blue Oaks project without compromising the County's goals of providing for the efficient accommodation of growth and the protection of open space and prime agricultural lands. F-3-7

Very truly yours,

Linda Emerson

Linda Emerson

J. Cleve Livingston

J. Cleve Livingston

le/jn

BO93010

F-4 Nossaman, Guthner, Knox & Elliot (Stanford Ranch West) (11/15/93)

F-4-1. *Draft Plan* should address financial feasibility of implementing General Plan

The County does not feel it is necessary to add a separate chapter to the Policy Document that focuses exclusively on financial concerns. A policy has, however, been added to the Public Facilities and Services Section that requires a fiscal analysis of major projects (i.e., residential project of 100 units or more or a non-residential project of at least 10 acres).

F-4-2. *Draft Plan* development standards for new growth areas should not be mandatory and should be less specific

The County realizes that there are state requirements for the preparation of specific plans. Furthermore, the standards to which this comment refers have been removed from the Policy Document.

F-4-3. Specific comments regarding *Draft Plan* development standards for Stanford Ranch West

The Stanford Ranch Specific Plan Area designation no longer appears on the Land Use Diagram, so the referenced standards have been removed from the Policy Document.

F-4-4. *Draft Plan* requirements for preparation of specific plans should reference State requirements to recognize changing standards

The referenced standards have been removed from the Policy Document.

F-4-5. *Draft Plan* LOS standards increase existing standards, making it more costly for small developers to develop

The Policy Document LOS standards have been revised; they should now satisfy the concern expressed by this comment.

F-4-6. *Draft Plan* Policy 7.D.6. calls for using reclaimed water for agricultural irrigation; Stanford Ranch West will generate no such water

The Stanford Ranch Specific Plan Area designation no longer appears on the Land Use Diagram, so the referenced policy no longer applies.

F-4-7. Earlier EIR concluded that landfill impacts affecting Stanford Ranch West are less than significant or nil; conclusions cited

Comment noted; no response necessary.

F-4-8. *Draft Plan* should not require development in new growth areas to finance transit services

Refer to response to comment F-4-3.

F-4-9. *Draft Plan* should not require development in new growth areas to pay fees to enhance areas outside of the new growth areas

The Stanford Ranch Specific Plan Area designation no longer appears on the Land Use Diagram, so the referenced language from the Draft Policy Document no longer applies.

F-4-10. *Draft Plan* Policy 1.B.7 should be eliminated

The Policy Document includes a modified version of this policy to eliminate the cited confusion.

F-4-11. *Draft Plan* policy calling for new village center to provide variety should not be mandatory

The Stanford Ranch Specific Plan Area designation no longer appears on the Land Use Diagram, so the referenced policy no longer applies.

F-4-12. *Draft Plan* should add policy calling for County to ensure a variety of vacant entitled property as an economic development aid.

The County feels that the Policy Document includes a strong set of policy statements related to attraction and retention of industrial development.

F-4-13. Draft EIR overstates development potential

The EIR analysis is based on two points in time: 2010 (primarily) and 2040 (secondarily). The estimates of holding capacity are provided to give readers an idea of the magnitude of development that could ultimately occur; they are not the basis for the EIR's impact analysis.

F-4-14. *Draft EIR* should state that adoption of the General Plan will not result in development entitlements in new growth areas

Comment noted; no response necessary.

F-4-15. *Draft EIR* should state that development in new growth areas will be subject to environmental review

Comment noted; no response necessary.

F-4-16. *Draft EIR* alternatives analysis should be revised and expanded

Chapter 10 of the Final EIR has been modified to address this concern. Also refer to common response #1.

F-4-17. *Draft EIR* approach to mitigation should be more clearly explained

Refer to common response #2.

F-4-18. *Draft EIR* should explain relationship between General Plan and other adopted plans

The County feels that Chapters 1 and 2 of the EIR and the Background Report provide an adequate explanation.

F-4-19. *Draft EIR* description of project objectives and the Board of Supervisors' consideration of alternatives should be expanded

The Final EIR's project objectives summary has been modified, as has the description of the alternatives considered.

F-4-20. *Draft EIR* impact summary should be revised

Refer to common response #1.

F-4-21. *Draft EIR* should point out that county has a surplus of industrially-designated land

Chapter 2 of the EIR acknowledges this.

F-4-22. *Draft Plan* should defer mandatory imposition of buffers to the specific plan process

The County feels that it is appropriate to mandate the buffers at the General Plan level, but that the precise delineation of the buffers should be negotiated at the specific plan level.

F-4-23. Adopted Housing Element is not subject to review as part of Update process

Comment noted; no response required.

F-4-24. *Draft Plan* should investigate feasibility of roadway to bypass Roseville, linking new growth areas and I-80

The Draft Circulation Plan Diagram and DEIR considered a full range of feasible facilities; the roadway network reflected in the Circulation Plan Diagram is the system that, in the judgement of the County's Department Public Works and consultants, best serves the development allowed by the designations appearing on the Land Use Diagram.

F-4-25. *Draft EIR* should address effect of shifting growth from new growth areas to cities on I-80 and Highway 65

The EIR analyzes the development pattern established by the Land Use Diagram. The Issues and Options Report compared the effects of development concentrated in the cities with development in a new growth area.

F-4-26. County should review Roseville's comments on *Draft EIR*'s traffic analysis

The Final EIR includes responses to all comments submitted on the Draft EIR, including those submitted by the City of Roseville.

F-4-27. *Draft EIR* should recommend feasible mitigation measures to address traffic in Roseville

Refer to common response #3.

F-4-28. Final EIR should address mitigation of traffic at or near ski resorts

The Final EIR includes such a discussion.

F-4-29. Final EIR should explain meaning of LOS F1, F2, and F3

The Final EIR defines these terms.

F-4-30. Final EIR should clarify effects of General Plan implementation on transit services

The County feels the Draft EIR's analysis of transit impacts was sufficient and has not significantly changed it for the Final EIR.

F-4-31. Final EIR should articulate specific, substantive measures to achieve AVR goals

The Countywide General Plan is not an appropriate place to articulate specific measures to be employed in ongoing efforts to affect vehicle ridership. Such measures are more appropriately described in the County's Trip Reduction Ordinance and individually-approved transportation systems management (TSM) programs.

F-4-32. Final EIR should discuss potential result of assumed transportation improvements not being realized

The Final EIR need not speculate about the unsuccessful implementation of the General Plan.

F-4-33. Final EIR should explain what "goods movement" environmental analysis consists of

The County feels that the Goods Movement section of the EIR is clear enough.

F-4-34. Final EIR should point out that specific impacts of developing water supplies will be identified in subsequent EIRs

Comment noted. Refer also to common response #9.

F-4-35. Final EIR should point out that specific impacts of wastewater projects will be identified in subsequent EIRs

The County does not feel such a statement is necessary.

F-4-36. Issues related to solid waste should be addressed in upcoming Integrated Waste Management Plan

Comment noted; no response necessary.

F-4-37. Final EIR should revise public facilities discussion to address financial impacts

Refer to common response #4.

F-4-38. Final EIR should incorporate schools analysis

Refer to common response #7.

F-4-39. Final EIR should expand policy responses related to facilities and services impacts

The Final EIR includes the full text of the mitigating policies, rather than just the policy and program numbers, so the relationship between mitigating policies and the impacts that they mitigate is now clearer.

F-4-40. Final EIR should address impacts of unincorporated development on services provided by City of Roseville

The Policy Document stipulates, and the EIR assumes, that new development will be required to provide for all infrastructure necessitated by the development. At the time that such development is proposed, the County will require that the providers of any services are consulted regarding the potential effects of the development; this would include the City of Roseville, if the development is assumed to rely on the City for any services and facilities.

F-4-41. Mitigation of archaeological impacts should not be addressed in Final EIR

Comment noted; no response required.

F-4-42. *Draft EIR* may prematurely find that agricultural conversion impacts are significant

While the County understands that adoption of the General Plan will not lead directly to the conversion of agricultural land, the EIR provides appropriate conclusions regarding the possible long-term effects of development, including agricultural land conversion resulting from development consistent with the Land Use Diagram.

F-4-43. Requests for additional mitigation measures in Final EIR are premature

Comment noted; no response required.

F-4-44. *Draft EIR* discussion of cumulative impacts is adequate

Comment noted; no response required.

F-4-45. *Draft EIR* approach to mitigation monitoring satisfies CEQA

Comment noted; no response required.

F-4-46. *Draft Plan* is internally consistent

Comment noted; no response required.

F-4-47. General Plan should remove Stanford Ranch West from Sunset General Plan area

The Stanford Ranch Specific Plan Area designation no longer appears on the Land Use Diagram, so the suggested change is no longer pertinent.

F-4-48. *Draft EIR* assumed growth rate for Stanford Ranch West new growth area should be faster

The Stanford Ranch Specific Plan Area designation no longer appears on the Land Use Diagram, so the suggested change is no longer pertinent.

F-4-49. Final EIR should discuss use of year 2010 and 2040 development estimates

The Final EIR includes such a discussion.

F-4-50. Final EIR should expand analysis of traffic impacts

The County feels that the Final EIR's traffic analysis is appropriate for a countywide general plan EIR.

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REFER TO FILE NUMBER

November 15, 1993

Hand Delivered
Mr. Fred Yeager
Director of Planning
Placer County
11414 "B" Avenue
Auburn, California 95603

Re: Placer County General Plan Update and Comments on Draft EIR

Dear Mr. Yeager:

We hereby submit the comments of Stanford Ranch, Inc. on the Countywide General Plan Update "Draft Policy Document" (DPD) and the associated draft environmental impact report (EIR). These comments amplify, but do not supersede, our oral comments made in testimony at public hearings. The draft EIR provides a sound data base for discussion of the General Plan Update and we believe it contains the comprehensive overview of impacts which is required under law. However, as with any draft document, the draft General Plan DPD and EIR are subject to revision and improvement. Following are our comments concerning both documents, with emphasis on how it relates to the Stanford Ranch West project:

Comments relating to the Countywide General Plan "Draft Policy Document"

1. The General Plan Policy Document - Comments

The General Plan Policy is divided into three parts; Part II on Page 3 is divided into ten sections. These ten sections omit any consideration of financial provision for the physical accomplishment of the plan when it is adopted, with the exception of the County being responsible for a "funding source." We strongly recommend that an Item Number 11 be added on Page 3 of Part II to the 10 points and be entitled "Financial F-4-1

Feasibility" with the goal statement that would determine the private sector's financial capability of accomplishment of the General Plan. The statement that the agencies shall be responsible for funding sources does not address the realities of today's financial capability of the government sector. F-4-1

2. Stanford Ranch West - Development Standards-
General Comments

Part III: The Development Standards for New Growth Areas are represented as specific plan areas and the development standards adopted for Stanford Ranch West are mandatory, specific and therefore contrary to normal General Plan criteria. This would provide sufficient grounds to find that almost any project will not be in conformance with the General Plan. These standards set quantitative limitations, both maximum and minimum, without any studies necessary to determine such numbers. All policy statements should be re-worded to remove "mandatory" wording. F-4-2

Further, the limiting standards if adopted would diminish the specific plan process by determining the outcome of a specific plan prior to its submission and possibly eliminating the possibility of the project.

3. Stanford Ranch West - Development Standards
Specific Comments

The following comments relate to the specific Development Standards for Stanford Ranch West and are numbered to coincide with the numbers in the document.

1. Residential uses: Development should be planned to include a variety of residential uses and consider the physical site constraints.

2. Commercial and industrial uses: Such uses should be developed commensurate with the market demand, the physical site constraints and the actual number of acres for such uses shall be determined through the specific plan process. F-4-3

3. Open space: Acreage to be provided over flood plains, wetlands and other natural features that would be concluded by a specific plan study, and conform to federal, state and county laws and ordinances.

4. Required buffers: Buffers should be provided to separate incompatible land uses. The width of such buffers shall be determined by the type of impact realized by such incompatible land uses. These distances should be determined in light of the topography, prevailing wind, drainage and other physical factors which should be site specific and should be determined through the specific plan process. (Reference is also made to my letter of the same date dealing in detail with this subject.)

5. Transit: The provision for an express bus system initially should be deleted as economically infeasible, and the dedication of right-of-way corridors for future light rail transit should be studied.

6. Urban design: The criteria and standards listed as Items A through J, inclusive, should strive to accomplish the goals contained therein. However, such goals should not be made imperative and where stated as "shall," be amended to read, "should be considered," to allow a variety of types of development. F-4-3

7. Phasing of Development should read, "The first phase of development should be adjacent to the proposed Town Center. Phasing should address necessary infrastructure and other relevant issues."

Note: To build a town center in the first phase would be economically infeasible.

8. Agricultural water supply: Should be omitted as it is a requirement of the development to subsidize farming which has historically been a governmental undertaking.

4. New Growth Standards - Specific Comments

Further, under New Growth Standards (p. 23): The General Plan locks in the language of existing State Law and County Code. Changes by the Legislature or the Board related to Specific plans would not change the County General Plan. This section F-4-4

should either be removed or modified to indicate that the General Plan will conform to State Law and amendments to County Code. F-4-4

5. Transportation

The proposed Policy Section 3.A.7 (p. 51) increases Level of Service requirements for most roadway segments in the County. Complying with this policy will eliminate small developers who cannot pay the costs of endless traffic studies. F-4-5

6. Agricultural Water Supply (p. 107, 7.D.6.)

This project will not generate reclaimed water if a regional sewer system is installed. A package plant with reclamation capabilities is unlikely due to the strict state discharge standards. Reclaimed water from a new Pleasant Grove Creek Wastewater Treatment Plan (proposed for 1999+/-) could supply 10+/- MGD to farmers. F-4-6

7. Landfill

Landfill impacts which might affect Stanford Ranch West, have by virtue of the following documentation, been reduced to less than significant or nil.

The "Final Supplemental EIR for a Modification of the Solid Waste Facility Permit for the Western Regional Sanitary landfill," prepared for the Western Regional Sanitary Landfill Authority by the Placer County Department of Public Works, August 1991 states on Pages 2 and 3:

A. "Traffic - Impacts can be reduced to a less than Significant level through adequate funding for maintenance and improvements on Athens Avenue and for regional improvement projects such as the Highway 65/Sunset Blvd. interchange." F-4-7

B. "Air quality - impacts can be reduced to a less than Significant level through implementation of the mitigation measures contained in the SEIR as well as enforcement of the State Minimum Standards by the County Local Enforcement Agency (LEA).'

C. "Water quality - impacts can be reduced to a less than Significant Level through implementation of the mitigation measures contained in the SEIR as well as enforcement of the State Minimum Standards

and the Waste Discharge Requirements by the County LEA and the Regional Water Quality Control Board."

D. "Noise - Represents a Less than Significant Impact."

In addition to the mitigation measures set forth by Placer County Department of Public Works in the Landfill Supplemental EIR, the following statements relate to the compatibility of the landfill and neighboring uses.

A. ". . . the proposed establishment, operation and maintenance of the use will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County." Placer County Dept. of Public Works Staff Report to the Placer County Planning Commission, p. 3, October 24, 1991, Item 5 - Findings of the Conditional Use Permit, Western Regional Sanitary Landfill Expansion (CUP - 1473/REA-818). F-4-7

B. Traditionally, approaches to identifying compatible land uses between sanitary landfills, waste-to-energy facilities, and residential development projects have included large, passive buffer areas of approximately 1,000 feet, or the gradation of land use intensity (i.e., industrial/commercial uses grading to residential uses away form the landfill). However, the combination of new technology, increasing land values, comprehensive planning, housing affordability, and supply and demand factors has outdated this "traditional approach" to making land use determination. The following research data indicates that well managed landfills and residential developments can coexist without significant passive buffer areas. pp. 4-5; Landfill - Land Use Compatibility Study, Anderson Consulting Group, June 13, 1991.

C. Research indicates that successful residential development has and can occur adjacent to landfills. When landfills are properly operated and well managed, developers work closely with landfill operators, and landfill operations are properly disclosed to homebuyers, land use compatibility can be achieved. Buffer areas are one of the measures used to relieve potential negative impacts of landfill operation. p. 6, Landfill - Land Use Compatibility Study, Anderson Consulting Group, June 13, 1991. F-4-7

8. Transit services financed by new development.

In the planning standards for new growth areas on page 24, number 8, new development is being required to finance transit services to serve the project area. This could require each new project to pay for buses and operation of transit vehicles and the personnel to provide service to each project. This should be modified and clarified so that new projects should contribute their fair share for providing right-of-way, and paying no more fees than any other new home or project would be required to pay anywhere else in the County. F-4-8

9. Protect and enhance existing industrial areas.

The proposed development of Stanford Ranch West will enhance the existing Sunset Industrial area, because of its close proximity. This should be clarified or modified so that new growth areas are not required to pay additional fees to enhance industrial areas that are not a part of the actual project. F-4-9

10. Residential land use/Multi-family developments to provide private open space.

On page 34, paragraph 1.B.7, the County requires multi-family developments generally to include private open space for each dwelling. This is confusing and should be eliminated. Multi-family developments have specified densities and specific use permits which require review by the Planning Department. A literal interpretation of this would require that a multi-family developer could provide an occupant with a specific lot in some other part of the development. This condition is confusing and without definition. F-4-10

11. **County shall encourage new village centers to provide a variety of goods and services, both public and private.**

In this instance, the County is now into the leasing and operation of village centers. How does the County expect to encourage leasing of village centers and commercial retail space? This type of prohibition could make it impossible to obtain financing for the retail developer and impractical to operate commercial retail centers. This paragraph should be eliminated in its entirety, or at least not made mandatory. F-4-11

12. **Economic development.**

With regard to economic development, a new policy should be established that the County shall ensure an inventory of a variety of entitled property with infrastructure that is located close to major roads and suitable for new businesses to encourage and attract employment opportunities to our area. This inventory should include a variety of sizes of sites that allow the County to compete for both small and large users, and all types of acceptable uses, i.e. distribution, assembly, R&D, office, etc. F-4-12

We have lost many new business and employment opportunities for our citizens because of our lack of suitable approved sites with infrastructure. This General Plan should set a policy to ensure Placer County is ready to accept new businesses.

Comments relating to the Draft Environmental Impact Report

1. **The draft EIR overstates potential development.**

A general plan is supposed to be an evolving document, which plans for projected changes over a *long-term* time frame -- many *decades* in this case. Thus, it must be understood that the extent of possible development discussed in the draft General Plan Update will not occur overnight, and many of the development projects may not occur at all in the time frame examined.

Projects may not be developed as assumed in the General Plan Update due to market conditions, due to future city and county actions to downzone certain areas which are currently designated for levels of growth now considered too high for those areas, and due to other factors. The extent of development discussed in the General Plan Update ***significantly overstates the development which would be reasonably projected to actually occur in the future.*** F-4-13

A primary example of this overstatement of development is shown in Table 2-3 of the draft EIR which is a chart showing what is called the "Holding Capacity of the

General Plan." This chart indicates that 214,540 total dwelling units *could* be constructed in the unincorporated area of the County under the land use designations of the General Plan Update. But this high number of residential units is not a very useful guide for understanding what future conditions in the County will really be because, as we understand it, this calculation assumes that every property in the County will be developed at its maximum density. The EIR states at page 2-5: "The actual level of development at buildout, however, will not reach the theoretical holding capacity." Therefore, "holding capacity" is only a hypothetical concept which may be useful for planning but does not reflect actually expected environmental conditions, terrain, wetlands, the new proposed buffers, or the economic prospects for development of zoned agricultural and timberlands, all of which will significantly reduce the number of units that can actually be built.

New development projects are rarely approved at the maximum densities permitted under zoning and general plans because of various mitigation measures and project conditions which are applied during the project review process. The current EIR, for example, does not project the reductions in density expected from application of buffer policies, agricultural preservation policies, and other new stringent development standards. The assumption that Sutter Bay will be built out also appears highly questionable at this time. In addition, in-fill development in already-developed urban areas should not be expected to occur at maximum permitted densities because many homeowners prefer to keep their homes on lots much larger than minimum lot sizes, and development of multi-family units also may not occur at maximum densities for any number of reasons. F-4-13

We suggest the EIR be revised to provide a projection, similar to the format of Table 2-3 of the draft EIR, which would project ***the most likely development*** expected in the County in the years 2010 and 2040 (the two years chosen for forecasts), in addition to the hypothetical maximum development now shown. The final EIR should then explain how various actual impacts could be lessened, and mitigation improved, under this projection of most likely development. The EIR should explain that the "worst-case" impacts projected under theoretical maximum development are not expected to actually occur. We know that as an example Stanford Ranch was initially approved in the Rocklin General Plan for approximately 11,400 units. It now appears that the actual build out will be closer to 8,400 units. This reduction of 26% is probably reflective of what will occur in the existing cities and the county, reducing the existing General Plan by close to 30%. The EIR should provide another table to explain and correct this misconception.

2. **New growth areas will be subject to additional County review.**

Enactment of the General Plan will not mean that a single new development has been approved. The General Plan provides a ***generalized*** overview of broad development patterns. Any development project of any significant size must undergo ***its own*** land use permit process, including public hearing before this Commission and the Board of Supervisors, before any actual development can be finally approved or actually commence construction. This fact is ***especially true of the "new growth areas"*** whose locations have been preliminarily identified in the draft General Plan Update. "New growth areas" -- including our own Stanford Ranch West project -- are slated to receive the designation of ***"specific plan area"*** on the General Plan Land Use Map. The text of the General Plan Draft Policy Document states that this map designation means that ***each new growth area*** must go through an ***additional*** thorough process to adopt a specific plan. ***These specific plans*** will be prepared in ***separate*** public processes, ***after*** this General Plan Update process is concluded. F-4-14

3. **New growth areas will be subject to further project-specific EIRs.**

County review of "new growth areas" will require additional project EIRs for each development project in conjunction with preparation of each specific plan. The final EIR for the General Plan Update indicates (at page 4) that the General Plan Update EIR is intended to be a ***"Program"*** EIR and a ***"Master Environmental Assessment."*** The consequences of these types of EIRs, according to the CEQA Guidelines (§ 15168(b)), is to allow the consideration of "broad policy alternatives and program wide mitigation measures at an early time" in the development of a program -- in this case the General Plan Update. F-4-15

Where the General Plan Update EIR does not provide detailed description of new development, the Program EIR will have to be supplemented in a more detailed, project-specific EIR prepared when specific plans are proposed for the new growth areas. Similarly, a Master Environmental Assessment is essentially a data base which can be used in later EIRs to be prepared for new growth projects. The EIR for the General Plan Update should clarify that additional environmental review processes will be required for "new growth areas."

4. **The alternatives analysis should be revised.**

One improvement which should be provided in the EIR alternatives discussion is to clarify the comparison between the three project alternatives (Alternatives F-4-16

"1," "2," and "3") and the suggested project -- which was earlier designated as "Alternative 5" in the "Issues and Options" process -- because it was developed after the initial three "Issues and Options" alternatives were identified. This should be done by expanding the chart entitled "Comparative Analysis of the Three Land Use Alternatives" contained in the draft EIR (beginning at page A-14) to include the proposed project. The chart could also be expanded to include a "no project" alternative corresponding to no changes in the General Plan. We also suggest that this chart be reformatted to track impacts in the order of the impacts sections of the EIR. The analysis should include a discussion of alternative or alternatives found to be "environmentally superior." F-4-16

The alternatives section should be augmented in the EIR to include further discussion to explain in more detail each policy consideration which led the Board to identify "Alternative 5" as a possible project for this General Plan Update EIR. This augmented discussion should include citation and format incorporation by reference of key background documents into the final EIR. Although not required by CEQA to be included in an EIR, this expanded alternatives discussion should also include discussion of social, employment, and economic considerations which come into play in choosing among these alternatives in addition to purely environmental considerations.

5. **General Plan mitigation policies should be clarified.** F-4-17

The EIR should include additional text explaining how the General Plan policies serve as mitigation measures and how these policies will be enforced.

6. **The relationship between the General Plan Update and other adopted plans should be clarified.** F-4-18

The EIR should provide expanded explanation of how the General Plan Update is consistent with the Placer County Air Quality Plan, the general plans of cities with Placer County, and any other relevant plans.

7. **Project objectives should be expanded.** F-4-19

The EIR and General Plan Update should be revised to more fully explain the project objectives (draft EIR p. 1-6) which led the Board of Supervisors to consider development of new towns (Issues and Options "Alternative 5") rather than other growth policies, beyond the stated objective to "balance growth by separating and individualizing population centers." Other objectives which should be added include the ability, through the master-planning of new towns, to start anew "from scratch" allowing new communities to be better designed for transit, jobs/housing balance, and for other amenities and

characteristics which cannot be as easily achieved where growth occurs incrementally and repeats the patterns and past mistakes of existing contiguous development.

With respect to short-term versus long-term uses, the EIR should also explain why it is important to complete an overall comprehensive framework for new growth and for new growth areas, rather than postponing such planning and instead allowing inevitable growth to be served by unplanned development dictated entirely by market forces. The impacts in 2010 are hypothetical based upon maximum buildout, and do not point out that in the alternative of buildout in the cities the impact could be the same or worse. F-4-19

8. **The Impact Summary should be revised.**

This summary should be revised to identify Roseville impacts in a more detailed manner. (See, e.g., draft EIR pp. 4-19, 4-30, and 4-43.) In addition, the summary should also be revised to summarize the alternatives discussion and to describe the "areas of controversy" surrounding the General Plan Update. F-4-20

9. **The EIR should clarify that there is a surplus of industrial land.**

The EIR should note that Stanford Ranch West needs to develop housing as well as industrial uses to obtain a more favorable jobs/housing balance, as stated in our companion letter specifically addressing buffers. In addition, it appears there may be a surplus of land designated for industrial uses under the current General Plan and Sunset General Plan. The EIR should address this issue and explain that a reduction in the amount of land designated for industrial uses is not an adverse impact if those lands were not needed for such uses. Coopers and Lybrand study indicated that 2,761 acres of industrial land would need to be converted to residential to achieve a jobs/housing balance. Additionally, the Board of Supervisors goal of having projects provide a jobs/housing balance is sound planning and more economically viable. In fact, mixed use projects may be the only way of ensuring an employment oriented development receives funding and gets built, assuring a viable economic development program. F-4-21

10. **The General Plan Update and EIR should defer mandatory imposition of buffers for new towns to the specific plan process.** F-4-22

As we have explained by separate letter, the new town buffers proposed by the General Plan and the landfill operators appear to have no logic or nexus to impacts

sought to be avoided and their application essentially prevent the development of most of the Stanford Ranch West property, raising significant "taking" without just compensation issues. In addition, it seems highly premature to state, and the DPD appears to do (page 19 appears to make the buffers shown in Figures I-1 to I-7 mandatory for new growth areas; page 135 specifically mandates application of the buffers to Stanford Ranch West), that the buffer requirements set forth in the DPD are mandatory and inflexible. The location of all other land uses concerning new towns except buffers is deferred to the specific plan process. Consequently, the mandatory location of buffers should also be deferred. It is short-sighted to foreclose later flexibility in mandatory buffers. Adoption of the proposed mandatory buffers would place Stanford Ranch West in the position of immediately seeking a General Plan Amendment and/or instituting inverse condemnation litigation because application of the buffers would effectively prevent any reasonable development of the property.

Therefore, we strongly urge that the DPD be revised (including pages 19 and 135) to state that buffers are shown only as "guidelines" which must be ***considered*** in the specific plan processes for "new growth areas." The DPD should also make clear that establishment of actual buffers for each new growth area shall be determined in the specific plan process, where a nexus is shown for the buffer and with flexibility provided for differing circumstances. F-4-22

We urge that certain buffer concepts be fundamentally reconsidered. As we indicate in our prior letter, it is inappropriate to require private land to serve as a buffer ***for the benefit of*** the Landfill. In addition, there is no rational policy justification for requiring the entire "Urban Separator Buffer" to be located ***within*** a new town development. Agricultural land which is protected by zoning and general plan designations and which abuts (but is not within) a new town project should be permitted to be utilized to form part of any required urban buffer. It is unfair, illogical, and constitutionally-suspect to place the entire burden of creating urban open space buffers between existing cities and new towns upon those new towns, when the cities have not created similar buffers within their borders.

11. **The previously adopted Housing Element is not at issue now and new town housing issues can be reviewed in new town EIRs.**

The EIR should explain that the Housing Element was previously adopted and not part of the present General Plan Update process. Any legal challenge to the Housing Element, such as the request for additional analysis of the effects of fee waivers F-4-23

would be barred by the statute of limitation under the Government Code. The EIR should explain how creation of new town areas require no changes to the Housing Element and new town housing mitigation can be addressed in the specific plans and EIRs which will be prepared for those projects. F-4-23

12. The feasibility of a bypass road linking the new growth areas to I-80 should be examined.

The final EIR should discuss feasibility of a bypass road connecting new growth areas in South Placer County with I-80. If such a highway is found infeasible, the final EIR should explain why. If it is found feasible, impacts should be reconsidered to determine whether such a bypass road would mitigate traffic impacts on roads within Roseville. F-4-24

13. The EIR should consider whether growth in South Placer County, in lieu of growth in Roseville and Rocklin, would reduce congestion on I-80 and Highway 65 as suggested by the comments of PVA.

Although it seems obvious that growth in South Placer County in lieu of growth in Roseville and Rocklin would reduce congestion on certain segments of I-80 and Highway 65, the addition of the Fehr and Peers traffic study to the record should provide additional useful evidence to help the decision maker arrive at an environmentally-informed decision. To that end, a copy of the traffic study performed for PVA by Fehr and Peers is submitted herewith for inclusion in the EIR record. F-4-25

14. The County should review the list of "mistakes" that were noted in the City of Roseville's comments.

Although minor mistakes do not affect the "good faith effort" required by CEQA for an agency's EIR, the County should consider the list of "mistakes" underlying the draft EIRs traffic analysis that were associated in the City of Roseville's comments and, to the extent that any corrections lead to significantly different results, revise the analysis accordingly. F-4-26

15. The EIR should recommend feasible additional mitigation to reduce traffic impacts in the City of Roseville.

Because the mitigation measures listed in the draft EIR may not reduce the impact of traffic to an acceptable level on certain roads in Roseville, the final EIR should F-4-27

give general consideration to additional mitigation, even if under the jurisdiction of Roseville and not the County, or explain why none are feasible or available. One such measure is the bypass road referred to in item 12 above, which Roseville has already suggested. Alternatives could include additional transportation management policies, trip reduction ordinances, etc. that could be developed by 2010. F-4-27

16. The final EIR should clarify which mitigation measures are required to substantially lessen the effects of traffic at or near ski resorts. F-4-28

It is unclear from the draft EIR discussion whether confining traffic to ski area parking lots and metering it out is concluded to be sufficient, by itself, to mitigate ski traffic impacts, and whether the other suggested measures are also proposed or were merely suggested as alternative measures.

17. The final EIR should explain the meaning of Levels of Service F1, F2, F3. F-4-29

Table 4-19 lists Levels of Service (LOS) from A through F. Tables F-13, -14, -15, and -17 do not define LOS F1, F2 or F3. A definition of these terms would be helpful.

18. The final EIR should clarify the impacts of the General Plan implementation on transit. F-4-30

The City of Roseville questions the conclusion that with effective implementation of General Plan policies, there will be a "less than significant" impact on transit services. Obviously, implementation of transit services depends in part upon future state and federal funding. If such funding is not forthcoming, transit services may not develop as rapidly as hoped and traffic and air quality impacts may be worse as a result. The final EIR should clarify this issue.

19. The final EIR should articulate specific, substantive measures proposed to achieve the average vehicle ridership (AVR) goal. F-4-31

The final EIR should specify substantive measures capable of achieving the goal, or recognize that the air quality and traffic impacts may be further affected if AVR goals are not met. Such measures are, presumably, already under consideration through the Placer County Air Quality Plan. Also, as with Transit, the draft EIRs discussion of TSM forecasts less-than-significant impacts, but does not describe the "impacts" referred to.

20. The final EIR should recognize that impacts on air quality and traffic will be affected if draft EIRs assumptions regarding future levels of nonmotorized transportation are not realized.

The draft EIR does not identify the "effects" that are found to be less-than-significant with respect to nonmotorized transportation. Stated mitigation measures (policies) amount to open-ended, non-specific actions such as "promote," and "pursue." The final EIR should articulate specific, substantive measures capable of achieving the goal, or recognize that air quality and traffic impacts may be further affected unless all assumptions regarding future facilities are realized. F-4-32

21. The final EIR should explain exactly what the "goods movement" environmental analysis consists of, and why it is separated from or not considered in the air quality and traffic analyses.

As with Transit, the "effects" that the General Plan will not significantly impact are unstated. These effects need to be expressed in more meaningful terms such as an increase or decrease of delay, costs, and/or capacity. Similarly, the final EIR should explain whether impacts on nonmotorized transportation were also considered under the air quality and traffic, and if not, why not. Also, the final EIR should recognize that the impacts on air quality and traffic will be further affected if the stated policies, express in terms of "promote," "encourage," and "investigate," are not effective. F-4-33

22. Water supply analysis will be provided in later EIRs.

The Board of Supervisors has no real control over water supplies, they are controlled by the Placer County Water Agency and other public and private water agencies. Most surface water supplies originate from supplies controlled by the United States Bureau of Reclamation, PG&E, and the Nevada Irrigation District. Water supplies for new growth areas will be discussed in detail in the respective EIRs for these areas, and therefore projects to increase water supplies will be the subject of EIRs prepared by the water supply agency proposing the project. F-4-34

The EIR should include a general discussion of potential impacts which might result from creation of a new water transmission corridor to new growth areas, while recognizing these impacts will necessarily be discussed in detail in new town EIRs. In addition, the EIR should explain that impacts upon "water supply" are generally expected to be mitigated by General Plan mitigation policies, although it is possible impacts associated

with developing new supplies may be significant and will be addressed in EIRs for water supply projects. F-4-34

23. Specific wastewater system impacts are strictly regulated and will be addressed in connection with wastewater projects.

Wastewater discharge issues are highly complex and mitigated on a project-specific basis. Future major county development, such as new town proposals, will be subject to their own environmental review processes and will require analysis of any increases in wastewater discharge. Significant discharges may, in addition, be subject to permit approval or review by regional and state water quality boards and/or EPA. Because the quality of wastewater discharges is strictly regulated by these agencies through regulatory standards intended to protect human health and the environment, there is no reason to believe that wastewater discharge impacts would be significant, and in fact could provide a source of irrigation water for crops and recreational open space. F-4-35

24. Solid waste issues should be resolved in the upcoming Integrated Waste Management Plan.

Preparation of the upcoming Integrated Waste Management Plan should be referenced in the EIR even though the County may give its preliminary view of a joint facility in its response to comment. Whether new towns will affect the landfill will be addressed in the project-specific EIRs prepared for any new towns. The landfill, as the source of its impacts, should be responsible for providing mitigation and any necessary buffer for those impacts within its own borders. Requiring Stanford Ranch West, which is the potential victim of landfill impacts, to dedicate land as a nuisance buffer purely for the ***benefit of the landfill*** could constitute a Fifth Amendment taking, requiring just compensation for the loss of use of the property. (See ***Twain Harte Associates Ltd. v. County of Tuolumne*** (1900) 217 Cal.App.3d71, where the court of appeal remanded for trial a taking suit arising where the county sought to impose a 1.7 acre buffer upon and 8.5 acre shopping center.) F-4-36

25. Although beyond the scope of CEQA, the public facilities discussion should be revised to reach conclusions on financial impacts.

Financial impacts on public services are beyond the scope of the analysis required in the EIR. (See CEQA Guidelines § 15131.) Nevertheless, it might be useful to include in the final EIR an indication of whether these financial impacts will be fully F-4-37

mitigated by self-mitigation policies of the General Plan or if funding is needed from outside sources, which may or may not be available. Where shortfalls in service funding are due to existing fiscal problems and not due to demands created by new development should be clearly stated. The EIR should also formally incorporated by reference the document entitled *County Facilities Needed to Serve Growth* (released in draft form for public comment in September, 1993). F-4-37

26. Although beyond the scope of CEQA, the school impacts analysis proffered by a comment should be adopted as revised. F-4-38

While not an environmental issue, the EIR should accept the impact analysis on schools provided in comments by the Placer County Office of Education, with such revision in the analysis as the County finds appropriate.

27. Although beyond the scope of CEQA, the referenced General Plan "Policy Responses" concerning facilities and services should be expanded.

Again, although a non-environment issue, the list of policies appearing in draft EIR § 6.5 should be expanded to include additional mitigating policies including "Law Enforcement," "Fire Protection Services," any schools mitigation reference, and any other relevant General Plan policies, considering that if population projections are accurate the alternative will answer a different where, not a different number. F-4-39

28. Although beyond the scope of CEQA, the EIR should respond to the City of Roseville comments concerning use of city services.

The EIR could respond to impacts of new towns upon Roseville libraries, parks, and other services should new town residents use those city services. The response should properly indicate that these issues will be dealt with in detail during specific plan processes required to approve new towns. The final EIR for the General Plan should explain how self-mitigating Policies of the General Plan will assure the services in new towns will at least be equivalent to Roseville city services, so that use of city services by new town residents would not be expected. F-4-40

29. The comments requesting mitigation of archeological impacts of new towns at the general plan stage should be rejected as premature.

If such mitigation was actually imposed, it would effectively prevent completion of the General Plan because of time and expense involved in surveying vast areas. Only 18% of the county has been field-surveyed to date. (Draft EIR at p. 7-7.) See *Society for California Archeology v. County of Butte* (1977) 65 Cal.App.3d832.838, rejecting any blanket requirement for archeological studies. The EIR (including § 8.7 of the Background Report) constitutes a good faith effort to disclose all information known concerning county-wide archeological sites which can reasonably be expected to be reviewed in making General Plan decisions. Moreover, "General Policies" 5.D.6 and 5.D.7, which will be applied in mitigating the impacts of new growth areas when their respective specific plans are reviewed, provide effective mitigation for archeological impacts. if the County find it advisable, those policies should be clarified to state that field surveys will be required in connection with new town specific plan applications where it appears that the new town likely includes significant archeological resources. F-4-41

30. The EIR may prematurely find significant impacts due to agricultural lands conversion.

The EIR (At page 8-13) finds that there will be unavoidable impacts upon prime agricultural land and high-value fruit and nut production due to development of new towns. This analysis fails to consider the possibility that later EIRs for new towns and other large size development projects may identify additional feasible mitigation measures to protect high quality agricultural land and land having high production values. For example, it can be calculated from data on Table 8-4, page 8-10, that preservation of 1,408 acres of orchards would save over $2 million in fruit and nut crop production, almost half of the production projected to be lost. Whether it is feasible to preserve some or all of these 1,408 acres can be addressed in project-specific EIRs prepared for development projects, but that decision cannot reasonably be made in a county-wide General Plan process. In addition, the discussion in the draft EIR fails to consider certain benefits resulting from conversion of agricultural land, such as potential water supply savings due to cessation of rice production. The project specific EIR will evaluate the specific agricultural land to be converted, and should consider the total employment and tax basis to the county. F-4-42

A more accurate conclusion in the General Plan update EIR might be that significant impacts could occur if additional feasible mitigation measures are not developed in project-specific reviews, but that mitigation measures to protect specific parcels of

agricultural land cannot be developed in a general plan context and instead must be addressed at the project level. In particular, the new town EIRs may be expected to develop additional mitigation of the highest quality agricultural lands resulting in lesser impacts than the necessarily gross analysis provided in the General Plan EIR. The new town EIRs will also consider on a parcel-specific basis trade-offs and any overriding consideration which may justify development of some high quality agricultural land. F-4-42

31. Certain comments requesting additional mitigation for water resources, agricultural land, vegetation and wildlife, air quality, flood, and noise impacts are premature.

In various other comments, the City of Roseville asks for additional assurances of mitigation from various potential new town impacts. Roseville asks for additional mitigation to assure that runoff from new growth areas will not adversely affect Roseville streams, more discussion of wildlife and vegetation impacts, incorporation of "TCM" measures from the Air Quality Plan, additional analysis of impacts on various streets. These comments fail to recognize that the EIR contains a broad but adequate county-wide overview analysis of each of these issues, consistent with what can reasonably be accomplished in the General Plan Update process. Each of these impacts raised by Roseville is more susceptible to further meaningful analysis and project-specific mitigation when the various EIRs are prepared for the new towns and other large development projects. As but one example, because the new towns will be planned "from scratch," certain TCM measures may be feasible for the new town although not feasible county-wide. F-4-43

Some of Roseville's concerns about impacts may have been unnecessarily heightened by statements in the draft EIR that certain impacts are significant even after consideration of General Plan mitigation Policies. (See e.g., discussion of land use at page 3-6, housing at page 3-12, agricultural land conversion at pages 8-12 to 8-13, habitat conversion at page 8-33, and air quality at page 8-39.) The final EIR should explain that in each specific plan process, the project-specific EIR will be required to first address the General Plan mitigation Policies. However, if those policies do not reduce impacts to levels of insignificance, the CEQA would require that the project EIRs must identify *additional* feasible mitigation measures in an attempt to avoid impacts. Until this project-specific mitigation is accomplished, the true extent of lessening of impacts cannot be fully determined and the General Plan EIR has probably overstated many impacts for this reason.

32. The EIR contains an adequate discussion of cumulative impacts.

The overall discussion of county impacts at build-out of the General Plan provides a much more useful description of cumulative impacts than does a list of known short-term future projects, as long as the analysis reflects ***reasonably expected*** build-out rather than theoretical maximum build-out. List analysis is typically done in a project-specific EIR because it is not feasible or reasonable on a project level to provide the broader cumulative analysis resented in the General Plan Update draft EIR. The ***"Either"*** cumulative impacts approach is authorized by CEQA Guidelines § 15130(a)(1). F-4-44

33. The General Plan's mitigation "Policies" constitute the mitigation monitoring program for a general plan.

The General Plan is self-mitigating through its mitigation "Policies" which have been circulated for review and comment in the draft DPD. The adoption of these mitigation Policies, coupled with their specific application to specific development proposals as they are subsequently reviewed by the County, constitutes the type of mitigation monitoring program reasonably contemplated by CEQA for a county-wide general plan revision. F-4-45

34. The General Plan Update is internally inconsistent.

The County must, in the General Plan process, plan for a variety of different uses. Inherent in the planning process is inevitable conflict between policies to further each of the various land uses where there is not an unlimited supply of land. The present General Plan Update is non-specific concerning where various types of land uses should be located ***within*** new town areas. The specific land use policy determinations concerning new towns -- such as whether Stanford Ranch West should include more or less industrial land -- should properly be addressed in the specific plan review process for that new town, rather than in a county-wide General Plan. F-4-46

35. Stanford Ranch West should be designated for removal from the Sunset General Plan area.

The DPD (at page 4-5) and EIR (Table 1-2, page 1-8) incorrectly assumes that the Sunset General Plan will not be revised. However, the Sunset General Plan includes much of the Stanford Ranch West property and designated the property solely for agricultural and industrial uses, rather than the mixed residential/commercial/industrial uses anticipated in the General Plan Update. The DPD and EIR should be revised to state that the F-4-47

Sunset General Plan boundaries will be modified to delete Stanford Ranch West, so that the entire project is designated to be in a new specific plan area. (We note this was done for "Dry Creek/West Placer Community Plan" on Table 1-2 of the draft EIR.) Ancillary to adoption of the General Plan Update, the Board of Supervisors should so amend the Sunset General Plan's boundaries. F-4-47

36. A greater rate of growth for new development areas should be considered.

In projecting impacts, the EIR apparently assumes that Stanford Ranch West and other new growth areas will only be built out 20% in the year 2010 and 80% by the year 2040. (See pages 2-8 and 4-3.) This assumption is incorrect. **Stanford Ranch West projects 50% build-out by 2010 and 95% build-out by 2040.** Moreover, because of the greater opportunity to avoid many impacts in master-planned communities, it would seem that assuming a high build-out for the new growth areas with a corresponding slower build-out in other areas might show overall lesser impacts from the General Plan Update. F-4-48

37. The EIR should explain whether it is possible to quantify year 2040 impacts.

Some sections of the EIR quantify year 2040 impacts, while others do not. Sections which do not quantify year 2040 impacts include transit at page 4-55, water quality at page 8-3, groundwater at page 8-5, agricultural lands at page 8-10, agricultural production at page 8-11, forest land production at page 8-15, mineral resources at page 8-19, natural habitats at page 8-27, and air quality at page 8-37. It is extremely speculative to provide quantitative projections for these impacts in the year 2040. The EIR should indicate why that is the case. Where such projections can reasonably be provided, however, they should be included in the final EIR. F-4-49

38. The EIR should include additional traffic mitigation discussion.

In the summary at page 1-10 (see also page 4-39), the EIR finds that there are no feasible mitigation measures available to reduce year 2010 traffic impacts upon freeways and state highways. This conclusion may be unwarranted, because a number of potential freeway and high way mitigation measures are briefly identified which might result in additional mitigation. Further analysis should discuss the ability to implement the F-4-50

additional mitigation measures for freeways and state highways and could offer a conclusion concerning remaining impacts after such implementation.

The traffic improvements list at Table 4-3 indicates a cost of $195,527,000 to provide needed road and highway improvements for the year 2010 for which funding is expected to be "assured." Table 4-4 lists additional roadway improvements needed for the year 2010, without cost estimates or funding mechanisms described. These costs should be estimated and availability of funding (see page 4-39) should be more completely discussed. F-4-50

Traffic impacts for the year 2040 are quantified and appear to be large. (See Tables 4-24 and 4-25.) However, this analysis fails to include more than a nominal discussion (at page 4-40) of the mitigation measures which may be available to avoid these impacts. A full analysis would discuss the mitigation provided by potential street-widening and other potential mitigation measures and could contain a table analogous to Table 4-25, showing projected conditions after mitigation in the year 2040.

Conclusion

On behalf of our client, Stanford Ranch, Inc., we would like to thank you for the opportunity to participate in the General Plan update process. We look forward with great anticipation to your review and comment upon the contents of this letter and invite you to contact either myself or Stanford Ranch, Inc. to discuss any of the issues set forth herein.

Very truly yours,

Thomas W. Eres/jla

Thomas W. Eres
of Nossaman, Guthner, Knox & Elliott

cc: Larry D. Kelley
S. Shulman
Marc Benezra

TWE/jla

F-5 Palisades Development, Inc (11/15/93)

F-5-1. Agricultural development, specifically rice growing, is only marginally viable on commentor's property

Comments noted; no response necessary.

F-5-2. *Draft Plan* policy requiring development in new growth areas to assist with agricultural irrigation water should be changed to include reclamation and be stated as a cooperative effort

Comment noted; the referenced policy is based on the descriptions provided to the County by the proponents of projects in the new growth areas. The County feels that this policy represents an appropriate interpretation of the Board of Supervisors' directions regarding the preparation of the Draft Policy Document.

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PLACER COUNTY
DATE
RECEIVED
NOV 15 1993
PLANNING DEPARTMENT

November 15, 1993

Mr. Frederick Yeager
Planning Director
County of Placer
11414 B Avenue
Auburn, California 95603

Re: Comments Pertaining to the Placer County General Plan

Dear Mr. Yeager:

On behalf of the Placer 2780 partnership, please accept this letter as its comments regarding both the Draft Policy Document of the Placer County General Plan and the Draft EIR for the proposed General Plan.

There are many planning benefits of creating "new towns." These benefits are described at length in a recently published book entitled, "The Next American Metropolis: Ecology, Community, and the American Dream," written by architectural planner Peter Calthorpe. We have submitted that book as Exhibit A to this letter, so that it will be made part of the administrative record for the Board's upcoming decision on the proposed General Plan.

SECTION 7: AGRICULTURAL AND FORESTRY RESOURCES (pp. 103-109)

The issue of agricultural productivity on lands in the "new growth areas" identified on the Land Use Diagram has been the subject of much spirited discussion. *Our comments on this subject are limited to our property.* Our comments therefore do not pertain to other agricultural areas in the County. Agricultural productivity must be evaluated objectively and on a property-by-property basis. Some lands in Placer County might be well-suited for agriculture, while others may not. F-5-1

Our 2,780 acre property located within the proposed West Placer Specific Plan Area currently has approximately 600 acres (22%) in agricultural production. All are on *Class IV* Soils, which the U.S. Department of Agriculture ("USDA") and the Soil Conservation Service ("SCS") classify as "poorly suited for agriculture." One of the few corps that may be grown on Class IV Soils is rice. Rice

yields on our property are approximately 64 sacks per acre, while yields in other areas of Placer and Sacramento County are in excess of 80 sacks per acre. Our crop yields are verified by the Placer County Agricultural Commissioners office and Placer County Agricultural Stabilization and Conservation Service.

The profit margin for rice grown on *our* Class IV Soils is small. If cultivation costs are held constant, the greater the sack yield per acre, the greater the profit margin. Our Class IV Soils may yield some rice; but whether there is "economic viability" for rice on our property is a function of U.S. Government subsidies and the cost of pumping water. If the Federal Government eliminates rice subsidies, or the electric cost for pumping water exceeds $20.00 per acre foot, or there is an overdraft of the water table resulting in a lack of available water, any small profit for rice farming on our land will be eliminated. F-5-1

AGRICULTURAL WATER (p. 107)

7.D.6. "The County shall require that development in new growth areas assist in the delivery of surface water to agricultural areas in Wester Placer County."

We feel that a stronger case may be made for the use of reclaimed water to assist in irrigating farmlands in Western Placer County. Please consider deleting that policy in favor of one reading as follows: F-5-2

> "The County shall coordinate the efforts of the Placer County Water Agency (PCWA), the Regional Wastewater Treatment Plant Authority (for use of reclaimed water), and the project proponents and landowners in new growth areas to assist in providing delivery of surface and reclaimed water to agricultural areas in Western Placer County."

Sincerely,

Nick Alexander
Project Manager

NA/kvd

Attachments: Exhibit A:
The Next American Metropolis

F-6 Placer Villages (11/15/93)

F-6-1. *Draft Plan* ag/timber buffers should consider depth-to-width ratio

The County feels the Policy Document's buffer standards and policies are appropriate as drafted.

F-6-2. *Draft Plan* sensitive habitat buffers may be extreme

Refer to response to comment F-6-1.

F-6-3. *Draft Plan* public facility buffers should be commensurate with magnitude of potential impacts

Refer to response to comment F-6-1.

F-6-4. *Draft Plan* urban separator buffer standard is infeasible

The urban separator buffer standards, to which this comment refers, have been removed from the Policy Document.

F-6-5. *Draft Plan* should designate Baseline Road to 99 as a transit corridor; consider transit zone policy

Comment noted; no change has been made to the Policy Document.

F-6-6. *Draft Plan* public facility buffer policy (1.B.4) should be flexible

Refer to response to comment F-6-1.

F-6-7. *Draft Plan* should define private open space as used in policy 1.B.7

The Policy Document includes a revised version of the referenced policy that clarifies its intent.

F-6-8. *Draft Plan* agricultural buffer policy (1.G.6) should be modified

Refer to response to comment F-6-1.

F-6-9. *Draft Plan* policy 1.H.2 should be modified to accept off-site mitigation to allow creation of habitat corridors

The recommended modification has been made in the Policy Document.

F-6-10. County should consider policies that streamline permit process and consider using Master EIRs for new growth areas

Comment noted; no change has been made to the Policy Document.

F-6-11. Adopted Housing Element is presumptively legally adequate for purposes of Update; existing community plans should be made consistent

Comment noted; no response required.

F-6-12. Proposed additional policy relating to relieving traffic impacts in Roseville

Comment noted; the recommended change has not been made to the Policy Document.

F-6-13. Proposed additional policy relating to regional transportation corridors

The recommended modification has been made in the Policy Document.

F-6-14. General Plan should stress use of reclaimed water to reduce demand for potable water

The Policy Document includes a policy promoting use of reclaimed water.

F-6-15. Public facilities financing schemes should recognize levels of entitlement resulting from General Plan adoption

Comment noted; no response required.

F-6-16. Proposed additional implementation measure relating to development near landfill

With removal of the Stanford Ranch West Specific Plan Area from the Land Use Diagram, the concerns expressed in this comment are no longer pertinent. Refer also to common response #6.

F-6-17. Proposed revision of *Draft Plan* policy 4.J.11 relating to timing of school construction

Refer to common response #7.

F-6-18. Proposed revision of *Draft Plan* policy 4.J.16 relating to Sierra College

The County does not feel the recommended revision is appropriate.

F-6-19. *Draft Plan* policy relating to park standards should identify what types of open space will satisfy standards

The Policy Document has been revised to more clearly define "open space" as it pertains to the park and recreation standards of the General Plan.

F-6-20. Recommended types of uses that should receive open space park credit

Refer to response to comment F-6-19.

F-6-21. *Draft Plan* sensitive habitat buffers may be extreme, so policy 6.A.1 should be modified accordingly

The referenced policy has been modified to more clearly convey its intent and to establish consistency with the buffer standards in Part I of the Policy Document.

F-6-22. *Draft Plan* policy 6.A.4 item (f) relating to creek corridor maintenance is unnecessary

The County disagrees; the referenced policy has nonetheless been modified to improve its clarity.

F-6-23. Proposed revision of *Draft Plan* policy 6.B.5 relating to habitat

The referenced policy has not been changed; refer also to response to comment F-6-9.

F-6-24. Proposed revision of *Draft Plan* policy 6.C.1 relating to "critical" habitat

The referenced policy has been modified to provide a clear definition of critical habitat.

F-6-25. Proposed revision of *Draft Plan* policy 6.C.9 relating to riparian habitat

Comment noted; no change has been made to the Policy Document.

F-6-26. *Draft Plan* policy 6.C.10 recommended use of WHR suggests that WHR system should be incorporated by reference

The County does not feel such incorporation by reference in necessary.

F-6-27. Proposed revision of *Draft Plan* policy 6.C.11 relating to development in significant ecological resource areas

The Policy Document has been revised to more clearly define what constitutes significant ecological resource areas.

F-6-28. Proposed revision of *Draft Plan* policy 6.E.1 relating to preservation and enhancement of natural areas

Comment noted; no change has been made to the Policy Document.

F-6-29. Commentary on agricultural productivity of soil in Placer Villages new growth area

Because the Placer Villages Specific Plan Area no longer appears on the Land Use Diagram, this comment is no longer pertinent.

F-6-30. Recommended revision to *Draft Plan* policy 9.A.10 item (b) relating to acoustical analysis

Comment noted; no change has been made to the Policy Document.

F-6-31. *Draft Plan* development standard #3 for Placer Villages should add greenways within powerline easements as allocatable open space

Because the Placer Villages Specific Plan Area no longer appears on the Land Use Diagram, this comment is no longer pertinent.

F-6-32. *Draft Plan* development standard #3 for Placer Villages should be non-specific regarding amount of open space

Because the Placer Villages Specific Plan Area no longer appears on the Land Use Diagram, this comment is no longer pertinent.

F-6-33. *Draft Plan* development standard #3 for Placer Villages should define the type of open space satisfactory for park credit

Because the Placer Villages Specific Plan Area no longer appears on the Land Use Diagram, this comment is no longer pertinent.

F-6-34. *Draft Plan* development standard #4 for Placer Villages should reflect comments F-6-2 and -3 regarding buffers

Because the Placer Villages Specific Plan Area no longer appears on the Land Use Diagram, this comment is no longer pertinent.

F-6-35. Proposed revision *Draft Plan* development standard #9 for Placer Villages regarding noise from McClellan AFB

Because the Placer Villages Specific Plan Area no longer appears on the Land Use Diagram, this comment is no longer pertinent.

F-6-36. *Draft EIR* generally satisfies statutory and case law requirements for EIRs

Comment noted; no response necessary.

F-6-37. Self-mitigating approach used in *Draft Plan* and *Draft EIR* is appropriate

Comment noted; no response necessary. Refer also to common response #2.

F-6-38. *Draft EIR* project objectives statement is legally adequate, although it should be more detailed

Comment noted; the statement of project objectives has been modified in the Final EIR.

F-6-39. *Draft EIR* impact summary conclusion regarding loss of farmland should be reconsidered

While the County understands that actions that might result from adoption of the General Plan would not lead directly to the conversion of agricultural land, the EIR provides accurate conclusions regarding the possible long-term effects of development, including agricultural land conversion as a result of subsequent project and plan approvals. The quality of the land being converted will be specifically addressed in EIRs related to these projects and plans.

F-6-40. Commentary regarding *Draft EIR*'s discussion of holding capacity

Comment noted; no response necessary.

F-6-41. Commentary regarding southwestern Placer County's relationship to projections for Sacramento Metropolitan Area

Comment noted; no response necessary.

F-6-42. Southwest Placer County is a logical and natural area to accommodate regional growth demand over next 20 years

Comment noted; no response necessary.

F-6-43. Land "supply margin" is a good thing

Comment noted; no response necessary.

F-6-44. Adopted Housing Element is presumptively legally adequate for purposes of the General Plan Update

Comment noted; no response necessary.

F-6-45. *Draft EIR*'s voluntary treatment of housing cannot be legally challenged

Comment noted; no response necessary.

F-6-46. Final EIR should refer to additional policy relating to relieving traffic impacts in Roseville proposed under comment F-6-12

Refer to response to comment F-6-12.

F-6-47. Commentary regarding beneficial traffic impacts related to development in new growth areas versus in cities

Comment noted; no response necessary.

F-6-48. Commentary regarding water supply and wastewater treatment

Comment noted; no response necessary.

F-6-49. Drainage from Placer Villages will flow away from Roseville

Comment noted; no response necessary.

F-6-50. Final EIR should recognize benefit of off-site mitigation to allow creation of habitat corridors as suggested in comment F-6-9

Refer to response to comment F-6-9.

F-6-51. Internal design of Placer Villages will promote non-polluting transportation, therefore air quality impacts will be beneficial

Comment noted; no response necessary.

F-6-52. *Draft EIR* noise information for McClellan AFB may be based on obsolete assumptions

The Background Report has been revised to incorporate up-to-date information on noise from McClellan operations; the Final EIR discussion references this updated information.

PLACER VILLAGES

November 15, 1993

Frederick Yeager
Planning Director
Loren Clark
Senior Planner County of Placer
11414 B Avenue
Auburn, California 95603

Re: Comments on Placer County General Plan

Dear Mr. Yeager and Mr. Clark:

On behalf of the property owners in the proposed West Placer Specific Plan Area, please accept this letter as our comments regarding both the Draft Policy Document of the Placer County General Plan and the Draft EIR for the proposed General Plan. The first section provides our thoughts regarding the substantive elements of the proposed Policy Document. The second portion of the letter constitutes comments on the Draft EIR.

Within the first section, I have composed our comments so that they address issues in the same order that they appear in the Draft General Plan Elements prepared by County Staff and consultants. For ease of reference, I have included specific page references to the relevant sections in the Policy Document. Where appropriate, I have suggested alternative policy language for the County to consider.

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2999 Douglas Boulevard, Suite 210
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Tel: (916) 773-3700

COMMENTS ON THE DRAFT GENERAL PLAN POLICY DOCUMENT

PART 1: LAND USE / CIRCULATION DIAGRAMS AND STANDARDS

AGRICULTURAL / TIMBERLAND BUFFERS (p. 19)

If one-acre ranchettes are to be used as buffers, the County should consider an appropriate "depth to width ratio." We suggest that an appropriate depth to width ratio for a one-acre parcel (as allowed by the Board of Supervisors) would be 2.3 to 1. This ratio should create rural residential lots that could realistically serve as buffers yet will also pay their fair share of frontage improvements. This means that deeper lots with narrower frontage allow for wider buffers and spread the cost of frontage and infrastructure improvements over a greater number of parcel owners. F-6-1

SENSITIVE HABITAT BUFFERS (pp. 20-21)

In general, we are concerned that the Proposed General Plan contemplates the use of buffers that will be excessive and will not create benefits commensurate with the burdens placed on property owners. With these general sentiments in mind, please consider including the following language within the General Plan on the subject of Sensitive Habitat Buffer Zones:

> "Buffer zones shall be established where feasible for valuable habitat, including riparian woodland, wetlands, and other preserved habitat, to ensure there is adequate space between natural areas and urban development to maintain the integrity and continuity of the riparian zone or woodlands. The size of these buffer areas will depend on habitat value, protection needs, vegetation, flooding issues, topography, and the degree, if any, to which the creation of buffer areas will affect the feasibility of development. Where the creation of buffer areas will jeopardize a landowner's ability to feasibly develop the affected property, the County may waive or reduce the buffer area requirement to the extent necessary to allow development to feasibly proceed." F-6-2

PUBIC FACILITY BUFFERS (p. 21)

The size of Public Facility Buffers must be commensurate with the magnitude of potential impacts. We are concerned that, in the Draft General Plan as currently proposed, the size of such buffers is excessive. F-6-3

For example, the Western Regional Sanitary Landfill exists on approximately 480 ± acres. Should the County impose a one mile buffer, it would encumber an area of over 5,000 acres, over five times the acreage of the landfill! We believe that the County should further consider

the use of *internal* buffers *within* the landfill. It is not uncommon for a public facility such as a landfill to contain acres of surrounding public land that constitute an internal buffer.

Under the current proposed language, we cannot tell whether the radius of the buffer for the landfill will be measured from the actual public facility itself, as is apparently intended to be the case with airport runways and wastewater treatment plants, or from the public facility property line. Achieving clarity on this issue is very important. If the County is inclined to require some substantial buffer around the landfill, we would of course prefer that the measurement start at the facility itself, not at the property line.

In support of our view that the proposed public facility buffers are generally excessive, we would point out that, in a General Plan contemplating land uses that may not be built for nearly fifty years, the County might want to consider adopting a policy that will be flexible in the future, in the event that technological advances reduce or even eliminate entirely the need for buffers around public facilities.

For example, the construction of the proposed Materials Recovery Facility ("MRF"), by removing recyclable material from the waste stream, may reduce the amount of land area needed for landfill operations. Future landfill equipment may also reduce the noise associated with scrapers, bulldozers, and other current noise sources. Technology may also reduce problems associated with dust, noise, and odors. In other words, in twenty years landfills may be much "better neighbors" than they have been in the past. F-6-3

Similar advances may reduce conflicts associated with locating development near airports and treatment plants. In the future, airports--and indeed airplanes themselves--may be quieter than they currently are. Treatment plants may find ways to reduce their odors. If such advances occur, no benefits would be created by requiring large buffers designed at a time when people simply assumed that landfills, airports, and treatment plants would always inevitably be bad neighbors. A recent encouraging example of technological innovation can be found in Placer County itself. As you know, the Formica processing plant has installed devices virtually eliminating emissions of strong odors.

If the County insists that such large buffers are necessary, and must be enshrined in this General Plan, we recommend that the County consider a policy of purchasing the land required to preserve a county asset, rather than requiring a handful of property owners to set aside land that will benefit the public at large. Sacramento County has adopted a policy of purchasing lands within the 2,000 foot buffer surrounding the Keifer Road landfill. Another example of purchasing lands around public facilities can be found at the Sacramento Metropolitan Airport. Sacramento County has purchased a substantial amount of land zoned agriculture surrounding the airport. Sacramento County finances the purchase of these agricultural lands by leasing back

to farmers interested in growing crops. We recommend that Placer County study the Sacramento County's public facility buffer and financing policies. Consideration should be given to adopting similar policies. F-6-3

URBAN SEPARATOR BUFFERS (p. 22)

General Plan policies should be economically realistic and feasible. The proposed policy that would require new growth areas to provide self-contained one-mile Urban Separator Buffers is infeasible. Furthermore, I believe that Alternative #5, as adopted by the Board of Supervisors on June 15, 1993, clearly states that all buffers must be internal to the project and may include 1 to 20 acre rural residential parcels. A one-mile Urban Separator Buffer is a burden our project cannot finance.

F-6-4

Further problems will occur if County policy requires the project proponent to purchase adjacent lands to serve as buffers. The owners of such parcels may simply not be interested in selling, or may want to use their properties for something other than buffer areas. Moreover, by requiring land adjacent to new growth areas to be used as Urban Separator Buffers, the County will de facto rezone the properties between proposed projects and urban areas, giving the land owners added value without a formal change of zoning. Occupying a virtual monopoly position vis-à-vis the landowners in the new growth areas, the owners within the designated buffer areas may demand unrealistic sums for their land, jeopardizing the viability of feasible development of the new growth areas.

TRANSIT CORRIDORS (p. 31)

We support your discussion of a transit corridor along the Blue Oaks extension and Watt Avenue. We would strongly suggest, however, that staff also examine the use of the portion of Baseline Road extending to State Route 99 as a potential Express Bus Transit Corridor. Such corridors provide access to transit at widely-spaced transit stops or in conjunction with TOD's.[1] Designation of Baseline Road as a transit corridor may alleviate traffic impacts within the City of Roseville and Interstate 80, and allow for interim implementation of transit policies while mass transit funding is secured. F-6-5

[1] "TOD" stands for "Transit-Oriented Development(s)."

The County may want to consider drafting a "transit zone" policy. Transit zone policies encourage transit ready land uses and have different parking and intensity standards to encourage greater density and access to transit. F-6-5

PART II: GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

SECTION 1: LAND USE (pp. 33-47)

1.B.4. "The County shall ensure that residential land uses are separated and buffered from such facilities as landfills, airports, and sewage treatment plants." F-6-6

As noted above, we believe that one mile public facility buffers are not necessary. Please see our earlier comments.

1.B.7. "The County shall require multi-family developments generally to include private open space for each dwelling."

In order to make this policy more workable, the General Plan should define and quantify what is meant by "private open space" (i.e., must it be "commons" or can it be open space within private parcels?). F-6-7

1.G.6. "The County shall require new non-agricultural development . . ." F-6-8

Our earlier comments regarding agricultural buffers are relevant to this policy.

OPEN SPACE, HABITAT, AND WILDLIFE RESERVES (pp. 38-39)

1.H.2 "The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plan species, riparian areas)." F-6-9

Current planning methods emphasizing the *avoidance* of habitat areas have resulted in isolated islands of open space. Most conservationists agree that such fragmentation is the cause of the current decline of plant and wildlife populations and diversity within preservation areas. Originally, conservationists believed that since wildlife populations managed to thrive on islands isolated by thousands of miles of ocean, islands of open space surrounded by urban growth

would also survive. Such persons did not realize that islands within oceans originally developed and formed as isolated entities, whereas the artificially fragmented areas created by modern development patterns began as enormous interconnected chains of habitat. In natural islands surrounded by water, only those animal and plant species adapted to survive and propagate within such limited land areas could perpetuate themselves on the islands. Species that could not adapt to isolated conditions simply did not survive, or even establish themselves.

With respect to the "islands" created by modern development, many species simply cannot survive the resulting isolation from larger habitat areas. As a result, the resulting fragmented open space areas have been unable to sustain viable populations of native pre-development fauna or flora. The areas are too small and isolated to support the number and diversity of species necessary to maintain a viable community. Such development patterns have created the following adverse biological consequences: 1) loss of those species that tend to conflict with humans; 2) domination by alien or human-adapted species that depredate on temperamental or native species; 3) inbreeding amongst species, resulting from the low-densities and isolated populations, and decreases in biodiversity; 4) isolation of interdependent species by human factors; and 5) an ultimate breakdown of food chains and life-cycles. F-6-9

Recognizing the problems resulting from policies that always favor "avoidance" over the off-site purchase, dedication, or recreation of connected habitat areas, many leading conservationists now support the latter kinds of approaches as means of creating large interconnected open space and habitat areas through which species can move freely across large connected expanses. We may not need more public domain acres; but we most assuredly will need different acres and different configuration.[2] Corridors of open space help maintain biodiversity and eliminate the fragmentation that has caused the decline of many species.[3]

Moreover, the corridors connecting habitat areas need not always be without utility for people; and many corridors serving other purposes can double as corridors for wildlife movement. For example, mammals can use abandoned railroad rights-of-way and easements for powerlines, pipelines, and other uses. Birds can use as corridors wooded median strips of roadways, windbreaks, greenbelts, and wooded visual screens. Equestrian trails, jogging trails, and bicycle routes can be of value in urban areas, just as wooded fencerows play a role in rural landscapes. All of these kinds of areas represent linear connectors that crisscross the landscape; and all can play a role in an interconnected habitat system.

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[3] The fact that leading environmental organizations favor the creation of wildlife "corridors" connecting habitat areas is evident from Exhibit A submitted herewith, a document published by Defenders of Wildlife entitled, "Preserving Communities and Corridors."

In light of these considerations, we suggest that the County consider modifying proposed Policy 1.H.2 as follows:

> "The County shall require that development be planned and designed to avoid areas in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation."

F-6-9

ECONOMIC DEVELOPMENT (pp. 43-45)

The County may wish to consider policies that streamline the permitting process for business, thus providing a substantial economic benefit to the community. Many large companies that provide primary wage earner jobs would like a "one-stop" permitting process in which a County staff member acts as a liaison between the various county departments and the large employer. The County should also consider using "Master EIRs" within the Specific Plan Areas. Effective January 1, 1993, the use of Master EIRs will be authorized by Public Resources Code sections 21156 through 21158.5.

F-6-10

SECTION 2: HOUSING (p. 49)

We understand that, because the County adopted its revised Housing Element in July 1992, the current General Plan Update is not formally addressing the Housing Element, which must be treated as final and presumptively legally adequate for the purposes of the Update.

Nevertheless, we offer the following comments on housing issues generally. We recognize that, in general, a range of housing types are needed to attain a jobs/housing balance, to attract future employers, and to ensure the success of a mixed use project. We suggest that, with these principles in mind, the County defer any detailed discussion regarding the range of housing that must ultimately be built within any "new growth area" such as the West Placer Specific Plan until such time as proposed Specific Plans have been prepared for such projects.

F-6-11

Within the City of Roseville, Specific Plans include a goal of achieving ten percent affordable housing, which should be dispersed throughout the planning area to avoid concentrating affordable units solely at any particular project site. Such concentration can lead to the blight of the area in question.

We also wish to state that existing community plans should be updated to be consistent with the Housing Element. F-6-11

SECTION 3: TRANSPORTATION AND CIRCULATION (pp. 51-62)

STREETS AND HIGHWAYS (pp. 51-54)

We are aware of concerns expressed by Roseville with respect to the possible impacts on its road system from development in the new growth areas. In order to persuade the City of our good faith and willingness to work to mitigate any such impacts, we propose that the County add the following proposed policy under Goal 3.A.: F-6-12

> "In processing and approving Specific Plans for new growth areas in Southwest Placer County, the County shall explore in detail potentially feasible means of mitigating any significant impacts that may occur on the circulation network in the City of Roseville."

TRANSIT (pp. 54-57)

The Regional Transit Board has completed the route adoption EIR (State Clearinghouse # 90020031) that designates the Southern Pacific Right-of-Way between Antelope Station and Roseville Parkway as a Light Rail Transit ("LRT") Corridor. Furthermore, Sacramento County has proposed Light Rail extensions for the Rio Linda/Elverta TOD area, which would be placed within an unused rail corridor. Placer County should consider aligning its rail and surface transit corridors with those designated in Sacramento County. Transit Corridors should also be aligned with potential LRT terminus stations, potential express bus routes, or transportation hubs such as the Sacramento Metropolitan Airport. We propose you consider adopting the following policy: F-6-13

> "The County shall designate transportation corridors that provide linkages with other regional transportation corridors, Light Rail Terminus Stations, and major transportation facilities."

SECTION 4: PUBLIC FACILITIES AND SERVICES (pp. 63-77)

WATER SUPPLY AND DELIVERY (pp. 66-67)

We have two primary comments on this portion of the proposed Policy Document. First, we believe that a stronger case can be made for the use of reclaimed water. As you may recall, when we proposed the original Placer Villages Plan, we showed that the use of reclaimed water would reduce the need for potable water by 25 percent, a significant reduction in potable water demand. In general, the use of reclaimed water has the following benefits:

a. Reduction of water demand requires less money to be spent on smaller water transmission lines, since the diameter of such lines can be smaller than they otherwise would be.

b. Furthermore, if the proposed regional wastewater treatment plant ("WTP") is strategically located on Pleasant Grove Creek, reclaimed water from the facility could also be used for agricultural irrigation. Locating the WTP between the new growth areas and agricultural areas could provide the County with a source of water benefitting agriculture. Such a policy could contribute to the County's interest in finding additional sources of 2water for the agricultural community in Placer County.

F-6-14

Our second point related to Water Supply and Delivery has to do with the assessment of the costs of building water supply and water treatment infrastructure. We recognize the need to construct and provide adequate facilities such as water treatment plants. We propose, however, that the costs associated with constructing such facilities be assessed based on the extent and the timing of the benefits derived by various parties.

The County should consider financing schemes that recognize current-day levels of entitlement. A sliding scale of assessment should recognize those properties that have entitlements but cannot or do not expect to proceed with development in the near term. A potential third category would be properties with no urban entitlement but whose owners are interested in assuring that any facilities constructed in the near-term will be constructed so as not to preclude the extension of service or so as to make the extension of service prohibitively expensive.

F-6-15

LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE RECYCLING (pp. 72-74)

Implementation
Measure 4.19

> "The County shall develop and adopt an ordinance prohibiting new residential lot splits within one mile of any landfill currently accepting wastes and within 500 foot of any inactive landfill that accepted wastes after 1980."

F-6-16

Comment: Please see our earlier comments on the subject of "Public Facility Buffers," in which we state our view that this policy is unnecessary.

SCHOOLS (pp. 76-77)

Our concern about policy 4.J.11. is the risk that schools may have to be constructed *before* residences are occupied or constructed.

Within the North Central Roseville Specific Plan, Vencil Brown Elementary School was constructed prior to the construction of nearby residential development. In fact, not one home was in place when the school was completed. As a result, the Roseville Elementary School District has a new Elementary School without an adequate pool of students to use it; and the District must absorb maintenance costs without the ability to collect taxes from residents the school was intended to serve. In an effort to offset these costs, the District is currently leasing Vencil Brown Elementary School to Sierra College. Placer County, together with the school districts, should make every effort to avoid this kind of situation in the future. Please consider revising policy 4.J.11. as written below:

F-6-17

> ". . . The County, to the extent possible, shall ~~require~~ strongly encourage that school facilities ~~are~~ should be constructed ~~and operating prior to the occupation of~~ concurrently with the construction of the residences which the schools are intended to serve."

HIGHER EDUCATION (p. 77)

The future needs of Sierra Community College cannot be met solely at the present site in Rocklin. New community college facilities should be placed near existing urban development

F-6-18

and near or within one of the new specific plan areas. Please consider revising policy 4.J.16. in the following manner:

> "The County shall work with the Sierra Community College District to support the development/location of a new community college in the area generally west of the Roseville City Limits and south of Pleasant Grove Creek ~~to ensure that higher education programs and facilities are available to Placer County~~."

F-6-18

SECTION 5: RECREATIONAL AND CULTURAL RESOURCES (pp. 79-85)

Based on our review of the Recreational and Cultural Resources section of the Draft General Plan Policy Document, we have the following comments.

In addition to Table 5-1 ("Park Classification System"), the County should consider adding a policy identifying the kinds of open space that will qualify as "parks" for purposes of the policies under the heading "Public Recreation and Parks." Such a policy should include an open space classification system with provisions to grant park credit. With these general notions in mind, please consider the following specifics.

F-6-19

In addition to the traditional "active" parkland classification system (as shown in Table 5-1), the County should also consider policies for non-traditional "open space or passive" parklands. Furthermore, to provide landowners with an incentive to provide parks and open space in excess of minimum requirements of the County's Active Parkland Standard, Quimby Act park credit should be given to landowners who choose to provide such additional acreage. Landowners should also have the right to assign any excess park credits to other landowners who are ostensibly required to dedicate parkland but cannot feasibly do so.

Agricultural and Sensitive Habitat Buffer Zones having potential for passive recreation should also qualify for open space park credit. The following lands should be considered to receive open space park credit:

F-6-20

1. Floodways
2. Wetlands
3. Riparian Areas
4. Public Greenways (pathway areas that allow public access from one place to another)

5. Public Golf Courses (after all, these areas provide recreational uses)
6. Private Golf Courses Open to the Public
7. Private Open Space
8. Sensitive Habitat Buffer Areas
9. Agricultural Buffer Zones
10. Private Recreational Facilities. [3]

F-6-20

SECTION 6: NATURAL RESOURCES (pp. 87-102)

6.A.1. My earlier comments in Part I regarding Sensitive Habitat Buffers also apply here. F-6-21

6.A.4.(f) "Provide for long-term creek corridor maintenance by providing a memorandum of understanding, performance bond, or other financial commitment to the County."

It is our opinion that financial mechanisms for long-term creek corridor maintenance are not necessary. After all, these creek corridors have survived for centuries without being maintained by anybody. The only maintenance required may be periodic trash pick-up. We suggest that the responsibility for the periodic trash pick-up in creek corridors be assigned to the local Recreation and Parks District or Landscape and Lighting District. Because properties within the district would be assessed for these costs, the private sector and homeowners would indirectly bear the burden of such maintenance. Under such an approach, existing County residents would not have to pay for the maintenance of Creek Corridors within the new Specific Plan areas. *Performance Bonds are not feasible because bond underwriters will not issue a bond in perpetuity without a term or expiration date.* F-6-22

WOODLAND AND RIPARIAN AREAS (pp. 91-92)

6.B.5. "The County shall require development that may affect a woodland to employ avoidance, minimization, and/or compensatory mitigation techniques . . . ." F-6-23

[3]/ Credit for private open space areas should only be granted after all opportunities to provide public lands or facilities have been exhausted.

Please see my earlier comments regarding the benefits of preserving and creating open space connected by corridors, as opposed to avoiding habitat in a way creates isolated fragments of wild lands surrounded by urbanization. We would like to have the County revise the language of policy 6.B.5. in order to make it more consistent with Implementation Program 6.7. In addition, we would like the County to consider a policy expressly identifying the virtues of mitigation banking. Mitigation banks are better for wildlife and sensitive resources in the long-run than a series of "postage stamp" size isolated wetlands or strands of vegetation. Therefore, please consider adopting the following proposed policy: F-6-23

> "The County may choose to allow landowners or developers to impact on-site habitat areas if the landowners or developers are willing to dedicate off-site land for habitat preservation or money for purchase for such off-site land or participation in a federal, state, county, or private land trust approved mitigation bank."

FISH AND WILDLIFE HABITAT (pp. 92-96)

6.C.1 "The County shall identify and protect critical nesting and foraging areas, important spawning grounds, migratory routes, waterfowl resting areas, oak woodlands, wildlife travel corridors, and other unique wildlife habitat areas critical to protecting and sustaining wildlife populations."

We have two concerns about this policy. First, we think that the term "critical" should be defined, so as to provide property owners and the public with a better idea of what the county has in mind here. Secondly, we are concerned that the policy reads in rather *absolute* terms. Taken literally, it could be construed as utterly forbidding any development affecting "critical areas," even where adequate off-site mitigation may be available and feasible. We therefore propose that you consider the following modifications to the proposed policy: F-6-24

> "The County shall identify and, where feasible, protect critical nesting and foraging areas, important spawning grounds, migratory routes, waterfowl resting areas, oak woodlands, wildlife travel corridors, and other unique wildlife habitat areas critical to protecting and sustaining wildlife populations. Where such habitat areas cannot be feasibly protected on-site or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation."

These proposed changes would make us much more comfortable with the policy. Still, even our proposed wording does not define the word "critical," as used in the policy. We look to the County and its consultants to offer a precise definition. F-6-24

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6.C.9 "The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area."

We have two major concerns with respect to this proposed policy. First, we are not sure what is meant by "other public purposes." Does the category include private development, which satisfies market demand for various land uses and generates tax revenues -- both of which benefit the "public"? Secondly, the policy does not seem to allow for off-site mitigation as an alternative to avoidance of on-site resources where on-site avoidance is either infeasible or less ecologically desirable than off-site mitigation. We therefore propose the following changes: F-6-25

> "The County shall require new private or public developments, where feasible, to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, or where it is infeasible to preserve and enhance on-site habitat areas, the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area."

* * *

6.C.10 "The County will use California Wildlife Habitat Relationships (WHR) system as a standard descriptive tool and guide for environmental assessment in the absence of a more detailed site specific system." F-6-26

If the County wishes to incorporate the WHR system by reference into the General Plan as a binding standard for environmental assessment, then whatever documentation explains or embodies the WHR system should be provided as an appendix to the Policy Document. F-6-26

* * *

6.C.11. "Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible."

This policy contains what appears to be a typographical error. We assume that the words, "the evaluation . . ." (at the end of line 4 above) are intended to start a new sentence. More importantly, however, we are concerned that the policy could be read to allow a field biologist to make binding determinations as to what kinds of mitigation measures are "feasible" for a landowner to implement. Under CEQA, that determination should be left to the ultimate decisionmakers through the adoption of findings. (See Pub. Resources Code, § 21081.) We therefore would revise the policy as follows: F-6-27

> "Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist~~,~~. tThe evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify potentially feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any such discretionary development permit, the ultimate decisionmaking body shall determine whether the proposed mitigation is in fact feasible."

OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES (p. 97)

6.E.1. "The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect, as open space, areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains."

We believe that, read in conjunction with other General Plan policies allowing development in "new growth areas," this policy cannot reasonably be read as an absolute. Nor do we believe that the County intended it as such. Nevertheless, in the interest of achieving clarity on this point, we recommend the following modifications: F-6-28

> "The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible~~.~~, consistent with other General Plan policies allowing development in identified new growth areas. To the extent feasible, t~~T~~he County shall permanently protect, as open space, areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains."

SECTION 7: AGRICULTURAL AND FORESTRY RESOURCES (pp. 103-109)

The issue of agricultural productivity on lands in the "new growth areas" identified on the Land Use Diagram has been the subject of much spirited discussion. *Our comments on this subject are limited to land owned within the West Placer Specific Plan Area.* Our comments therefore do not pertain to other agricultural areas in the County. Agricultural productivity must be evaluated objectively and on a property-by-property basis. Some lands in Placer County might be well-suited for agriculture, while others may not.

The 5,940 acre West Placer Specific Plan Area currently has approximately 1,300 acres (22%) in agricultural production. All are on *Class IV* Soils, which the U.S. Department of Agriculture ("USDA") and the Soil Conservation Service ("SCS") classify as "poorly suited for agriculture." 2One of the few corps that may be grown on Class IV Soils is rice. Rice yields within the West Placer Specific Plan Area are approximately 64 sacks per acre, while yields in other areas of Placer and Sacramento County are in excess of 80 sacks per acre. Our crop yields are verified by the Placer County Agricultural Commissioner's office and the Placer County Agricultural Stabilization and Conservation Service. F-6-29

Proof of the actual character of our soils is submitted with this letter as Exhibit B. The document is entitled, "Placer Villages: A New Vision for South Placer County." It was prepared by Calthorpe Associates in August 1991. Figure 24 on the document, located on page 26, is a map entitled, "Soil Classifications." Prepared by MacKay and Somps for Calthorpe Associates, the map clearly shows that the vast majority of the subject property consists of Class IV soils. [4] The map is based on a soil survey of western Placer County conducted by USDA and SCS. (A narrative discussion in support of the map can be found on pages 25 and 27 of the text of the document.)

Additional proof of the character of the soils on the Placer Villages project area can be found in an additional document submitted with these comments as Exhibit C. It is entitled, "Placer Villages: Agricultural Element," and was prepared by agAccess in August 1991. Virtually the entire document deals with soil qualities and agricultural activities occurring on the project site. In particular, however, you should note that on page 2 the text explains that, although there are some areas with Class II and Class III soils, "[t]he majority of the soils are Class IV, classified as being 'poorly suited to agriculture.'" (See also Appendices B and C to Exhibit D, which which analyze the soil types at the subject site in terms of the categories and precise locations used in USDA soil maps and geologic survey maps prepared by the United States Geological Survey.) F-6-29

Mr. Yeager, you made a statement at the Planning Commission Hearing on October 28, 1993, regarding rice production on Class IV Soils. You said, "Rice actually does better on poorer soils." For the record, we respectfully disagree with your statement, and inquire whether your statement was based on empirical evidence from studies conducted by authorities on rice production. If so, we would like you to please inform us of the source of your information. If rice crops perform better on Class IV Soils than on better soils, how do you explain the difference in crops yields of over 100 sacks per acre on Class I Soil on property that the principal owners of the West Placer Specific Plan area also own in the North Natomas Area of Sacramento County or on similar Class I soils in Sutter and Colusa Counties? If, as we suspect, there is no empirical evidence supporting your statement on October 28th, we would respectfully urge you to retract your statement for the record, and to use caution in the future in making such statements for the public record. The danger with such statements is that, because members of

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4/ Class I soils are "excellent or well-suited to general intensive agriculture." Class II soils are "good [and] well-suited to agriculture." Class III soils are "only fairly well suited to agriculture. Class V soils are "very poorly suite to agriculture." Class VI soils are "not suited to agriculture." For an extended discussion of these categories, see Exhibit C submitted herewith, Placer Villages: Agricultural Element, Appendix A, "Soil Classification System," pp. A 1 - A 2.

the public and the media unknowingly view you as an authority on rice production, your comments are treated as fact even when they are not accompanied by any scientific analysis. F-6-29

SECTION 9: NOISE (pp. 121-125)

9.A.10.(b) "The noise source in question consists of a single roadway or railroad for which up to date noise exposure information is available . . . ."

Because many airports provide up to date acoustical information, please consider revising the above-quoted language to read as follows: F-6-30

> "The noise source in questions consists of a single roadway, ~~or~~ railroad, or airport runway approach for which there is up to date noise exposure information available. In the case of an airport runway, the information must show that the noise in question is within acceptable standards. An acoustical analysis will be required when the noise source in question is a stationary source ~~or airport~~, or when the noise source consists of multiple transportation noise sources;"

PART 3: SPECIFIC DEVELOPMENT STANDARDS FOR NEW GROWTH AREAS

Naturally, our comments focus only on the standards applicable to the Placer Villages Specific Plan.

OPEN SPACE (p. 132)

With respect to Development Standard # 3, please consider adding greenways within powerline easements to your list of allocatable open space uses. Furthermore, we presume that acreage dedicated toward golf courses open to the public may be included as an allowable open space use under "recreation areas." Please let us know if we are mistaken in this assumption. F-6-31

With respect to that same Standard, please note that, as we submitted it, the Land Use Diagram in the proposed West Placer Community Plan tentatively shows 1,310 acres of Open Space. We believe that the exact Open Space acreage, as well as the appropriate land uses for the Open Space areas, should be determined and calculated at the time we submit and process a Specific Plan for the Placer Villages project. F-6-32

With respect to Standard # 3, I would also like to reiterate my earlier comments regarding the use of park credit for open space. F-6-33

REQUIRED BUFFERS (p. 132)

With regard to proposed Development Standard # 4, I would like to reiterate my earlier comments relating to agricultural buffers and the infeasibility of the proposed urban separator buffers. F-6-34

NOISE (p. 135)

"Development within the Specific Plan Area shall be designed to attenuate aircraft noise associated with operations at McClellan Air Force Base."

With respect to this policy (Development Standard # 9), we feel that the noise contours for the McClellan AFB runway approach are within acceptable limits. The Placer County General Plan EIR shows that the majority of these contours are 60 db or less. Conditions with 60 db or less are acceptable for outdoor activity areas in both residential and non-residential developments. The standard for indoor areas is less than 45 db. We therefore propose that the County consider amending policy #4 as follows: F-6-35

"Development Areas within the Specific Plan Area shall be designed to attenuate aircraft noise associated with operations at McClellan AFB if noise contours are in excess of 60 db."

COMMENTS ON THE DRAFT EIR FOR THE GENERAL PLAN

In our comments on the Draft EIR, we will also address the subjects in the same order in which they occur in the document.

INTRODUCTION (pp. 1-6)

The Introduction makes clear that the Draft EIR consists not only of the separate document styled, "Draft EIR," but also of the Draft General Plan Background Report and Draft Policy F-6-36

Document, as well as the Issues and Options Report. (See p. 1.)[5] Particularly when these four documents are taken together, they supply more than adequate detail to support the adoption of the General Plan by the Board of Supervisors.

Recent case law indicates that EIRs for General Plans need not deal with site-specific information in great detail, but instead should focus on larger issues of regional importance, saving site-specific analysis for later environmental documents. "'CEQA recognizes that environmental studies in connection with amendments to a general plan will be, on balance, general.'" (Al Larson Boat Shop, Inc. v. Board of Harbor Commissioners (1993) 18 Cal.App.4th 729, 746 [--- Cal.Rptr.2d ---], quoting Schaeffer Land Trust v. San Jose City Council (1989) 215 Cal.App.3d 612, 625 [263 Cal.Rptr. 813].) Thus, an EIR for a General Plan "'need not be as precise as an EIR on the specific projects which might follow.'" (Larson, supra, 18 Cal.App.4th at 746 [--- Cal.Rptr.2d ---], quoting Rio Vista Farm Bureau Center v. County of Solano (1992) 5 Cal.App.4th 351, 374 [7 Cal.Rptr.2d 307].) "Deferral of more detailed analysis to a project EIR is legitimate. It has been held that 'where practical considerations prohibit devising [detailed mitigation] measures early in the planning process (e.g., at the general plan amendment or rezone stage), the agency can commit itself to eventually devising measures that will satisfy specific performance criteria articulated at the time of project approval.'" (Larson, supra, 18 Cal.App.4th at 747 [--- Cal.Rptr.2d ---], quoting Sacramento Old City Association v. City Council of Sacramento (1991) 229 Cal.App.3d 1011, 1029 [280 Cal.Rptr. 478].) F-6-36

The Draft EIR for the proposed Placer County General Plan more than satisfies the standards articulated in these cases, especially in light of the fact that the text expressly states that additional, more detailed EIRs will be for "projects implementing the *General Plan* (e.g., community plans, specific plans, individual projects)." (See page 5 (italics in original).). The Draft EIR, in other words, is a "first tier" document that, in effect, will form a data base on which later EIRs for later projects will build. This point deserves emphasis.

The Legislature has decreed that agencies' EIRs "shall be tiered whenever feasible, as determined by the lead agency." (Pub. Resources Code, § 21093, subd. (b).) By streamlining environmental review at the Plan-adoption stage, the use of tiering "will promote construction of needed housing and other development projects[.]" (Id., subd. (a).) An EIR for a General

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[5] The use of such multiple documents is permissible, of course, because CEQA grants lead agencies broad discretion to integrate an EIR for a General Plan directly into the Plan itself. (CEQA Guidelines, § 15166; see also CEQA Guidelines, § 15080 ("[t]o the extent possible, the EIR process should be combined with the existing planning, review, and project approval process used by each public agency").)

Plan is the paradigmatic example of a "first tier" document, which should focus on "general matters," with later EIRs focusing on site-specific issues. (CEQA Guidelines, § 15385; see also Pub. Resources Code, §§ 21068.5, 21094; Larson, supra, 18 Cal.App.4th at 741 [--- Cal.Rptr.2d ---].)

The proponents of the West Placer Specific Plan are well aware that the County will have to prepare a very extensive EIR at the time the County considers adoption of a Specific Plan for the project. The same is undoubtedly true of the other proposed "new growth areas" (Bickford Ranch, Stanford Ranch West, and Villages of Dry Creek). Thus, should the County receive comments either from other agencies or from the public to the effect that the General Plan EIR does not adequately address the impacts of those four projects, the County should respond (i) that following the Legislature's command to use tiering "whenever feasible," it has prepared the EIR as a "first tier" document, and (ii) that there will be separate EIRs for each proposed Specific Plan for the new growth areas, on which members of the public and other agencies will be able to comment during the CEQA process for those projects. F-6-36

* * *

On page 6, the Draft EIR discusses the manner in which many of the General Plan policies were formulated. More specifically, the text explains that many policies were formulated as responses to the environmental problems that would be created through buildout of the Land Use Diagram in the absence of mitigation.

Because we are aware that some persons have questioned the desirability and even the legality of what they call a "self-mitigating General Plan," we want to state for the record our view that the County's approach is both sound and legally permissible, and our understanding that the above-referenced policies are intended to function, and will function, as *de facto mitigation measures* that will be legally enforceable and binding as *law* within Placer County. Placer Villages Association certainly anticipates that such policies will be binding in the upcoming processes for the formulation of Specific Plans for the individual new growth areas. To the extent that future events persuade the Board of Supervisors that any General Plan policies are unworkable or unwise, formal amendments to the General Plan will be required. F-6-37

CHAPTER 1: PROJECT DESCRIPTION AND IMPACT SUMMARY

PROJECT OBJECTIVES (pp. 1-5 - 1-6)

F-6-38

We do not disagree with, or question the legal adequacy of, the "project objectives," which are based on direction from the Board of Supervisors after its review of the *Issues and Options*

Report. Nevertheless, we would like to state in greater detail what we understand to be some of the policy bases for the Board's tentative commitment to direct growth into "new towns." Objective # 4 -- "[b]alance growth by separating and individualizing population centers" -- speaks to this issue.

As we understand the Board's intentions and objectives, a primary basis for directing growth away from existing cities such as Roseville is to create new urban areas that will create a distinctive sense of place for their residents. In other words, if all growth must flow into cities, which will constantly expand as they annex new territory, development will take on the form of seemingly unending sprawl, in which whole cities seem to blend into one another, with no distinguishing features separating distinct areas. To understand what we mean, one need only think of portions of the Los Angeles Basin, in which a traveler can pass through numerous cities that seem to blur together into one gigantic megalopolis. The creation of separate, identifiable towns, in contrast, will avoid this phenomenon.

The creation of new towns also provides planners the chance to design communities virtually "from scratch," taking advantage of modern planning concepts that would be difficult to superimpose onto existing urbanized areas. For example, many planners argue that mixed use communities will reduce automobile travel, increase transit usage, and increase pedestrian travel, thereby reducing both air pollution and traffic congestion. Moreover, building on a "town" scale -- large but not huge areas -- allows developers to take advantage of economies of scale in building infrastructure without sacrificing their ability to create a distinctive sense of place. F-6-38

The shift of growth pressure into Southwest Placer County will also have air quality and circulation benefits, as we'll discuss below. Specifically, when planned future transportation improvements are built, residents of Placer Villages will be able to bypass Interstate 80 entirely as a means of traveling into Downtown Sacramento, and will instead be able to travel southward via State Route 99/Interstate 5 and by future light rail extensions.

In sum, we believe that the "project objectives," as set forth on pages 1-5 and 1-6 can be reasonably understood to favor the creation of new growth areas for specific planning reasons, such as (i) the benefits of creating discrete "towns" that will feel separated from other areas within the metropolitan area and give residents a sense of place, (ii) advantages in designing areas to achieve a desirable balance between various kinds of land uses, (iii) the ability to use economies of scale in constructing infrastructure, and (iv) the benefits of shifting commute traffic away from Interstate 80 and towards SR 99/I-5 and future LRT extensions.

IMPACT SUMMARY (pp. 1-9 - 1-11)

Loss of Farmland (p. 1-10)

On the question of the quality of the soils on the Placer Villages property, please see our earlier comments provided in connection with the proposed Policy Document. We hereby incorporate those comments, along with the cited supporting evidence, into our comments on the Draft EIR. F-6-39

CHAPTER 2: ASSUMPTIONS AND DEVELOPMENT ESTIMATES

HOLDING CAPACITY OF THE DRAFT GENERAL PLAN (pp. 2-3 - 2-5)

The Draft EIR itself notes that the "Holding Capacity of the General Plan," as depicted in Table 2-3 (page 2-4), overstates the actual number of housing units and the amount of commercial and industrial square footage that will actually be built under the land use designations assumed within the Table. As the Draft EIR explains on page 2-5,

> "[t]he actual level of development at buildout, however, will not reach the theoretical holding capacity. Based on historic experience in Placer County, and elsewhere, most land will not develop at its maximum allowed intensity because of market forces, parcel-specific constraints, and other factors. For a variety of reasons, some property owners will simply not develop their land or sell it for development."

F-6-40

We assume that, in identifying the County's "holding capacity" in unrealistically large numbers, the County has taken a "worst case" approach in order to satisfy CEQA, which has been understood by the courts to generally require agencies to err on the side of overstating, rather than understating, the severity of environmental impacts. Nevertheless, we wish to emphasize the correctness of the assumption that the holding capacity set forth in Table 2-3 creates the misimpression that the proposed General Plan would identify more land for urbanization than can be supported by market forces and population projections in the foreseeable future.

It is indisputably true that land development almost never occurs at the density and intensity that is theoretically allowed under General Plan designations and zoning. One obvious reason for this the reality of the marketplace. Markets react to people's needs and desires, not to the allowable densities shown on a General Plan or zoning map. Quite frequently, consumers prefer to live and work in areas with lower densities than a landowner, in theory, could have developed.

A second reason is that, even where land use designations and zoning theoretically allow dense uses on a site, the process of designing specific projects brings to the fore environmental and topographical constraints that limit intensity and density of use. At the time when planners and designers begin to decide where on a piece of property particular buildings and facilities should go, they come to grips with the need to avoid areas that are either environmentally sensitive or too steep, hilly, wet, or unstable to build on.

A third reason is that the lack of services and infrastructure in relatively remote areas both constrains development in such areas and renders them less attractive to consumers. In many instances, areas that are slated for development in planning documents cannot be built-out until development occurs first on land lying between those areas and the edge of existing urbanized areas. F-6-40

The exorbitant cost of constructing infrastructure in some areas is a fourth reason why development often does not occur at theoretically allowed maximum densities and intensities. For example, the cost of providing expensive levees for adequate flood protection in floodplains (e.g., North Natomas) can add so much cost to a proposed development as to render it infeasible. When the price of each home lot or each square foot of office space includes substantial money for flood control costs, the resulting prices for housing and office space may be more than the market can bear.

In Placer County in particular, much of the holding capacity is outside the greater Sacramento Metropolitan area, of which Southwest Placer is a part. In particular, much of the holding capacity is in the Central and Eastern (mountain) portions of the County. This fact is evident from materials included as part of Exhibit B submitted herewith, "Placer Villages: A New Vision for South Placer County." We call your attention specifically to page 39, which includes two relevant sections: Table 2, "Placer County Growth Projections"; and Graph 3, "Placer County 1990-2020 Supply/Growth Scenarios (Additional Population Increment)." The Table and Graph are both based on a document entitled, "Projections of Population, Employment and Housing Demand by Price Range in the Sacramento Region and Placer County," prepared by Economic and Planning Systems. We have submitted a full copy of the latter document as Exhibit D to these comments. F-6-41

Before referring you back to Table 2 and Graph 3, I want to draw a very important piece of information from Exhibit D itself, namely, the fact that, based on market and demographic projections, Placer County's share of population growth within the greater Sacramento Metropolitan area should be somewhere between 112,000 and 170,000 during the period from 1990 to 2010. (See p. ii.)

Keep those figures in mind in examining Table 2 and Graph 3. Graph 3 shows that a disproportionate amount of the County's holding capacity is in the "Central and East County" area, which is east of Auburn and mainly in the Sierra Nevada--outside the greater Sacramento Metropolitan area. Table 2 shows that the total holding capacity in *all* of Placer County during that period will be 300,000 persons. A much more important calculation, however, is the holding capacity of those portions of Placer County within the greater Sacramento Metropolitan area. Assuming that, of the areas shown on Table 2, only "Rocklin," "Roseville," and "West County" are within that metropolitan area, then only 122,200 of the overall Countywide holding capacity of 300,000 is within the greater Sacramento Metropolitan area. You will note that *122,200 is near the low-end of the projected population increase of between 112,000 and 170,000 that will go into those portions of Placer County that function as part of the greater Sacramento Metropolitan area.* F-6-41

Based on a number of considerations, we are convinced that Southwest Placer is a logical and natural growth area in the next 20 years. As you know, the greater Sacramento Metropolitan area has not developed in "concentric circles," as many other major urban areas have done. Rather, development has occurred along major transportation corridors, and has stayed away from areas without adequate infrastructure or with unavoidable constraints. Many of the areas in which development has occurred until recently, however, are now built-out. The market will therefore look for new areas that either are served, or can be served, by infrastructure and that are not subject to unavoidable constraints. F-6-42

The area south of Highway 50 and north of I-80 has already been built-out, as has the area south of the City of Sacramento between SR 99 and I-5. Development in North Natomas and southern Sutter County is constrained by flooding problems. Development in southeast Sacramento County is constrained by a lack of a transportation corridor and noise from aircraft using Mather Air Force Base. In light of these considerations, the marketplace will likely seek out Southwest Placer as a major new focus of new development.

Even assuming, however, that the County has a more than adequate holding capacity for those areas within the greater Sacramento Metropolitan area, such an excess is a *good thing*, in that it keeps housing and other kinds of development more affordable to consumers than it otherwise would be. Without a substantial "*supply margin*" (i.e., excess holding capacity compared with growth projections), consumers would have to pay more for their homes and commercial space. Under basic principles of supply and demand, an excess of land available for a particular use translates into competition amongst developers and reduced prices to consumers. In contrast, a supply that either exactly matches or fails to meet growth projections gives developers the ability to insist on prices far exceeding their costs of production. F-6-43

CHAPTER 3: LAND USE, POPULATION, AND HOUSING

HOUSING (pp. 3-6 - 3-12)

On the subject of housing, we want to reiterate, as we stated in our comments on the Draft Policy Document, our understanding that, because the County's Housing Element was been officially approved for more than a year, its adequacy is not now in dispute and cannot be challenged as part of the General Plan Update. F-6-44

On a related subject, we also want to state that the portion of the Draft EIR dealing with housing is also beyond challenge, since it relates back to the approved Housing Element. Moreover, the subject of housing is "outside the CEQA purview" except insofar as the eventual construction of housing will involve direct impacts on the physical environment.

In San Franciscans for Reasonable Growth v. City and County of San Francisco (1989) 209 Cal.App.3d 1502, 1522, fn. 13 [258 Cal.Rptr. 267], the Court of Appeal categorically rejected the notion that a project's creation of new demand for housing constituted an environmental impact for purposes of CEQA: "demands for additional downtown housing implicate *social and economic*, not environmental, concerns and, thus, are outside the CEQA purview." (Emphasis added.) [6] In general, CEQA documents need not analyze economic and social effects, unless such nonenvironmental effects in turn inexorably lead to foreseeable environmental effects. (CEQA Guidelines, §§ 15064, subd. (f), 15131, subd. (a).) [7] F-6-45

In short, the County has "volunteered" to address the subject of housing in the Draft EIR, and cannot be legally challenged with respect to anyone's view that the analysis falls short in some perceived respect.

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[6] See also Pasadena v. State of California (1993) 14 Cal.App.4th 810, 827-834 [--- Cal.Rptr.2d ---] (Court rejects claim that creation of new parole office will involve any "environmental effects," despite obvious creation of social effects).

[7] In addition, an agency *may*, but need not, take economic and social effects into account in assessing the significance of related physical effects. (CEQA Guidelines, §§ 15064, subd. (f), 15131, subd. (b).)

CHAPTER 4: TRANSPORTATION AND CIRCULATION

In our comments on Section 3 of Part II of the proposed General Plan Policy Document, we proposed an additional General Plan policy to address concerns raised by Roseville with respect to its fears that development in the new growth areas would adversely affect the City's road system. We hereby incorporate those comments into these comments on the Draft EIR. F-6-46

STREETS AND HIGHWAYS (pp. 4-17 - 4-51)

Impacts (pp. 4-38 - 4-39)

On the subject of traffic-related impacts, we hereby submit, as our Exhibit E to this letter, a document entitled, "Impact on the I-80 Corridor of Alternative Land Uses in South Placer," prepared by Fehr & Peers Associates in July 1991. It demonstrates that, compared with buildout in existing cities as a response to future growth, development of the Placer Villages Project will provide certain advantages in terms of reducing the rate of increase of traffic congestion on both Interstate 80 ("I-80") and State Route 65 ("SR 65"). Although the entire document merits close review, we call your attention particularly to the Executive Summary, which states that, compared with scenarios involving future growth within existing cities in Placer County, "the increase in traffic volumes would be up to 31% lower on Route 65 and up to 44% lower on Interstate 80 if a new pedestrian/transit oriented town (Placer Villages) in South Placer County were built."

As is evident from Figure 3 ("Regional Context Map") within Exhibit B submitted with this letter, residents of Placer Villages should ultimately have at least two routes into Downtown Sacramento other than the I-80 Corridor. One such route would be a light rail line that would connect Downtown Sacramento with Placer Villages, via the Rio Linda/Elverta TOD Area. The second alternative route would be via SR 99/I-5, which currently is far less congested than I-80. In other words, by shifting new growth westward, away from the I-80 Corridor, Placer County will allow its future residents to avoid that congested corridor in travelling into Sacramento. Because SR 99/I-5 still contains much unused capacity, such a shift will represent a much more efficient use of regional transportation facilities. Such a practice shall result in greater environmental benefits at a lower cost to the taxpayers. The environmental benefits are the reduction in traffic congestion and shorter commute distances, resulting in better air quality. The primary economic benefit is the elimination of the need to invest millions of taxpayers' dollars widening Interstate 80. F-6-47

Other traffic benefits associated with the design and location of Placer Villages are the facts that, internally, it will contain a relative "jobs/housing balance" and will be located close to the North

Industrial Area in the western portion of Roseville. In other words, because many jobs will be located either within or very near to the West Placer Specific Plan, fewer residents simply will have no need to use the regional freeway system in order to travel to and from work. F-6-47

CHAPTER 5: INFRASTRUCTURE

COMMUNITY AND INDIVIDUAL WASTEWATER SYSTEMS (pp. 5-16 - 5-42)

Placer Villages Specific Plan Area (pp. 5-39 -5-40)

Exhibit F submitted with this letter is a document entitled, "Placer Villages: Agricultural Water Report." It was prepared in 1991 by agAccess. It actually relates not just to the subject of wastewater treatment, but also to the subject of water supply. Therefore, please treat the following comments, as well as the document, as relevant to both subjects.

The Agricultural Water Report describes the extent to which reclaimed wastewater, after use by urban residents, can be reused by agriculture in Southwest Placer County, thus reducing the use of groundwater in the area. The Report also notes that urban uses in the Placer Villages area will actually consume less water than is currently used by irrigated agriculture (i.e., rice farming). F-6-48

This subject is also addressed under the heading, "Reclaimed Water System" (pp. 23-29), within Exhibit G submitted herewith, entitled, "Water, Wastewater, Reclaimed Water, Drainage and Agriculture Systems," prepared in March 1992 by PACE Civil Engineering.

DRAINAGE (pp. 5-42 - 5-52)

We are aware that the City of Roseville has expressed concern that drainage from new growth areas might increase the flow of water in creeks flowing into the City. In light of this expressed concern, we want to state for the record that drainage from Placer Villages will flow in a *westward* direction, away from Roseville (which lies *east* of the project area). F-6-49

The drainage characteristics of Placer Villages are explained at length within Exhibit G (referenced above) under the heading "Drainage System" (pp. 30-45). In particular, Figure 8 on page 40 shows the general westward and southwestward flow of water from the project site.

CHAPTER 8: NATURAL RESOURCES

VEGETATION AND WILDLIFE RESOURCES (pp. 8-21 - 8-34)

Habitat Conversion in New Growth Areas (p. 8-25)

We hereby incorporate by reference into these comments on the Draft EIR those portions of our comments on the proposed Policy Document in which we advocated policies recognizing the biological benefits of using off-site mitigation in order to create habitat areas connected by corridors, as opposed to relying solely or primarily on the on-site "avoidance" of habitat as the preferred technique of mitigation. F-6-50

AIR QUALITY (pp. 8-35 - 8-39)

Our comments above relating to traffic impacts also apply to the subject of air quality; we therefore incorporate them by reference into this portion of our comments. We would like to add, however, that the *internal design* of Placer Villages, in addition to its external relation to the regional transportation system, will reduce the number of automobile trips that would occur without the special design, thus also reducing air pollution. The design of Placer Villages will incorporate the so-called "TOD" concept, which lays out various land uses within a project area in ways intended to maximize both pedestrian travel and transit ridership. The concept is described in Exhibit H submitted with this letter, a document entitled, "Transit-Oriented Development Impacts on Travel Behavior." Compiled by Calthorpe Associates in 1992, it consists of a series of documents dealing with the ways in which TODs affect travel behavior.

Exhibit I is a document entitled, "Air Quality Study for Placer Villages Project." It was prepared in 1991 by Fehr & Peers Associates, Inc. The Study compares emissions that would occur with buildout within existing cities in Placer County with emissions that would occur if growth were directed instead into the Placer Villages project area. Although the Study assumed a greater population within the project (83,000) than is currently assumed, its overall conclusion remains valid. F-6-51

As the cover letter for the Study explains in summary, "the results shows that total daily vehicle emissions would be 4.7% lower for Reactive Organic Gases, 13.1% lower for Nitrogen Oxides, and 14% lower for Particulate Matter and Sulfur Dioxide compared with the same population and employment located throughout South Placer." Figure 1, included within the Study itself, clearly illustrates the air quality benefits associated with directing growth into a TOD-based project such as Placer Villages, compared with allowing buildout to occur within existing cities.

CHAPTER 9: HEALTH AND SAFETY

NOISE (pp. 9-10 - 9-20)

Potential Exposure of Noise-Sensitive Land Uses to Unacceptable Aircraft Noise (pp. 9-17 - 9-18)

On the subject of noise impacts from aircraft operations associated with McClellan Air Force Base, we wish to note that, at a meeting of the Foothill Airport Land Use Commission on November 3, 1992, a speaker testified that the current noise contours associated with the operations of McClellan were premised on the assumption that a fleet of KC-135 tanker aircraft, which refuel other aircraft in mid-air, would be based at McClellan. We understand that this assumption has proven to be incorrect, thus calling into question the validity of the noise contours associated with activities at McClellan, since the K-135's would have been very loud. Please look into this matter and revise the Final EIR accordingly. F-6-52

CONCLUSION

Thank you for considering our comments on both the Draft General Plan Policy Document and the Draft General Plan. Palisades Development, which represents a property owner in the West Placer Specific Plan, will also be submitting its own comments.

Sincerely,

Nick Alexander

Nick Alexander
Secretary/Treasurer
Placer Villages Association
West Placer Specific Plan

G. General Public

G-1 Greg and Linda Martin (10/26/93)

G-1-1. General Plan should address schools

Refer to common response #7.

G-1-2. General Plan should ensure that police and fire services will be financed

The Policy Document includes policies ensuring the provision of such services.

G-1-3. County should plan for open space and parks

The Policy Document includes policies ensuring the provision of parks and open space.

RECEIVED
NOV 0 - 1993
CLERK OF THE

GREG & LINDA MARTIN
P.O. Box 462, Loomis, CA 95650 · (916) 65[illegible]

October 26, 1993

Board of Supervisors (5)
John Marin
County Executive
County Counsel
Planning
Public Works
Environmental Health
Clerk of the Board
File
10-27-
DATE
Board of Supervisors
John Marin
Don Lunsford
Clerk of the Board
Reading
Eng: General Plan
Date: Update
OCT 27 1993
BOARD OF SUPERVISORS

Placer County Planning Commission
11424 B Avenue
Auburn, CA 95603

RE: General Plan Update

Dear Planning Commissioners:

I was not able to attend the recent public hearings on the General Plan Update, but what I have been reading has concerned me. I would like this letter to go on record expressing my concerns.

Schools - The county *must* plan for locating, funding and building schools in the county. The state has reduced funding for new schools to the point where its contributions are becoming insufficient. Voters are becoming reluctant to approve any more bonds to build schools because they are feeling the crush of the economic downturn in California and because they already feel taxed to death. They are particularly reluctant to agree to pay the bill for a new school when the school becomes necessary because of new housing developments (or whole new cities) approved by the county within their school district. That unchecked growth also reduces the number of viable locations for schools.

If the county allows unchecked growth to continue without adequately addressing the need to educate the children which will come with that growth, the future of this whole area will be jeopardized. If the quality of the schools falls, many people will leave the area and others won't want to locate here because of the lack of good schools. If there are not good schools in the area, businesses will not want to locate in the county because they will have difficulty finding good employees and their existing employees won't want to relocate to the area. It's a vicious circle that can be short-circuited by planning for good schools now. G-1-1

The general plan should includes guidelines for the locating, funding and building of new schools required to meet the need of new homes and ne cities within the county. You can no longer push that responsibility off on the state or on the taxpayers. Require developers to bear the major expense of providing schools to service the homes they want to build, and require that housing developments and new cities include locations for new schools to serve the children that will live in the new houses. That will go a long way toward assuring there will be sufficient good schools in the county in the future.

Police & Fire Protection - Like schools, new housing developments and new cities in the county also increase the demand for police and fire protection. The county must plan ahead to finance these services or the quality of life in the county will degrade to the point where it will be very difficult to attract businesses to the area. The state has signalled its reluctance (inability) to continue financing such services and the taxpayers are also putting their feet down. Taxpayers would rather see no growth than have to foot the bill for more service to new G-1-2

houses and new cities that will just mean more traffic, more crime, more crowding, less service to existing residents and less of the open spaces and scenic beauty they originally settled in this county for. If developers are not required to provide funding for emergency services for the new houses/cities they want to build, taxpayers will continue to oppose these projects or will depart the county in droves in search of "greener pastures." G-1-2

Open Space - I also hope the county will plan ahead to determine which areas in the county should be kept rural/agricultural to contribute to air quality and the quality of life in this county. You should also plan the locations of parks and nature areas and should incorporate flood plains and other disaster preparedness measures into these areas. Overcrowding leads to increased problems with traffic, crime, violence (particularly domestic violence), flooding, fires and other symptoms of urban sprawl. If you don't plan "breathing spaces" for the residents of this county and places for children and families to play, you will have to deal with the side effects of modern, crowded, rushed, over-stressed life. That will mean more police and fire protection services, more family counseling, more juvenile detainment facilities, more medical clinics, etc. No, I'm not exaggerating; just read the headlines of the *San Francisco Chronicle*, *Los Angeles Times* or *Sacramento Bee*. G-1-3

My family and I like living in Placer County. We want to stay living and working here. But current plans for growth in the area have us concerned. We do not oppose all growth, but we do disagree with poorly planned growth. We have recently considered relocating outside Placer County, and we have been concerned that my husband's employer or some of my clients will decide to relocate out of the county (or even out of the state!). Problems with water, pollution, crime, unemployment and education have placed a greater burden on these companies as the county and state have increased the red tape and requirements on existing businesses. Poorly planned growth will surely mean more problems with water, pollution, etc., etc., and these companies have reached their saturation point with how much "regulation" they can bear. We have heard the grumblings, and we won't be surprised if these (and other) companies leave the area, but we will be disappointed. Like I said, we like living here (so far). If the county doesn't make the right decisions now, however, we may have no choice but to leave in search of employment, better schools, cleaner air, open spaces and a safe place to live. Please try to make good decisions now.

Thanks for listening,

Linda Martin

LM:me
cc: Placer County Board of Supervisors

G-2 Jim Ricker (10/28/93)

G-2-1. *Draft Plan* documents are inadequate

Comment noted; no response required.

G-2-2. Not opposed to concept of new towns, but historically they have not worked, so cities should accommodate growth

Comment noted; the revised Policy Document reflects a shift away from reliance on "new towns."

G-2-3. *Draft Plan* and *Draft EIR* do not address financing of public facilities sufficiently

The policies and programs of the Policy Document provide assurance that existing residents will not be required to subsidize new development.

G-2-4. *Draft Plan* agricultural policies are too weak

The County disagrees.

G-2-5. *Draft Plan* should ensure that infrastructure is built concurrently with residential construction

The Policy Document includes policy language that ensures the timely provision of infrastructure.

G-2-6. *Draft Plan* and *Draft EIR* do not adequately address water issues

Refer to common response #9.

Copy of comments made before Placer County Planning Commission - 10/28/93.

PLACER COUNTY PLANNING RECEIVED NOV 01 1993 PLANNING DEPARTMENT

General Plan Update

Hi my name is Jim Ricker - I'm from Antelope Flat. Thank you for this opportunity. These documents, in a word, are inadequate. They do not conserve our natural resources and they do not preserve the rural flavor of the county. Do we really want to look like Santa Clara County? Like the song asks "Do you know the way to San Jose?" The answer is yes and this plan will take us right there. What this plan doesn't do is protect current residents from the tax increases that will result from all of this growth. G-2-1

I am not opposed to the New Town Concept per say. If they are planned properly, are environmentally sound and pay for themselves, then these new towns just may be the answer to the County's population growth. However it is ironic that several of the proposed developments may have to rely on Roseville's infrastructure yet Roseville will be ~~negatively~~ adversly impacted by these same developments. Why not just let Roseville accomodate some of the new growth? Besides I don't like the idea of abandoning our cities. A Community, the belief of Community, the G-2-2

reality of Community can be achieved within a well planned city. New Towns are not a magic pill and I have grave concerns about those being proposed.

Historically new towns have looked good on paper but have been a flop in practice. Residences get built before the infrastructure is in place, the commercial development doesn't arrive due to economic conditions or zoning changes brought on by local pressure. The jobs never come and all too often taxes are raised to bail the projects out. Residential development is notorious for not paying its own way. The figure I've heard is they cover about 20% of cost and even if developer fees cover capital expenses, the cost of operation and maintenance, a substantial sum, is borne by all of us. G-2-2

This plan is not adequate in addressing these concerns. Granted there are some good sounding policy statements but there are also a lot of loose ends and ambiguities.

For instance under implementation - Pg 65 #4.5 "The County shall develop and adopt ordinances specifying acceptable methods for new development G-2-3

③

to pay for new Capital facilities and expanded services. Does "expanded services include maintenance and operational costs as well? And what is encompased by the phrase "Cost of upgrading existing public facilities" as found under 4B2 on pg 64. Does it mean just the capital costs or all costs?

On same page - 4B4 it states "The county shall seek broad based funding sources for public facilities and services that benefit current and future residents of county". This sounds very open to interpretation and also sounds like I may be a funding source at the discretion of the county. And what does 4B5 mean? will developer fees be lowered if "project economics" dictates it?

I'm willing to pay my fair share but it isn't fair to ask me to subsidize these projects. I live in a rural area and I accept a lower level of services. I guess I must also accept that the county is going to grow but I will not tolerate my taxes increasing so these new developments can enjoy a higher level of services.

Yes, I am skeptical about this policy document. For example in the EIR under cumulative impacts

G-2-3

(4)

Roads: "Traffic limitation zone fees do not fund improvements due to cumulative impacts of County wide growth." "Additional funding from local sources needed to fully mitigate the impact of County wide growth on regional arteries. Possible sources include a ½ cent sales tax and County wide development fees." It sounds like our taxes are going up to me. G-2-3

There are other deficiencies in this plan. The agriculture element is too weak and Policy 162 essentially contradicts itself. Regarding development the County needs to adopt the concept of concurrance. Policy 4A2 on Pg. 6.3 is far to ripe for abuse. Infrastructure should always be built concurrently, if not prior to the construction of houses. G-2-4 G-2-5

Another inadequacy concerns water. The new towns are to be treated individually, at a later date, through specific development plans and these documents seem to gloss over their cumulative effects. I don't see how the County can essentially approve these new towns without a clear and concise analysis of our realistic water supply. Water rights are not water supplies. G-2-6

(5)

No mention is made concerning the impact of drought, No mention of environmental requirements that may force PCWA & NID to forego some water rights. (For Delta restoration, Salmon Runs - State and Federal regulations). Even if "substantial improvements" were carried out to supply water, it raises the question again: Who Pays? Will the agency raise everyone's rates? Sell Bonds? and will the water really be affordable? G-2-6

These concerns must be addressed.

You have the opportunity and the responsibility to take the long term view. Please look beyond the short term economics and political expediencies and do what is right for Placer County. We need a revised plan. One that truly conserves natural resources, one that preserves our rural flavor, and one that minimizes the fiscal impacts on current residents.

Thank you

Jim Ricker - Jim Ricker
33377 Main St Dutch Flat
P.O. Box 536 Alta 95701
916 389 8344

G-3 Janice Palmer (11/10/93)

G-3-1. *Draft EIR* is grossly inadequate

Comment noted; no response necessary.

G-3-2. *Draft Plan* proposes a tremendous premature leap

Comment noted; no response necessary.

G-3-3. *Draft Plan* new growth areas are inappropriate and illogical

Comment noted; the revised Policy Document reflects a shift away from reliance on new growth areas as a means of accommodating demand for development.

G-3-4. *Draft Plan* new growth areas are unnecessary because current zoning can accommodate 40-60 years of growth

Refer to response to comment G-3-3.

G-3-5. Since new growth areas are not necessary, the General Plan should direct growth to cities

Refer to response to comment G-3-3.

G-3-6. *Draft EIR* fails to properly analyze conversion of agricultural lands

The County feels the Final EIR's discussion of agricultural land conversion is appropriate.

G-3-7. How will County mitigate rise in agricultural land prices?

The Policy Document includes policies and programs to minimize the impacts of agricultural conversion on ag-designated areas. This includes strong statements discouraging the conversion of these ag-designated areas to urban uses.

G-3-8. Have *Draft Plan*'s new growth areas caused increased speculation?

This comment refers to speculation that might have occurred as a result of the designations on the Draft Land Use Diagram. The County is not able to quantify the effects of any such speculation that may have occurred.

G-3-9. Can *Draft EIR* be adequate when previous Agricultural Element is not included in *Draft Plan*?

Virtually all of the substantive policies and programs from the previous Agricultural Element have been incorporated into the Policy Document. The only substantive change relates to the redesignation of some areas on the Land Use Diagram.

G-3-10. Does *Draft EIR* adequately evaluate and provide mitigation for sustainability and feasibility of agriculture?

The Policy Document includes policies and programs to minimize adverse impacts on agricultural operations, promote Placer County's agricultural economy, and discourage the conversion of ag-designated areas to urban uses.

G-3-11. Does *Draft EIR* mitigate or identify justification for premature conversion of farm lands?

The EIR addresses farmland conversion and cites Policy Document policies and programs to discourage premature conversion.

G-3-12. Does *Draft EIR* mitigate for loss of quality of life?

While the EIR does not address an impact category called "quality of life," the aggregation of all the impact analyses provides a comprehensive view of the potential effects of development under the General Plan.

G-3-13. Does *Draft EIR* identify where farmers can go to replace land converted in Placer County?

The General Plan does not contain policies or programs compelling existing farmers and ranchers to cease their operations and, therefore, the EIR does not suggest alternative locations for such operations.

G-3-14. Does *Draft EIR* identify any resources that are "infinite"?

This comment concerns the use of groundwater. The Policy Document includes several policies and programs intended to protect this valuable resource.

G-3-15. How long will current landfill last with additional growth areas?

The EIR estimates that the Western Regional Sanitary Landfill has capacity through at least the year 2050.

G-3-16. *Draft EIR* is premature because it cites flood control studies not yet completed.

Comment noted; no response required.

G-3-17. How can loss of agricultural lands and open space be justified given their beneficial effect on air quality.

Comment noted; no response required.

G-3-18. Does *Draft EIR* mitigate for ripple effect of agricultural land loss?

The EIR does not contain such an economic analysis, nor is it required to according to CEQA.

G-3-19. How does *Draft EIR* mitigate for loss of spin-off benefits of agricultural land?

The County feels the Policy Document and EIR adequately address the commentors concerns.

G-3-20. *Draft Plan* buffer standards do not adequately address rural/urban conflicts

The County disagrees.

G-3-21. How will *Draft EIR* stabilize or mitigate the rise in agricultural land values?

The Policy Document includes extensive policy supporting the continued viability of Placer County's agricultural economic base and the EIR recognizes the mitigating effect of these policies.

G-3-22. How will traffic on Highway 99 be mitigated?

The EIR does not propose mitigation measures to address impacts on roadways outside of the County's jurisdiction. The Policy Document, nonetheless, includes policies committing the County to cooperation with neighboring jurisdictions with respect to traffic improvements.

G-3-23. Development near landfill will cause conflicts and associated problems

With removal of the Stanford Ranch West Specific Plan Area from the Land Use Diagram, the concerns expressed in this comment are no longer pertinent. Refer also to common response #6.

G-3-24. Attached letter from California Rice Industry Association

Comment noted; no response necessary.

NOV-15-93 MON 16:59 NOMAD INFO SYSTEMS FAX NO. 916771:0732 P.02

November 10,1993

TO: Placer County Board of Supervisors and Planning Commissioners

FROM: Janice Palmer - 8330 EVA LANE, Roseville, Ca. 95747

Subject: Response to DEIR for General Plan Update

The following comments are submitted for consideration during the hearings on the Placer County General Plan Update and the accompanying Environmental Impact Report and Draft Policy Document.

General Comments:

The present draft of the Environmental Impact Report for the General Plan Update is grossly inadequate. The severe negative impacts to neighboring towns, cities, and community plans have been either grossly underestimated or entirely overlooked. Having read comments from some of the affected jurisdictions, I am hopeful that they will continue to point out needed improvements in the draft EIR. As the City of Roseville has pointed out numerous problems in their initial response regarding land use/incompatibilities, inconsistencies in the plan itself, negative impacts from additional and cumulative strains on services for traffic, flood control, wastewater treatment, water supply, and have tried repeatedly to assure those who apparently do not yet know...that there are "adequate areas already existing for growth" that will take us WAY beyond the 20 year-life-of the General Plan. WHY JUMP AHEAD 40-60 YEARS. G-3-1

Specific Comments: It is vital that all of the residents of the area understand the tremendous "premature leap" the current direction of the General Plan is proposing. It defies all adopted planning constraints and adopted legislation to provide for logical growth. Since this "project" (the direction of growth for the next 20 years/the General Plan Update) may include rezoning, land development plans, and possibly several amendments, the preparation of the ENVIRONMENTAL REVIEW must be extensive, all inclusive, extremely analytical, and certainly address the concerns of all effected parties. G-3-2

1. The current EIR and direction of the General Plan to accommodate new growth areas defies statewide efforts to prevent leapfrog development and the premature or unnecessary conversion of agricultural lands. Quoting the RULES OF ORDER FOR LOCAL AGENCY FORMATION COMMISSION (LAFCO)..."is a state-mandated regulatory body formed to review proposals involving jurisdictional changes for cities and most special districts. While annexations of inhabited areas were difficult to initiate and difficult to complete, annexations of uninhabited areas were simply initiated and virtually guaranteed successful. Annexation 'wars' were common as cities and special districts scrambled to annex areas in order to capture revenues or to preclude other agencies from annexing areas. G-3-3

Some of the worst examples of this are known as "cherry stems". These were formed when a city sought to single out and annex a particular noncontiguous area. The annexation boundaries included a long portion of road (*the 'stem') to bring the desired site (the 'cherry') into contiguity with the city's boundaries. As these types of annexations occurred, the boundaries become increasingly irregular, creating an abundance of parallel infrastructure lines and isolated service areas. This resulted in expensive and inefficient service provision. This type of decentralized growth led to local government and service delivery problems. Call them "new population centers", "new towns", or "cherry stems",... they are inappropriate and illogical growth centers that "benefit small special interest groups and a multitude of special district formations ..."

G-3-3

2. Because special interests can be very persuasive and persistent, clear back Based on the above, legislative mandates and policies were developed after World War II in the form of the Knox-Nisbet Act of 1963, The District Reorganization Act of 1965, and the Municipal Organization Act of 1977. Yet without unified efforts by contiguous cities and counties, problems continued. The conflicting laws were finally cleared up and the three above mandates were consolidated into the California Association of LAFCOs (CALAFCO) under the new statute Cortese/Knox Local Government Act of 1985 and it went into effect January 1, 1986. The Act provides legal and binding legislative power to: discourage urban sprawl, logical (key word)growth and orderly formation of development boundaries/spheres of influence, and services, and the associated local agencies based upon logical (key word) conditions and circumstances, the PROTECTION OF AGRICULTURAL LANDS, facilitate PLANNING. Additionally, LAFCO is to consider population & density, land area (use, topography, geographic features), need for services effect on adjacent areas and agencies,effect of proposals on agricultural lands, consistency with cities' spheres of influence and local agencies.

3. The final conclusion drawn in the LAFCO policies is (and I quote)."Unincorporated islands, therefore, are not consistent with logical and efficient government.

*Baseline Road

3.

CONVERSION OF AGRICULTURAL LANDS:

When considering this Draft EIR or the direction (or misdirection) of the General Plan Update and its consequent goals and policies, it is paramount that we consider: 1. Is there an alternative? 2. Is there a need? Additionally, for the EIR to be a document that is legally defensible it must be complete.

A. There have been numerous discussions and documentation of the fact that there is currently enough land zoned to accommodate all projected growth in the area for the next 40-60 years without ANY NEW POPULATION CHERRIES. Therefore, THERE IS NO NEED to direct County Staff to envision new growth areas. Unless the goal is to skip over the next 40 years and throw away all of our land use planning flexibility and the accompanying opportunity to respond as the NEED arises in the most appropriate and efficient manner.... relying on new technologies and studies. G-3-4

B. Since there is no need for new growth centers, then the alternative must exist. It does. The alternative is to maintain our quality of life in Placer and objectively protect those elements that provide such a special "quality of life". If the DEIR identifies ag as a vital component of our quality of life then the Board needs to make the Agricultural Element and Right To Farm Ordinance meaningful parts of the General Plan Document and adopt Alternative One as the best compliment to that end. G-3-5

1. HOW WILL THE COUNTY MITIGATE FOR THE CONVERSION OF AG LANDS?

The problem with allowing the current "planning" thrust to continue is that a system outside of anyone's control is set in motion. A system unregulated and unplanned. It is called land conversion. It is happening statewide at an alarming rate. It is this problem specifically that the DEIR fails to properly analyze. G-3-6

2. HOW WILL THE COUNTY MITIGATE THE RISE IN AG LAND PRICES?

Urbanization and accompanying speculation, increases land prices above the land's value for ag production. The rising land prices increase production costs for farmers who rent or lease land and it makes it more difficult for people to enter farming or expand existing operations. High land prices increase "incentives" for farmers and ranchers to sell their operations to developers thus inducing urban growth and making farming less viable for the remaining farmers and ranchers. It is almost like a panic sets in and the land rush is on. G-3-7

3. HAS THE "announcement" by the majority members of the Board of Supervisors that "new population centers" ("cherry stems") BEEN THE CAUSE OF INCREASED SPECULATION? IS THE UPDATE OF THE GENERAL PLAN IN REALITY AN "AFTER THOUGHT"? G-3-8

The focus of the General Plan Update for new population centers has obviously caused conditions in the County to resemble a "land rush" can this be mitigated, minimized, or reversed? Numerous pressures were immediately placed on farmers and ranchers by speculative buyers wanting to cash in on the chance to be "cherry stem" producers themselves. This announcement came before any EIR was done..that seems to be a dangerous way to "plan" growth. G-3-8

4. CAN THE DEIR SCOPE BE CONSIDERED ADEQUATE WHEN THE AGRICULTURE ELEMENT ADOPTED BY THE PREVIOUS BOARD IS NOT EVEN RECOMMENDED AS ONE OF THE SEVEN ELEMENTS?

The County should attempt to rectify the situation by demanding that the DEIR include outside assessment of the impacts on our County's farmland, the Adopted Agricultural Element, and the Right to Farm Ordinance. Otherwise, the pro-development stand of the Board, well documented by the press, gives little hope that ag will get a fair shake and leaves the EIR open to question in its focus and OBJECTIVITY. Has the current Ag picture been adequately addressed? (See letter to Georgia Flake, Clerk of the Board of Supervisors dated March 30, 1993 from John R. roberts, Executive Director of the California Rice Industry Association. Rice prices are soaring as are the uses of rice and product market in Russia and for the Pacific Rim.) G-3-9

5. DOES THE DEIR ADEQUATELY EVALUATE AND PROVIDE MITIGATION FOR:

The stainability and feasibility of agriculture in Placer County dictates that the DEIR evaluate:

a. land use conflicts such as health and safety hazards and nuisances resulting from increased population densities near farming operations, b. the growth inducement and cumulative impacts of projects involving farmland conversion, c. the indirect and direct impacts of loss of farmland on the surrounding areas, d. the the loss of an important economic base which has only a small demand for public services, e. how and where will water be provided at an affordable price?. G-3-10

6. DOES THE DEIR MITIGATE AND EVEN IDENTIFY ANY JUSTIFICATION FOR PREMATURE CONVERSION OF FARM LANDS?

G-3-11

Accommodating leap frog development is NOT a justification. Once lost, farmland can not be recovered. THERE IS NO MITIGATION FOR ITS LOSS. Buffers and greenbelt's disappear with "amendments, variances, annexations, specific or community plan changes". These cumulative assaults will destroy ag in Placer County.

7. QUALITY OF LIFE... HAS THE DEIR DEFINED THIS TERM? HAS THE DEIR PLANS TO MITIGATE FOR THE LOSS OF SAME? G-3-12

The County of Placer, must make a decision...are ag lands just for ag until "needed" for houses or is Agriculture an integral part of our present quality of life and a viable component of Placer's economic base? Is it to be so in perpetuity? Make no mistake about it, this General Plan will decide that issue forever. Drive from here through Vacaville, Fairfield, to San Francisco. It gets more populated as you drive. It is definitely a matter of "quality of life" and "lifestyle". G-3-12

8. WHERE DOES THE DEIR SAY THAT FARMERS CAN GO TO MITIGATE THE LOSS OF THE FARMING AND RANCHING AREAS OF PLACER?

Farmers and Ranchers who want to preserve their way of life have a right to do so somewhere in California...why not Placer? The people need to decide how or if Ag is to "fit in" as a component of our economy and our quality of life. G-3-13

9. DOES THE DEIR IDENTIFY ANY RESOURCES THAT ARE "INFINITE" AND WHICH SHOULD BE VIEWED AND PLANNED IN A "WORST CASE SCENARIO"?

Ground water/surface water (urban areas use groundwater too in the form of wells for "conjunctive use") what happens in a drought when the well's in the area are already dropping 4-5' feet a year NOW. Antelope area relies totally on groundwater and has no plans for a surface water source. G-3-14

Where is all the garbage going? At total build out of the proposed new population centers and the current zoned areas for growth the amount is staggering? HOW LONG WILL THE CURRENT LAND FILL LAST WITH ADDITIONAL GROWTH AREAS? WHERE WILL THE 300 TONS OF COMPOST/DAY GO? G-3-15

The area already suffers from flooding problems. None of the issues can be totally addressed until the current studies are completed so the DEIR is premature in this area. What are the flood control capabilities of the area regionally if everyone goes with the "cherry stem" growth pattern? How will the negative impacts to Pleasant Grove be mitigated? G-3-16

The area is already and 'non-attainment" area for clean air. How can the loss of ag lands and open space be justified as they clean and cool the air. Urban use means more hot and crowded roads and vehicle emissions. G-3-17

10. DOES THE DEIR HAVE A MITIGATION FOR THE ECONOMIC LOSS "RIPPLE EFFECT" AND ITS CONSEQUENT SIGNIFICANT COSTS TO PLACER?

The loss of farmland also creates conversions in the processing facilities of the area REGIONALLY...GOING BEYOND THE BORDERS OF PLACER. They may decline as profitability is adversely affected by the loss of producers needing their services. The ripple impact would also be felt in the farm equipment and supply industry. G-3-18

Ag employment would be lost, personal income in the ag sector could be further reduced impacting other areas like banking, and local stores (grocery, clothing, autos, etc.) The costs of providing public service to lands converted from ag uses to urban are usually more adverse in unincorporated portions of counties than in cities. Rural values and traditions erode as farming decreases. The valuable programs keeping children off the streets like 4-H and FFA also decline. Fun field trips to pumpkin patch farms, APPLE HILL type trips,and other ag enterprises like tree farms would be missed. Cities like San Francisco, LA, and San Jose have more crime, congestion, pollution, and other social problems (they have more people crowded together). G-3-18

11. HOW DOES THE DEIR MITIGATE FOR THE LOSS OF THE "SPIN OFF" BENEFITS OF AG LANDS?

Spin off Benefits of maintaining Agricultural lands:

a. QUALITY OF LIFE (DEIR NEEDS TO DEFINE TERM)
b. little drain on that area of land IN AG for services (roads, schools, fire/police/sheriff protection, flood control, landfill, wastewater treatment, etc.)
c. low cost flood control areas
d. as a resource for: groundwater recharge potential, habitat for animals and birds, quality of life, lowers ambient temperatures by 10 degrees, improves air quality, less traffic and less noise.
d. the 300 tons/day of compost from the landfill could be spread on farmlands and make the soils even more productive. (What will the landfill do with it otherwise?) G-3-19
e. effluent water from the waste water treatment plants can be sent to area farmers and ranchers and thus be "recycled" into food and fiber for us. Rice is grown in Davis with effluent.
f. Idle Farmland (often left open after purchase by developers) would not be around to provide places to do illegal activities, vandalism, unauthorized off-road vehicle use, drinking underage,etc.
g. Water quality and quantity would be better. Water consumption per/acre is often higher when ag land is developed for urban use. This increase in demand for urban use naturally reduces that available for ag. Urban use also pays more for water per/unit and this drives up the costs to farmers. Urban areas typically discharge more fecal coliform, oil, grease, and heavy metals to surface water sources, especially in times of flooding. By identifying recharge areas the groundwater supply can be protected.

12. HOW DOES THE DEIR PLAN TO MITIGATE THE PROBLEMS ASSOCIATED WITH THE INTERFACE OF RURAL/URBAN AS THE CURRENT PROPOSALS FOR BUFFERS ARE NOT SUFFICIENT TO PROTECT THE FARMERS AND RANCHERS?

HOW WILL YOU reduce the opportunities for neighborhoods of higher density to cause problems: with dogs & livestock, theft and vandalism, trespass and personal injury, illegal dumping, etc. G-3-20

7.

What is adequate and compatible zoning that allows crops to be produced according to the current best farming methods unrestricted by complaints of urban areas regarding spraying, plowing, harvesting, etc. How will the farm roads not be restricted by heavy traffic from urban housing making movement of equipment and livestock hazardous. How will the negative impacts of urban areas vegetation be mitigated since ornamental plants and shrubs in urban areas often transport crop pests? This problem is exacerbated by transport by motor vehicles and pedestrian trespassers. Crop values and profits could be impacted. G-3-20

13. HOW WILL THE DEIR STABILIZE OR MITIGATE THE RISE IN LAND VALUES?

The DEIR does not identify rising land values as a negative impact on the future of farming and ranching. Stabilization of the land values is a must. It would keep costs down for the farmer if urbanization pressures are removed and the Agricultural Element and the Right to Farm Ordinance became meaningful policies and comments of the General Plan. Otherwise it will make ag operations impossible and the land conversion process will continue creating the obvious conflicts that arise when urban/rural interface abruptly or when buffers & greenbelt's are eroded by the whims of politics. Farmers and ranchers will be burdened with complaints of insects, dust, smoke, noise, odor, crop dusting etc.. and the other aforementioned headaches. (Rice requires crop dusting) G-3-21

Attached are copies from Chapter 4 SUMMARY OF FARMLAND CONVERSION IMPACTS for further study and consideration by those doing the DEIR.

14. How will the traffic on HWY 99 be mitigated? Currently when you use HWY 99 it is already a highly traveled road. G-3-22

15. SUNSET INDUSTRIAL AREA AND REGIONAL LANDFILL
   a. How will the county ensure that the landfill will not have to be relocated?
   b. Who will pay for a new site the developers or the county?
   c. Who would pay for an EIR?
   e. Who will pay for any lawsuits for a resident claiming health problems due to the proximity of the landfill?
   f. Businesses locate in Placer County for the "Quality of Life" and they locate in the Sunset area so they aren't adjacent to housing how would this be mitigated? G-3-23

Many comments I would have made are in the response from the City of Roseville.

BOS(5)

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- [ ] Board of Supervisors (5)
- [x] John Marin
- [ ] County Executive
- [x] County Counsel
- [x] Planning original loren clark
- [x] Public Works
- [x] Environmental Health
- [x] Clerk of the Board
- [x] File

For: March 30, 93 agenda
Date: Pg. 1. U&O Report.

RECEIVED
MAR 30 1993
CLERK OF THE BOARD OF SUPERVISORS

March 30, 1993

Ms. Georgia Flake
Clerk of the Board of Supervisors, Placer County
175 Fulweiler Avenue, Room 1
Auburn, CA 95603

RE: Placer County General Plan, Issues and Options Report Update

Dear County Supervisors:

Please accept this as written testimony regarding Placer County's update of its General Plan, Issues and Options Report Update. We wish to comment on the issue of the value of land planted to rice, which is apparently a consideration in the Issues and Option Update.

We have learned that numerous comments have been made relative to rice fields being "low quality" or "poor" lands and how such relates to Placer County's long-range planning and development. Unfortunately, these comments are often reported only in the context of the number and types of crops these lands can economically support, and are rarely followed by a description of precisely what the soil classifications mean or their implications upon the economy and the environment.

G-3-24

Planted rice fields grow the most valuable crop of all to wildlife.

Few realize that rice fields in the Sacramento Valley of California are proven to support in excess of 116 species of birds, 28 species of mammals and 27 species of reptiles and amphibians, all of which utilize rice fields during their annual life cycles. Not less than 21 "special status" species (e.g., "threatened," "endangered," etc.) rely on these rice fields for habitat. All this while the farmer produces the most basic food staple on earth -- rice is eaten each day by half the world's population.

Rice fields are essential in plans to restore the Pacific Flyway for migrating waterfowl.

Testifying before the State Water Resources Control Board recently, Dan Chapin, Vice President of the California Waterfowl Association, remarked,

> Survival of overwintering waterfowl in the Central Valley is dependent upon the availability of adequate food supplies. Food production on the 300,000 acres of remaining wetlands is insufficient to meet this need. As a result, wintering waterfowl depend heavily on the availability of waste cereal grains, particularly rice. A 75% reduction in rice...if translated into a 75% reduction in waste rice, could create a major food crisis for wintering waterfowl.

The Director of Ducks Unlimited's Pacific Flyway Operations, Jack Wentz, recently noted,

> California has lost almost all of its original wetlands area and many of our ducks, geese and other waterbirds are at nearly historic population lows. While rice fields are not natural wetlands, their cycle of flooding and drying do mimic many of the characteristics of wetlands. The most obvious of these benefits is wintering habitat where many species of water birds can find food and shelter.

G-3-24

In a related matter in neighboring Sutter County (the Environmental Impact Report for the South Sutter County General Plan Amendment), the U.S. Fish & Wildlife Service noted to Sutter County Supervisors:

> The final document continues to underemphasize the value of the project area to migratory birds. The loss of over 13,000 acres of riceland within the project area, with the potential to support nearly one-half million waterfowl in late winter, represents a highly significant habitat loss.

<u>Summer-flooded rice fields are friendly to non-game birds and other wildlife</u>.

Both State and U.S. governmental agencies have noted the significance of summer-flooded rice fields for the preservation of the Giant Garter Snake, which is listed as a "threatened" species, as well as mosquito fish, frogs, toads and other wildlife. The State's Department

of Fish and Game has recently suggested to the Sacramento Area Flood Control Agency (SAFCA) that it plant rice on thousands of acres in its planning area in order to mitigate for damage done by urban development.

Commenting on the Giant Garter Snake, the U.S. Fish & Wildlife Service, in the same correspondence to Sutter County Supervisors noted above, remarked:

> Ricelands, surrounded by sloughs and ditches used by the Giant Garter Snake, are an integral part of the habitat requirements of this rare snake.

Clearly then, rice lands are not "low class" or "worthless," but rather essential, at least in this context.

Photosynthesis in rice fields offsets ill-effects of urban sprawl.

Rice plants naturally pump oxygen into the atmosphere during photosynthesis. California rice fields as a whole produce enough oxygen each year to supply the needs of 14 million people, about the equivalent of the population of Los Angeles. G-3-24

Furthermore, one acre of rice "scrubs" from the atmosphere about 23,000 pounds of carbon dioxide, the same amount produced by a typical automobile in a year. With the phase-down of rice straw burning mandated by the Rice Straw Burning Reduction Act of 1991, these benefits have tremendous value in mitigating some of the worst aspects of continued urban sprawl in this region -- motor vehicles and residential fireplace emissions.

Market demand for California rice is very strong.

Rice consumption in the U.S. has doubled in the last ten years, and United States Department of Agriculture economists say demand is extraordinarily high on the U.S. West Coast. It is California rice that largely supplies this market. Further, quality U.S. food processors are paying generous premiums for California rice over other U.S. and foreign rice because of its superior quality. These have provided upward price pressures for California grown rice.

Expected changes in U.S. government farm programs due to federal budget constraints and the likely opening of the highest value market in the world--Japan--also portend

ever-increasing high-value markets for California produced rice.

Urbanization versus rice fields: dispelling the myths.

Other charges we have heard about relative to Placer County's planning process include statements relative to water use and pesticides. It is easily provable that California rice fields, on average, use less water per acre than do new residential developments, provided those developments are in densities of five homes per acre or more. To suggest that water resources could be saved by converting rice fields to typical suburban development simply cannot be supported in fact.

As to pesticides, it is also easily provable that chemicals available to rice farmers have been so severely restricted, only a handful of the very safest remain. The chemical of most concern to State of California authorities, molinate, is less lethal than common, ordinary table salt. Additionally, nearly all crop protection chemicals applied to California rice fields are applied by trained, licensed individuals. G-3-24

By contrast, homeowners have available to them insecticides and herbicides that have long been banned from use in California rice farms because of health and safety concerns. Also true is the fact that in using lawn and garden chemicals, homeowners tend to use far more of the chemicals, and use them more often.

Therefore, it simply is not true that urban development is friendlier to the environment than producing rice fields. We believe we can prove without any credible arguments to the contrary that rice fields are very friendly--and extremely valuable--to the environment in nearly all respects. We would be pleased to elaborate should the issue of the value of rice lands continue to be a consideration in the process of Placer County's efforts to conduct its Issues and Options Update.

Sincerely,

CALIFORNIA RICE INDUSTRY ASSOCIATION

by: John R. Roberts
Executive Director

JRR/kmb

G-4 Patricia Gibbs (11/11/93)

G-4-1. *Draft EIR* project description does not include sufficient information

The County disagrees with this assertion; nonetheless, the project description in the Final EIR has been reorganized and supplemented.

G-4-2. *Draft Plan* does not identify why new growth areas are "suitable" for development

As a result of their deliberations on the Issues and Options Report, the Board of Supervisors determined that the new growth areas were "suitable" locations for new development; the two largest new growth areas, however, no longer appear on the Land Use Diagram.

G-4-3. *Draft Plan* goal 1.A is inconsistent with Draft Land Use Diagram, since there is enough land currently designated for growth through 2040

Refer to common response #11.

G-4-4. *Draft Plan*'s ag/timberland buffer is too narrow

The County agrees that the buffer width for irrigated vegetables and rice fields specified in the Draft Policy Document was too narrow, so the standard has been increased to 400 feet. The County would also like to point out that the General Plan's buffer standards will be enforced at the project development level to the satisfaction of the Board of Supervisors.

G-4-5. Width of *Draft Plan*'s sensitive habitat buffers should depend on habitat being preserved

The County feels that the referenced buffer standard is sufficient.

G-4-6. *Draft EIR* does not sufficiently address issue of water rights

Refer to common response #9.

G-4-7. *Draft EIR* faultily assumes that life expectancy of landfill will be extended due to 50% reduction in rate of solid waste disposal

The County feels the EIR adequately addresses this issue.

G-4-8. *Draft EIR* should have addressed potential siting of hazardous waste facility.

Such an EIR analysis would involve inappropriate speculation regarding the location of such a facility. The Policy Document does, however, include policies addressing the siting of hazardous waste facilities.

G-4-9. Circulation Plan Diagram illustrates that new growth areas are seeds of sprawl

Comment noted; no response necessary.

G-4-10. Draft Background Report does not show the whole length of the Western States Trail through Placer County

The Background Report has been revised to accurately portray the Western States Trail.

G-4-11. How many staff hours will be required to carry out *Draft Plan*'s implementation programs?

The County has not prepared such an estimate.

G-4-12. *Draft EIR* does not address short-term versus long-term impacts and the basis of decision to approve new growth areas

Chapter 10 of the Final EIR has been expanded to more fully address these issues.

G-4-13. *Draft EIR* doesn't adequately discuss growth-inducing impacts

The County disagrees; see discussion in Chapter 10 of the Final EIR.

G-4-14. *Draft Plan*'s new growth areas are premature and unnecessary because they simply disperse growth, rather than directing it.

Comment noted; no response necessary.

PLACER COUNTY
DATE
RECEIVED

NOV 15 1993

PLANNING DEPARTMENT

November 11, 1993

Placer County Planning Department
11414 B St.
Auburn, CA. 95603
attn: Loren Clark

Re:Placer County General Plan Draft EIR

Dear Mr. Clark,
The following is a list of my concerns and confusions regarding the Placer County draft EIR:

1) This document does not have a project description. In place of a project description it has a document description i.e. a list of documents that comprise the plan. Without some narrative that describes the vision of this Countys' future based on the overall framework for development comtemplated by the proposed General Plan, one is hardpressed to assess the relevance of the project objectives. (I'll give you an example to clarify my point) It is as though someone's objective is to provide low cost housing and then you find out the "project" is a highrise office building on Capitol Mall. The objectives are in this document. Please include a project description which would provide sufficient information for the reader to understand how these objectives were derived. At the very least this would include a discussion of the proposed new growth areas in the agricultural lands in the western portion of the County. G-4-1

2) Policy Document pg23 please clarify how the Land Use Diagram "...identifies four areas as being "suitable" for development..." it is my understanding that these areas are merely large tracts of land purchased at relatively low prices by speculators who have the political wherewithal to direct the General Plan process. None of them met all the evaluation criteria per the Issues and Options report. So does the Land Use Diagram simply "depict" the four growth areas or if not please explain in what way they were found to be suitable. G-4-2

3) Land Use goal 1.A There is more than enough land designated for all uses to accommodate our present growth rate to 2040. Therefore adding new growth areas at this time in ag/industrial areas is not a ..."wise, efficient, and environmentally sensitive use of Placer County lands...". The action comtemplated by the project and the goal are mutually exclusive. G-4-3

4)Agricultural/ Timberland Buffer The residential exclusion area is too narrow to allow the legal distance for crop spraying. Reducing the buffer to 100' by installing a G-4-4

2

landscaped berm again is insufficient to allow spraying. Why not make it a zero setback if a 8' cyclone fence with four strand barbwire and concertina wire is installed? I feel this issue must be addressed by professionals, or experienced ag operators in order for this so called buffer to function as it is intended to. These buffers are an essential element in the preservation of what will be left of Placer County ag land. Please elaborate how they are intended to function and if conflict occurs what mechanism will be in place to resolve them. G-4-4

5) Sensitive Buffer Habitats- the width of the habitat should be dependent on what you are attempting to preserve. Specifying a 100' average may not be sufficient width and may only create what is considered an "edge habitat" that does not ultimately support the intended protected species. G-4-5

6) Infrastructure water- the statement throughout this section of the dEIR that "PCWA has ample water rights to adequately serve this area in both 2010 and 2040." Is about as meaningful as saying Placer County will preserve ag land. Anymore, water rights seem only to relate to what you actually have control of and not what you have "dibs" on for future use. Recently, the City of Sacramento has chosen to ignore what PCWA has claimed as its full extent of American River rights. California's recent preliminary Water Demands Assessment report reduced Placer County's estimated water needs. Please address this discrepancy in the dEIR. G-4-6

7) Solid Waste- The "life expectancy" of Placer County's landfills has been artificially extended due to the faulty assumption that "Placer County will achieve a 50 percent reduction in rate of solid waste disposal by the year 2000." The actual track record for waste diversion is about .5% a year. That is 2% for the period 1988 to 1992. The actual impact here has been underestimated due to a crystal ball speculation that the County will be in 100% compliance with AB939 in the time frame specified. This will truly be a time to celebrate. I don't know of any other jurisdiction that has this much optimism. The 50% reduction pronouncement is not included in any quantifiable way in the policy document to assure that the reduction will occur. Please estimate the impact at the current rate of waste reduction. G-4-7

8) Speaking of Assembly Bills, I don't find any reference to the Tanner Plan regarding the County Plan for siting hazardous waste facilities. What are the general siting criteria? Is it safe to say that if a facility were sited it would be South and west of Auburn? I realize the County Plan has not been approved yet but I think the dEIR should discuss potential areas of conflict with the siting criteria. G-4-8

9) Traffic- The circulation plan diagram gives one an accurate picture of what is being created by these new growth areas. They are simply the seeds for future urban sprawl. The creation of these urban arterials will have significant growth inducing impacts. This circulation pattern will blur the line between urban, suburban and rural areas. Communities will not remain separate and distinct. The circulation pattern is in conflict with Land use policy 1.A.5. G-4-9

9a) Background Volume II Figure 8-1 the Western States Trail is a major trail that starts in Sacramento and traverses the entire eastern side of Placer County from Granite Bay ultimately to Reno. This map does not show the whole length of this trail through Placer County. Please update the map. G-4-10

10) Implementation programs- How many staff hours will be required to carry out these programs as specified per year? Will they work weekends for free? G-4-11

11) Short term vs. long term uses- Since there is sufficient land zoned now to accomodate the anticipated population increases to the year 2040. Why are the new growth areas believed to be justified now? If one of the objectives of this document is to "Provide direction to guide growth in the County so that the grandchildren of current Placer County residents and their families' futures are protected." They would best be served by giving them the freedom to open the ag areas for new growth when they decide it is necessary. This document can barely evaluate the implications of the new growth areas at the end of its expected usefulness (2010) let alone predict the impacts at 2040 (dEIR 2.5). Yet, three board members insist on promoting four new growth areas now. One of the purposes of CEQA is to disclose to the public the reasons why a governmental agency approved a project. And as stated by the court in People v. County of Kern "if CEQA is scrupulously followed, the public will know the basis on which its responsible officials either approve or reject environmentally significant action, and the public, being duly informed, can respond accordingly to action with which it disagrees." Then "the EIR process protects not only the environment but also informed selfgovernment." So I ask again that this dEIR state the reasons why the proposed project (specifically the new growth areas) is believed by the County to be justified now. CEQA guidelines section 15126(e) the dEIR does not answer that question. G-4-12

12)Growth inducing impacts- CEQA requires that this document discuss the ways in which the proposed project could foster growth simply stating that it is growth inducing doesn't answer the question. Also see traffic discussion. G-4-13

4

13) Since land development options have not been removed in other areas, opening up new areas can hardly be described as directing growth. The fact is this action merely disperses growth. The inclusion of these new growth areas is in direct conflict with the Planning and Zoning Law section 6556ia-e I'll quote b "That discouraging premature and unnecessary conversion of open-space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage non-contiguous development patterns which unnecessarily increase the costs of community services to community residents." What are the rough estimated costs of extending the water, sewer and roads to the new growth areas and how many housing units would have to be created in order to make these areas economically feasible? G-4-14

Patricia Gibbs

G-5 Ron Bakken (11/12/93)

G-5-1. Existing zoning is sufficient to accommodate projected growth, so *Draft Plan*'s new growth areas are unnecessary

Comment noted; no response necessary.

G-5-2. Draft EIR's stated project objective of 500,000 population cap is inconsistent with *Draft Plan*'s holding capacity, so some property owners must be losing entitlements

This statement misinterprets the cited material. The General Plan does not call for taking of "entitlements" from property owners.

G-5-3. *Draft EIR*'s alternative analysis is not adequate

Refer to common response #1.

G-5-4. *Draft Plan* Table 1-2 needs review and evaluation; it is mathematically incorrect and arbitrary

The County disagrees with this assertion; the table is correct.

G-5-5. *Draft Plan*'s land use standards for buffer zones inadequate because they apply only to specific plan areas and are too small

The Policy Document's buffer standards will apply countywide. The County feels the habitat buffer is adequate.

PLACER COUNTY
RECEIVED
NOV 15 1993
PLANNING DEPARTMENT

November 12. 1993

Placer County Planning Dept.
11414 B Ave.
Auburn, CA 95603

re: Draft Placer County General Plan and EIR

attn.: Loren Clark

I would like to make the following comments concerning the Draft Placer County General Plan and the draft EIR.

1. The existing zoning within the cities, and the unincorporated area is adequate to provide residential development within the county for the next 60 years, what realistic non political justification can be presented for creating new urban growth areas at this time?

a. The proposed draft Plan is nothing more than a promotional document for several new technically unwarranted specific projects. This is a parochial document written to support and justify a political decision to support major development speculation in the southwestern part of the County. This is NOT a GENERAL PLAN for all of the County. G-5-1

b. This plan limits the ability of the cities to grow at their own rate, by taking away the cities rights of self control as it relates to growth.

c. It promotes and stimulates urban development beyond the actual need, by uses an artificial 40 year projection of need to indicate the need for increased residential zoning by 2010.

d. This draft plan is growth inducing by stimulating excessive unwarranted urban growth in existing rural areas where land is relatively cheap to speculate with.

2. Existing zoning provides a holding capacity of about 565,000 population. The new urban growth areas propose an additional 76,000 population for a total population of 641,000.

a. If a maximum residential capacity of 500,000 is established, and the density proposed for the new growth areas is accepted, how and where will existing residential zoning be reduced to enable the new residential zoning capacity to remain within the cap? Who will lose existing entitlements? G-5-2

b. What are the fiscal impacts on our local developers, and on existing property owners and their entitlements if existing zoning is reduced to accommodate the specific plans?

3. CEQA requires reasonable alternatives, an environmentally superior alternative, and discussion focused on eliminating or reducing impacts.

a. The fails to identify details of the difference in impacts of the various options, and fails to provide a comparison analysis, since the the draft EIR focuses exclusively on the project. G-5-3

b. It fails to identify a environmentally superior alternative.

c. It fails to provide enough details to enable a reasoned choice and informed decision making.

4. Table I-2, page 17 of the Plan needs some review and evaluation. This table should be mathematically correct and it should not use arbitrary figures. It looks like the numbers were picked to make things convenient.

a. If the minimum lot area for LDR is 10,000 sq. ft., how can you get 5 dwelling units per net acre? The lot size of 10,000 sq. ft. is appropriate for LDR, but the maximum should be 4 du. G-5-4

b. How do you arrive at 3,500 minimum lot area for MDR & HDR? The draft Zoning Ordinance indicates the minimum size for both to be 6,000 sq. ft. The minimum combing district in the draft zoning ordinance is 10,000 sq. ft., and there is a -DL as low as 2323 for RM.

5. The land use standards for buffer zones are a good example of why the plan is nothing more than a promotional document for the specific plans.

a. It implies that buffers will only be applied in the specific plan areas. Buffers are a good method to provide separation, but the concept needs to be a part of the "General Plan" not just for the specific plans. G-5-5

b. The buffer dimensions in the land use standards for buffer zones are ridiculously small, and should be increased significantly. As an example, the sensitive habitat buffer should be a minimum width of 100 ft. on each side of the habitat to be protected, with a minimum of 50 ft. on one side, only were the narrowest width can be justified due to natural constraints.

Thank you for considering my comments, and please provide me with a copy of the final EIR and General Plan.

Ron Bakken
6315 Long Meadow Rd.
Granite Bay, CA 95746

G-6 Donald Ryan (11/15/93)

G-6-1. *Draft Plan*'s policies relating to agriculture and resources are too inflexible

The County feels that the Policy Document strikes an appropriate balance between the specificity necessary to achieve County objectives and protect the residents and property owners of Placer County and the generality necessary to allow County officials to exercise appropriate latitude and flexibility in its ongoing implementation.

G-6-2. Attachment of recommended revisions to *Draft Plan* policies and programs

The County appreciates the commentor's efforts, but feels that the Draft Policy Document's language is more appropriate than the revised language suggested.

DONALD V. RYAN, D.D.S., INC.
8904 N. EL DORADO STREET
SUITE C
STOCKTON, CALIFORNIA 95207
TELEPHONE (209) 957-8807

Placer County Board of Supervisors
Placer County Planning Commissioners
Dewitt Center
Auburn Ca.

Re: General Plan Draft Document

Dear Supervisors and Commissioners,

I have recently reviewed the draft general plan with respect to the agricultural and resources section and would like to comments on it. Although I believe that protection of Ag and forestry land is important I believe the draft plan is to narrow in it focus and ultimately would be detrimental to the resources it intends to protect. Additionally, smaller rural communities, which need flexibility in their planning process, would be hindered by many of the proposed policies. If the planning process is to remain viable i think that there must be flexibility built into the policies to protect both the private and public sector from abuses and unforeseen changes which will inevitably occur.

As an example of some of the areas which I feel need to be addressed, the draft plan has several terms such as "the county shall protect"), the count shall insure; the county shall maintain; the county shall discourage; etc. These terms are used in conjunction with policies which will have lasting effects on private property ownership and the planning process. Also, they create situations which will require expenditures which, without more taxes, would be impossible to implement, given the monetary crisis the county faces. I firmly believe that the key to any planning process is that flexibility be maintained and that good long range planning be fostered rather than hindered by inflexible statements of policy designed to protect resources and zoning designations. Instead of the use of use of some of the above terms I would encourage adoption of more terminology in the vein of "the county shall promote, encourage, and work with private landowners and communities, etc. to set a mood of cooperation rather that confrontation as I believe the current draft has proposed. G-6-1

As an example of the terminology which I feel needs to be reviewed is the policy 7.A.1 which states "the county shall protect agriculturally-designated areas from conversion to non-agricultural uses." This policy statement is detrimental to its own stated purpose because of its' inflexible. Consider this scenario: A community has three parcels of property being considered for conversion to rural residential zoning. All are ag zoned but differ in that one is immediately adjacent to an existing community, one has class 5 soils which are not being farmed but is located a mile from town, and the last is not an economically viable since the soils and water will not support crops on which the owner can

make a living (or make money for that matter). Under the current draft policy all these parcels "shall be protected from conversion" to non-agricultural uses. It certainly makes sense to consider the individual merit of each of these properties and to make a determination as to which, if any, would be the best choice for conversion. Likewise, the particular community, whether it be a city, suburban, of rural community must be considered. Many of these small communities need the flexibility to rezone in order to help alleviate crowded schools, provide better fire and police services, and to create the infrastructure to make for a better community. In a nutshell, they need money to improve their community and increased property values as a result of rezoning in conjunction with thoughtful planning is one possible solution. Surely, to adopt a position countywide to protect Ag lands without regard of the particular local needs and desires would not be in the best interest of the county or the community. This is not to say that haphazard conversion should be allowed, but rather to encourage a policy which will promote the best in planning without restraining the quality of the process by assuming that any property per say must be excluded because of a previous zoning designation. Certainly the purpose of a new general plan is to allow this type of discussion rather that to hinder it. G-6-1

There are several other areas of the draft plan which I have noted are "cast in concrete " (for lack of better terminology) and I have gone through all the policies. I have rewritten several of the policies to what I feel would make for a common sense approach to planning and have enclosed those for your review. I think that these redrafted policies will give you some food for though.

Thank you for taking your time to read this letter and the enclosed recommendations. I know that this in a long difficult process and I am sure that you will give it your full attention.

Sincerely,

Donald V. Ryan

AGRICULTURAL AND FORESTRY RESOURCES

GOAL: TO PROVIDE FOR LONG TERM PROTECTION AND CONSERVATION OF AGRICULTURAL RESOURCES

7.A.1. THE COUNTY SHALL PROTECT AGRICULTURALLY PRODUCTIVE AND ZONED PROPERTY BY ENCOURAGEMENT OF ZONING WHICH WILL PRESERVE AND PROTECT THE CURRENT AGRICULTURAL RESOURCES, WHILE MAINTAINING THE FLEXIBILITY NECESSARY TO PROTECT FUTURE ALTERNATIVE LAND USAGE.

7.A.2 THE COUNTY SHALL ENCOURAGE AG PARCELS ADJACENT TO URBAN/SUBURBAN/RURAL COMMUNITIES TO MAINTAIN AN ECONOMICALLY VIABLE SIZE SUCH THAT AG PROPERTY WILL BE ABLE TO SUPPORT ITSELF. ADDITIONALLY, THE COUNTY SHALL DISCOURAGE SUBDIVISION OF LARGER PARCELS INTO SMALLER UNITS, EXCEPT AS THE RESULT OF THE COMMUNITY PLAN PROCESS, OR MASTER PLANNED COMMUNITIES.

7.A.3 THE COUNTY SHALL ENCOURAGE MULTIPLE AG USES OF AG LANDS IN ORDER TO MAINTAIN ECONOMIC VIABILITY.

G-6-2

7.A.4 THE COUNTY SHALL ENCOURAGE PROTECTION FROM FLOODING OF ALL PUBLIC AND PRIVATE FARMLAND THROUGH PROGRAMS OF LEVY MAINTENANCE AND COOPERATION OF THE COUNTY AG OFFICE,

7.A.5. OK

7.A.6 OK

7.A.7 THE COUNTY SHALL ENCOURAGE THE MAINTENANCE OF AG ZONING WHERE THE PARCELS ARE ECONOMICALLY VIABLE AND ARE LOCATED SUCH THAT MAINTENANCE OF THE PARCELS IN THE AGRICULTURAL ZONE WILL NOT JEOPARDIZE THE LOCAL PLANNING PROCESS.

7.A.8 THE COUNTY SHALL ENCOURAGE FUTURE DEVELOPMENT IN AREAS WHICH ARE INFILL PARCELS AND/OR ADJACENT TO EXISTING URBAN/SUBURBAN/RURAL COMMUNITIES.

7.A.9 THE COUNTY SHALL ENCOURAGE LOT LINE ADJUSTMENTS WITHIN AG ZONING TO PRESERVE ECONOMICALLY VIABLE PARCELS OR TO LOCALIZE PARCELS IN ORDER TO MINIMIZE IMPACT ON AG LANDS.

7.A.10 THE COUNTY SHALL SUPPORT CONCOMITANT USAGE IN AG ZONED PARCELS PROVIDED THE RESULTANT USE WILL NOT MATERIALLY EFFECT THE INTENTION TO MAINTAIN AGRICULTURAL THE NATURE OF THE [illegible]

7.A.11 THE COUNTY SHALL SUPPORT PRIVATE CONSERVATION EASEMENTS. FURTHERMORE, THE COUNTY SHALL ENCOURAGE CONSERVATION EASEMENTS AS MITIGATION OF ADVERSE IMPACTS ON OPEN SPACE, WILDLIFE, AND RECREATION RESULTING FROM REZONING OF AG LAND.

7.A.12 OK

7.A.13 OK

IMPLEMENTATION

7.1 THE COUNTY SHALL NOT ACCEPT APPLICATIONS FOR AMENDMENTS TO THE GENERAL PLAN EXCEPT AS TO THE FORMATION OF COMMUNITY PLANS AND/OR TO ANY SPECIFIC PROPERTY WHICH SHALL ASK TO BE EXEMPTED FROM THIS RESTRICTION WITH 60 DAYS OF RATIFICATION OF THE GENERAL PLAN.

7.2 ADD: THOSE PROPERTIES CURRENTLY UNDER TERMINATION PHASES OF WILLIAMSON AND SIMILAR CONTRACTS SHALL BE EXEMPT FROM THIS PROVISION. G-6-2

7.3 OK

7.4 THE COUNTY SHALL PERMIT TRANSFER OF DEVELOPMENT RIGHTS WITHIN AREAS OF THE SAME COMMUNITY PLAN, SUBJECT TO BOARD APPROVAL, IN ORDER TO PROTECT AG VIABLE UNITS AND TO DISCOURAGE SPOT DEVELOPMENT, WHILE AT THE SAME TIME PROMOTING THE GOALS OF THE COMMUNITY PLAN PROCESS.

LAND USE CONFLICTS

7.B.1 THE COUNTY SHALL GIVE PREFERENCE TO DEVELOPMENT WHEREIN A NATURAL BUFFER EXIST BETWEEN DIFFERENT LAND USAGES. SUCH NATURAL BUFFERS SHALL INCLUDE RIVERS, STREAMS, STEEP SLOPES, OR OTHER UNDEVELOPABLE PROPERTY AND THE PRESENCE OF LANDS HELD IN CONSERVANCY OR BY THE US GOVERNMENT OR ITS AGENCIES.

7.B.2 OK

7.B.3 OK

7.B.4 OK

7.B.5 OK

ECONOMIC VIABILITY OF AGRICULTURE

7.C.1. THRU 7.C.10 ARE ALL OK

AGRICULTURE WATER

GOAL 7.D: TO MAXIMIZE THE USE OF WATER FOR AG USES AND TO ENSURE AN ADEQUATE WATER SUPPLY.

7.D.1 THRU 7.D.5 ARE OK.

7.D.6 THE COUNTY SHALL REQUIRE THAT ALL FUTURE CHANGES IN LAND USAGE FROM AG USAGES SHALL DEMONSTRATE ADEQUATE WATER RESOURCES PRIOR TO APPROVAL OF ANY CHANGE IN ZONING.

7.D.7 OK

G-6-2

FORESTRY RESOURCES

GOAL OK

POLICIES

7.E.1 OK

7.E.2 THE COUNTY SHALL SUPPORT DEVELOPMENT WHICH SHALL CONCENTRATE DENSITIES SO AS TO MINIMIZE ADVERSE EFFECTS ON LARGER SECTIONS OF FORESTLANDS.

7.E.3. OK

7.E.4 OK

7.E.5 OK

7.E.6 OK

IMPLEMENTATION

COUNTY SHALL WORK CLOSELY WITH THE CDF AND FIRE [illegible] INVOLVING TIMBER

7.7 ANY INVENTORIES OF YEW AND OLD GROWTH FOREST SHOULD BE ADDRESS BY THE COUNTY AT THE TIME OF APPLICATION BY A LANDOWNER FOR CONVERSION OF TIMBERLANDS.

7.8 OK

7.9 OK

G-6-2

7.10 THE COUNTY SHALL ENCOURAGE PLANNING WHICH SHALL PROVIDE FOR MOST EFFICIENT USAGE OF LAND WITH RESPECT TO ALL SERVICES INCLUDING FIRE PROTECTION, WATER CONSERVATION, TRAFFIC CONGESTION ETC.

7.11 THE COUNTY SHALL ENCOURAGE THE USE OF EXISTING ROADS TO ACCOMMODATE ANY FUTURE DEVELOPMENT. THOSE PARCELS WHICH ARE ALREADY SERVED BY PUBLIC AND/OR PRIVATE ROADS SHALL BE CONSIDERED MORE ACCEPTABLE FOR CONVERSION FROM AG TO OTHER LAND USES.

H. Community Organizations

H-1 Placer County Coalition of Community Associations (10/28/93)

H-1-1. Given short review period and stepped-up speed of process, *Draft Plan* and *Draft EIR* may not allow informed decision

The 45-day review period for the Draft EIR provided by the County complies with the requirements of State law. The Board of Supervisors and Planning Commission extended by several months the public comment period on the Draft General Plan. The description of the General Plan preparation process in Chapter 1 of the FEIR describes the Board and Commission hearings.

H-1-2. There is sufficient land zoned for development to accommodate growth, so new growth areas are unnecessary

See common response #11.

H-1-3. Because of *Draft Plan* designation of new growth areas, *Draft EIR* fails in several areas.

The Draft EIR addresses these concerns; furthermore the commentor fails to provide any support to back its assertions.

H-1-4. Issues and Options Report did not address concerns related to new growth areas.

The County feels that the Issues and Options Report, and the hearings conducted by the County on the report, provided the general public and representatives of the county's cities sufficient opportunity to express concerns and ask questions. In addition, the Planning Commission and Board of Supervisors hearings on the Draft General Plan provided additional opportunities for such participation.

H-1-5. How would *Draft EIR*'s 8 identified potentially significant or significant impact areas be affected by removal of new growth areas?

Chapter 10 of the Final EIR addresses this question.

PLACER COUNTY COALITION

of Community Associations

P.O. Box 2765
Granite Bay, CA 95746

Placer County Planning Commission
11404 B Avenue
Auburn, Ca. 95603

RE: PLACER COUNTY GENERAL PLAN UPDATE AND DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

Commissioners:

Given the short time to review these documents and the stepped up speed in which this General Plan update has been directed by the Board of Supervisors, we question whether the information is adequate to allow a reasonable person to make an informed decision. The Environmental Impact Report as part of the General Plan should be used to establish the environmental framework for the growth in Placer County for the next twenty or so years. The need for a clear, consistent and thorough guide is essential. This is even more necessary since the direction of the Board of Supervisors to rezone agricultural land into at least four new growth areas. There is currently sufficiant land zoned for continued planned growth within the cities and county to increase the 1993 population of 196,000+ to 600,000+, which is in excess of the State of California's population projections for the year 2040 of 473,200. To include four new growth areas, after the hearings on the Issues and Options Report is such a major change and unsubstantiated. The cities have planned for the growth where it is generally more efficient and cost effective. The county should not adopt and updated plan that would be just, "adequate and legally defensible, and will sacrifice detail and thoroughness", as stated by consultant J.L. Mintier, just to meet a deadline that seems not to be set for reasons other then political. Why are they adding four new growth areas? Who will benefit when the agricultural land is rezoned to residential, will it be a farmer, if not who? Should we forfeit the integrity of our Agricultural Element of 1989 for these new growth areas? H-1-1 H-1-2

The Draft EIR by including the new growth areas fails to meet the general concepts: H-1-3

1. What are the potential, significant environmental effects?
2. How can the environmental damage be avoided or significantly reduced?
3. What are the alternatives or mitigation measures?
4. Why have the new growth areas been included?

During the various hearings of the Issues and Options Report many from the general public and the cities of Roseville, Rocklin and Lincoln had questions and concerns regarding the new towns or growth areas. As an informational document these questions and concerns were not addressed. What are the benefits to Placer County for these new growth areas in place of agricultural lands? H-1-4

The Draft EIR Impact Summary states eight major areas will result in potentially significantly, or significant adverse impacts and that there are no available measures to mitigate these impacts. How would these major areas be affected if the four growth areas were not rezoned or included? What is the reason for converting agricultural lands to rooftops and asphalt? What are the cumulative impacts and cost to the Placer County residents and their existing quality of life? H-1-5

We hereby object to approval of this Draft EIR in its present form. We summit our comments for incorporating into the official record of proceedings. Thank you for the opportunity to provide these comments.

Sincerely,

M. D. STINSON, PRES.

H-2 Rio Linda Elverta Residents for Quality Rural Living (10/29/93)

H-2-1. *Draft Plan* policies are vague and not sufficiently detailed, particularly with respect to new growth areas

The Policy Document strikes an appropriate balance between the specificity necessary to achieve County objectives and protect the residents and property owners of Placer County and the generality necessary to allow County officials to exercise appropriate latitude and flexibility in its ongoing implementation.

H-2-2. *Draft Plan* fails to adequately describe alternative locations for new growth areas

In reviewing the Issues and Options Report, the Board of Supervisors discussed alternative locations for major new development and directed County Staff to include the areas appearing on the Draft Land Use Diagram.

H-2-3. *Draft Plan* fails to adequately address impacts of new growth areas on the Rio Linda/Elverta area of Sacramento County

The commentor provides no specifics in support of this assertion; no response necessary.

H-2-4. *Draft EIR* does not demonstrate that *Draft Plan* has considered efficient use of land or natural resources

Refer to common response #1.

H-2-5. *Draft EIR* is vague and fails to identify specific and irreversible impacts and mitigation measures

The EIR addresses the issues the commentor mentions at a level of detail appropriate for a countywide general plan.

H-2-6. *Draft EIR* does not describe performance standards in enough detail

See response to comment H-2-5.

H-2-7. *Draft Plan* is inconsistent with Draft Sacramento County General Plan

Comment noted; no response necessary.

H-2-8. *Draft EIR* fails to adequately address transportation alternatives

See response to comment H-2-5.

H-2-9 *Draft Plan* policies do not address how Placer County plans to notify communities in adjacent counties of development applications

The Draft Policy Document includes policies promoting cooperation and communication with other public agencies at all levels of government, including adjacent counties.

H-2-10. *Draft EIR* fails to address impacts of new growth areas on adjacent counties

See response to comment H-2-5.

H-2-11. *Draft EIR* fails to address how services will be efficiently provided and how sensitive environmental resources will be avoided

The County feels that the EIR adequately addresses these issues.

H-2-12. *Draft Plan* and *Draft EIR* do not describe how new growth areas will address housing needs of all income groups

The Policy Document and the adopted Housing Element include numerous provisions for affordable housing for all of Placer County.

H-2-13. *Draft Plan* and *Draft EIR* fail to describe or establish performance standards to minimize effects on adjacent land uses

The County feels that the EIR adequately addresses this issue.

H-2-14. *Draft Plan* policies relating to industrial development in new growth areas are vague, so they negate jobs-housing policies

The County feels that the EIR adequately addresses this issue.

H-2-15. *Draft EIR* fails to adequately mitigate conversion of agricultural land

The EIR discloses the potential loss of agricultural land and production, although in most cases the conversion will not be the direct result of development permitted by the Countywide General Plan. Furthermore, as noted above, the Policy Document includes policies promoting cooperation and communication with other public agencies at all levels of government, including adjacent counties, as well as a program calling for the study of transfer of development rights (TDR) techniques.

H-2-16. *Draft EIR* does not describe natural resource impacts in new growth areas in sufficient detail

The County feels that the EIR adequately addresses this issue.

H-2-17. *Draft Plan* does not adequately address visual and scenic resources in new growth areas

The County feels that the Policy Document adequately addresses this issue.

H-2-18. *Draft Plan* does not include specific policies for development in new growth areas

This assertion is incorrect; the Draft Policy Document did include specific policies related to new growth areas, although the final Plan has eliminated the Placer Villages and Stanford Ranch new growth areas.

H-2-19 *Draft Plan* transportation and circulation section does not describe performance standards and other detailed mitigation measures

The Draft Policy Document includes policies and programs addressing the full range of transportation-related concerns, including those the commentor mentions.

H-2-20. *Draft Plan* and *Draft EIR* fail to adequately address the effects of development in new growth areas on groundwater and surface water

Refer to common response #9.

H-2-21. *Draft Plan* and *Draft EIR* fail to adequately address impact of development in new growth areas on downstream water contamination and flooding

The Draft EIR addresses these concerns at a level of specificity appropriate for a countywide general plan.

H-2-22. *Draft Plan* and *Draft EIR* do not adequately address loss of wildlife species and their associated habitat

The EIR addresses these concerns at a level of specificity appropriate for a countywide general plan.

H-2-23. *Draft Plan* does not include policies to compensate existing residents for the loss of quality of life and rural character

While the General Plan and EIR do not address an issue called "quality of life," the aggregation of all the policy and program statements and the EIR's impact analyses provide a comprehensive view of the potential effects of development under the General Plan.

H-2-24. *Draft Plan* and *Draft EIR* fail to adequately address air quality impacts

The EIR addresses air quality impacts at a level appropriate for a countywide general plan EIR, including a discussion of cumulative impacts.

H-2-25. If County chooses to adopt Plan, EIR will have to be expanded

Comments noted; no response necessary.

EIR File

Rio Linda Elverta Residents for Quality Rural Living

a member organization of Sacramento County Alliance of Neighborhoods
QRL, PO Box 334, Elverta Ca. 95626

PLACER COUNTY
DATE
RECEIVED
NOV 01 1993
PLANNING DEPARTMENT

October 29,1993

Placer County Planning Department
Placer County Planning Commission
Placer County Board of Supervisors
11414 B Avenue
Auburn Ca. 95603
Attn.: Mr. . Loren Clark , Senior Planner

Subject : Review and Comment on Placer County General Plan Update

General Comments

The Placer County General Plan Update of 1993 herein called "Plan" is composed of at least two volumes , the draft policy document and the draft environmental impact report(DEIR).The policy document is divided into County Wide Land Use Diagram, Goals Policies, Standards, and Specific Development Standards for new growth areas. The DEIR is divided into 10 chapters which respond to various legal requirements. According to Government Code the plan is required to address seven elements including land use, transportation, housing, conservation, open space noise and safety. The proposed plan will attempt to project the growth of Placer county for at least 10 or 20 years. The update process is designed to provide citizens with information about their community and opportunity to participate in setting goals, and determining policies and standards for the proposed changes in the Plan . In addition the plan is designed to 1) develop and protect the community and 2) be a forum to resolve conflicts among competing interest and values. Such values, environmental , social and economic, set the framework that promotes unique communities within Placer, Sacramento or any County within our state. Due to the adjacent or close proximity to Sacramento County of the proposed new growth elements Placer Villages and the Dry Creek Specific Planning Areas (DVDC)within the Plan and subsequent impacts to our community we have

reviewed the plan, prepared comments and request a response to those comments. We may have additional comments and will submit them as required.

Land Use Policies and DEIR Comments

The Land Use Policies are vague and fail to adequately describe in sufficient detail the specific performance standards required or to be used for specific locations for the massive buildout of Placer County and specifically each of the proposed new growth areas. The DEIR fails to adequately describe in sufficient detail the proposed new growth areas. Because the specific plan concept prevails ,the general plan is insufficient in detail,for example performance standards, to promote the specific plans as required by government code. Such lack of planning will result in disastrous and inconsistent land use planning consequences at the specific plan level and will circumvent the public input process as required. How was the new growth areas population mandates determined$. The plan or the DEIR failed to adequately describe the methods. H-2-1

For Example :
General Land Use
Policy 1.A.1 states that the county will promote the efficient use of land and natural resources.

The plan fails to adequately describe alternatives locations for the proposed massive buildout in the Western Placer New Growth Areas. The proposed new growth areas will create tremendous infrastructure impacts to our adjacent rural community. The plan fails to consider our communities interest in remaining rural when proposing the new growth areas as adjacent land uses. The plan fails to adequately describe the impacts to our community. H-2-2 H-2-3

No alternatives have been described in DEIR to demonstrate that the county has considered efficient use of land or natural resources. Please define "efficient" in relationship to land use. This term as used in the planning document is vague and lacks specificity; consider for example the natural resources, vernal pools, wetlands, migratory waterfowl, or raptors species -how will the animals or plants be told to be efficient? H-2-4

The plan fails to define efficient use relative to public infrastructure or natural resources. This is inconsistent and conflicts with CEQA. Consequently the DEIR is vague and fails H-2-5

to identify specific and irreversible impacts, consequences and proposed methods for mitigation relating to proposed new growth. H-2-5

Policy 1.A.3. Placer County has designated new growth areas , urban, suburban and rural areas to identify where development will be accommodated and where infrastructure and services will be provided. The DEIR is vague and fails to adequately describe in sufficient detail the performance standards relating to infrastructure and services required for the DVDC specific planning areas. Consequently the public has no basis to determine if the planning and mitigation policies and practice, necessary for accommodation of the proposed new growth is adequate. For example Placer County is proposing on page 3.2 table 3-1 to accommodate the addition of 29,800 dwelling units adjacent to the Sacramento County Boundary in the general area west of Walerga Road which are inconsistent land use patterns compared to those land use patterns designated by the Sacramento County General Plan Update directly south of the county line. On one side of the border your have urban high density growth and on the other you have rural zoning (low density) areas. Some planners may call this type of growth leap frog development. H-2-6 H-2-7

Policy 1.B. Residential Land Use and related policies attempt to promote the use of high density residential areas located along major transportation corridors and transit routes. and to accommodate the needs of all income groups expected to reside in placer county. The policies and DEIR are vague and fail to adequately describe the transportation alternatives, in terms of specific performance standards, when compared the use of privately operated vehicles. The DEIR fails to adequately describe, plan, or anticipate the impact of the 60,000 plus new gasoline or diesel powered vehicles that will inundate the West Placer County Area (WPCA) as a result of the DVDC specific plan areas. H-2-8

The policies fail to adequately address how Placer County plans to notify the impacted communities south and west (Sacramento and Sutter County) of the development applications. H-2-9 The DEIR fails to adequately describe the problem nor does it consider performance standards required to mitigate the effects. The plan fails to consider the cost factors associated with DVDC specific plan areas. H-2-10

The DEIR page 3.3 and the land use policies fail to adequately describe how services will be efficiently provided and how sensitive environmental resources will not be adversely H-2-11

affected due to the 28,000 new residences within the WPCA. The policies,DEIR and the impact mitigation measures are incompatible. H-2-11

The policies and the DEIR relating to the DVDC specific plans fail to adequately describe how they will meet the housing needs of all income groups. Consider for example the track record-history of the major developer/speculators who have invested in WPCA and the market projections for new home construction. The planning commission and Planning department will be practicing economic discrimination based on the construction of first time low income homes to satisfy the industry and infrastructure cost and benefits. The plan fails to adequately describe the methods to be used the mix the economic groups and ensure consistent planning. H-2-12

The policies and DEIR are inadequate and vague and fail to describe or establish effective performance standards to demonstrate how Placer County will minimize its effect on adjoining land uses . Consider for example the impact of 28,000 new residences on the Sacramento County rural agricultural communities. Consider the maintenance of surface water quality , down stream flooding, maintenance of vernal pools, or the migratory flight paths within the sphere of WPCA. H-2-13

Industrial Land Use

The policies relating to industrial land use are vague and fail to specify within the proposed DVDC planning areas which sites will be slated for industrial land use. Prior practices relating to this land zoned for industry indicate that this zoning is not as profitable for developer/speculators and therefore not developed as planned. This would negate the policies relating to matching and promoting job and housing demands within specific planning areas. Specific policies relating to this area must be established. H-2-14

Agricultural Land Use

The goals and policies as identified under Agricultural Land Use fail to adequately describe the mitigation efforts required to convert the existing farmland for the DVDC specific plan areas. The DEIR states that over 10,000 acres of prime and unique agricultural land will be converted to residential use. Our experience to date indicates that certain landowners have failed to maintain the agricultural practices and left prime agricultural land fallow. Properties adjacent to the Sacramento County line have been in H-2-15

full agricultural use until two years ago when specific property owners purchased the land and then proceeded to request rezone of the land to domestic use. The Ag land use policies fail to ensure the WPCA's rural-agricultural industry is maintained and also conflict with land use designations in adjacent county areas. The resulting loss of Ag land will result in major economic and environmental impacts to WPAC and our community. The plan **fails** to adequately describe the impacts created by this rezone and the methods required to mitigate this major re-focus of land use within WPAC and specifically DVDC. Our community will be within the sphere of influence of these unwanted **high density urban sprawl areas.** How does the Placer County Government plan to compensate the residence of this area due to the unmitigated impacts created by the DVDC specific planning areas. The policies and Plan **fail** to address what specific performance standards are necessary to mitigate the impact on residence within adjoining communities of Sutter and Sacramento Counties. The DEIR **fails** to propose establish performance standards related to and mandate a **transferable development rights program** to maintain and promote the use of farm/agriculture land.
The plan **fails** to provide alternative locations for the proposed new growth areas in the WPAC DCDV. Such proposed growth which will result in the continued loss of agricultural land due to urban sprawl. H-2-15

Natural Resources Open Space Habitat and Wildlife Resources

As proposed the WPAC/DVDC specific planning areas will result in catastrophic and irreversible damage to the natural resources of WPAC.
The policies fail to adequately describe mitigation efforts and performance standards to ensure that the animal populations are maintained at existing levels. The DEIR is vague and fails to adequately describe performance standards relating to mitigation of the impacts.
For example Policy 1.H.2 requires that the development be planned and designed to avoid areas rich in wildlife or fragile ecological nature the DEIR fails to describe and define in detail the wildlife and ecological impacts within WPAC/ DVDC. H-2-16
The plan and policies must be revised to address in sufficient detail the impacts and mandatory mitigation associated with the DVDC developments.
The plan fails to adequately describe in detail where and how surface water will be supplied to WPAC/DVDC specific planning areas. The plan fails to describe how much surface water will be required for 28,000 homes and the other proposed land uses.

Visual and Scenic Resources

The plan fails to adequately describe the results of an additional 28,000 homes and 60,000 automobiles will have on the surrounding communities and or successful mitigation efforts to eliminate any additional impacts. The plan fails to describe performance standards for DVDC that must be considered to mitigate the effects.

The discussion of scenic routes in the WPAC is inadequate and fails to describe in specific detail the selected areas designated as "Scenic". How were the PAC communities informed of the scenic designations. The policies fail to describe specific performance standards to be adopted for WPAC and the DVDC specific plan areas relating to scenic designations. This will result in poor planning, and undesirable urban sprawl effects. H-2-17

New Growth Areas

The specific policies within this area are vague, inadequate and fail to describe in sufficient detail the expectations required of developers prior to rezone. Performance standards must be developed as part of the General plan, not an after thought. H-2-18

Transportation and Circulation

The transportation plan promotes the use of privately operated vehicles at the expense of the public's desire for maintained or improved air quality. The policies are vague, non effective and lack any specific performance mandates for new growth. There are no performance standards which mandate the use of these criteria for any specific plan in the WPAC DVDC.

The transportation/circulation plan fails to adequately describe performance standards and other detailed mitigation efforts required to reduce the impact of 60,000 additional cars on the WPAC /DVDC and our northern Sacramento County community. The Transit policies are vague and non-mandatory, that is to say there are no specific performance standards which mandate alternative transportation plans. There are no specific light rail systems mandated within the WPAC /DVDC areas. The Transit Oriented Community (TOD) concept is just that a concept because the general plan and policies lack specific performance standards relating to TOD designations with the DVDC growth areas. The result of these vague performance standards will result in urban sprawl and severe impacts on existing road and other supporting infrastructure. The plan fails to establish effective performance standards which mandate east west light rail (within Dry Creek)as well as north south (Placer Villages). This lack of performance standards planning will result in urban sprawl almost identical to the San Fernando H-2-19

Valley of Southern California. Transportation performance standards should be tied into economic growth policies to ensure that rail systems TODS and economic work centers are adjacent or along similar rail corridors.

H-2-19

The non motorized transportation policies are non effective and lack any specific performance mandates for new growth. There are no performance standards which mandate the use of these criteria for any specific plan in the WPAC DVDC.
The policies fail to adequately describe the efforts required to mitigate the effects of the proposed new developments on the surrounding Sacramento and Sutter County communities.

Water Supply and Delivery / Storm water runoff

The policies relating to water supply and delivery are vague and fail to establish effective performance mandates relating to water supplies. This poor policy development will result in the overdraft of ground water supplies, a renewed mandate to build the Auburn Dam, at the cost of billions of dollars, and no assurances that the entitlements are and will be available for future proposed growth. The policies and DEIR fail to accurately describe the availability and quantity of surface water to be used to support the DVDC new growth areas. The polices and DEIR fail to adequately address the consequences or using ground water for the 28,000 new homes and industries for the WPAC /DVDC proposed communities. The DEIR fails to adequately describe the consequences of the proposed DVDC new growth areas relating to water supplies. Our community currently has a serious ground water overdraft situation. Many areas of WPAC are overdrafted due to several conditions. No maps or other information was provided within the DEIR or policy document to describe the current WPAC DVDC community ground water levels. This information should be included in the DEIR as well as performance standards relating to surface water supplies. The plan and or the DEIR fail to describe the amounts of surface water available, entitlements, for the proposed WPAC/DVDC new growth areas. This is a serious oversight and must be quantified. The DEIR and policies fail to describe in sufficient detail the surface water entitlements available for the proposed new growth areas. Failure to provide this information to the public is a serious oversight. The policies and DEIR fail to describe the methods, cost and who will pay for the surface water supplies delivered to the WPAC/DVDC.

H-2-20

The DEIR and Policies fail to establish effective performance standards based on surface water availability for the proposed new growth areas. The DEIR fails to describe mandatory mitigation measures relating to ground water recharge or management.

The use of septic systems is a minor threat to ground water. The DEIR fails to adequately address the potential for ground water contamination from surface water runoff. The overdraft of the ground water is the most serious concern for future growth and development within WPAC. The DEIR and Policies fail to adequately describe the performance standards and mitigation measures required for the sustainable use and mitigation of ground water. Our community will protect its ground water supplies from encroachment. The proposed 28,000 plus homes and industries will result in catastrophic loss of ground water. We estimate at least 15,000 to 30,000 acre feet per year of ground water will be used to satisfy the proposed new growth areas. Our entire community uses less than 3000 acre feet of ground water annually. We have serious concerns about how much additional growth can be sustained without a water crisis. Placer County Planning Department has failed to communicate in good faith with the citizens within our community relating to the use and overdraft of ground water. H-2-20

The DEIR and Policies fail to establish adequate performance standards relating to the study of the ground water and the lack of percolation criteria within the proposed new growth area. No data was provided within the DEIR which supports or refutes the ability to establish ground water recharge areas. There are no policies relating to the study of the soils to percolate and naturally recharge the ground water. For example, there are very few locations within our community which provide for ground water recharge. The majority of the recharge areas are adjacent to the Dry Creek, The WPAC DVDC new growth areas as proposed will pave over the recharge areas. Furthermore the DEIR fails to address the impact of the new growth areas on the storm water runoff contamination of Dry Creek and the contamination of the ground water during the recharge process.

Storm water Drainage/ Flooding and Dam Failure

The DEIR fails to adequate evaluate the impact of the WPAC DVDC new growth areas on the resulting downstream surface water contamination and flooding in our community. Clearly this is a grave oversight and may result in serious liability problems for Placer County's failure to address this issue. Performance standards are inadequate to compensate for the loss of open space in the new growth areas. This open space loss s equates to increased water diverted downstream. Subsequent to this diversion it may H-2-21

preclude the development of our community plan because Placer County has, by the proposed development, increased our flood zoned areas. H-2-21

Wildlife species and Important habitat Open Space

As proposed the WPAC/DVDC will result in the loss of over 15,000 acres of rural farmland converted to residential use. This impact is not adequately quantified in terms of the environmental impact to the target species and other non-endangered species which comprise the native species within this area. The DEIR fails to describe the impact on migratory waterfowl and native predators and raptors in sufficient detail . Such detail is necessary to develop strategies for mitigation and effective performance standards to measure developers and speculators commitment to the planning process. The DEIR and Policies fail to establish adequate performance standards and safeguards for open spaces, or mitigation efforts for habitat conservation in the proposed growth areas. Once this conversion of open rural farmland takes place the impacts on our community will be significant. The DEIR fails to describe and quantify the impact of this growth on our community's wildlife species. H-2-22

The Swainson's hawk uses this WPAC DVDC area for breeding and food gathering. Burrowing owls, a threatened species, are found throughout the WPAC. The plan policies and DEIR fail to address adequate mitigation measures or performance standards to maintain the existing populations at current levels. The plan fails to consider the impacts to the Wildlife species located in adjacent Sacramento and Sutter communities as a result of the WPAC and DVDC new growth areas. The plan fails to describe the vernal pool locations within the WPAC and clearly does not adequately address the mitigation efforts required by the Federal and State Government mandates. The Policies and DEIR fail to establish effective performance standards relating to these areas. We are opposed to habitat conversion without measurable performance, compensation and mitigation standards in place.

Policies 1.A.2. ,1.F.1. 1.F.2., , are inconsistent with the overall land use strategy. This policy, while good in intent ,lacks specific performance criteria to judge the outcome. On one hand the county wants to build 28,000 new homes and on the other hand the existing residence want to maintain the quality of life they have paid for through their property taxes. The speculator who desires to have the agricultural zoning changed to accommodate the huge buildout is truly the only group who will benefit from this manipulation. The policies fail to adequately establish a compensation method for H-2-23

communities who must sustain the burden of this land use speculation and the loss of the rural character. H-2-23

In summary the proposed growth plan for WPAC will result in significant and cumulative impacts on the habitat and species present in this area. The policies and the growth plan fail to establish effective strategies to mitigate the impact. The overall land use changes are do not quantify the impact of the proposed new growth areas on the habitat and the species of concern. This plan requires extensive revision and significant field quantification before adoption.

Air Quality

The DEIR describes significant adverse impact on the air quality resulting from the proposed growth. No other factor or issue discussed in the DEIR will have more significance to the communities quality of life as the impact of the decreased ambient air quality. The polices ,as stated in the transportation/circulation policies, within the planning document promote the further degradation of ambient air quality. The policies fail to adequate establish performance standards based on air quality . The net result will be significant setbacks in the quality of life within our communities air basin. H-2-24
The DEIR failed to describe the number of deaths that will result from the increased air pollution. The DEIR failed to quantify the emission factors related to the 60,000 new vehicles within the air basin. The DEIR failed to quantify and identify all air quality impacts resulting from the proposed new growth. The policies failed to establish performance standards to reduce the illnesses, injuries, and deaths resulting from the air pollution.

If the Board of Supervisors is to approve the General Plan Update, many policies and planning decisions would have to be amended or deleted; critical issues cannot be ignored. If such action could occur, however, it will require the preparation of a much expanded EIR. The most important aspect of the Draft General Plan Update is the assumed degradation of the wildlife habitat values within WPAC, which contains valuable wetlands, riparian vegetation and abundant vernal pool stands. We are requesting that the California Department of Fish and Game as well as the Federal Fish and Wildlife Service seriously consider this area for protection for its resident and migratory population potential. We are requesting a full reconsideration of the DEIR to evaluate the impact on this open space. H-2-25

Conclusions

After reviewing the entire DEIR in relation to the our community, we regretfully believe that the County has abandoned this community to development interests without adequate review of the factors relating to the impact of their decisions. We believe that development can occur with less environmental damage elsewhere.

The DEIR is inadequate. It fails to describe the areas of significant and unavoidable impact in WPCA. It fails to address the specific CEQA requirements for impact assessment. The General Plan Update will have extreme land use conflicts as the proposed urban uses devastate the rural area and riparian/grassland/wetland habitat. We believe the acres of grassland, marshland and riparian and vernal pool areas within WPAC are of special significance and need protection under state and federal regulations as well as Placer county policies It is unclear what public benefits could possibly justify the bad planning decisions and significant and unavoidable impacts to WPAC and our community as described in previous paragraphs. Hopefully these issues can be resolved.

Mark W. Pheatt
PO BOX 334
Elverta, California

Belinda Paine

H-3 Meadow Vista Municipal Advisory Council (11/08/93)

H-3-1. *Draft EIR* Table 4-3 listing of widening of Placer Hills Road from I-80 to Combie Road should not assume funding if relying on Winchester improvements

The table to which this comment refers is derived from the Placer County Transportation Commission's 1993 Regional Transportation Plan. That plan identifies the cited roadway improvement as having "assured funding," but does not identify the precise source of this funding.

H-3-2. *Draft EIR* should address decrease in desirability of housing in Auburn resulting from increased commute times because of congestion in I-80

While such an analysis might be interesting, it would necessarily involve speculation and subjective analysis that would be inappropriate in an EIR; particularly an EIR for a countywide general plan.

H-3-3. *Draft EIR* Table 4-18 has incorrect information for Placer Hills Road; when information is corrected it should be placed in correct table

The traffic forecasts on Placer Hills Road in the Final EIR are based on population forecasts of the Meadow Vista and the Weimar/Applegate/Clipper Gap community plan areas.

H-3-4. *Draft EIR* should address effects of development in Nevada County on Placer County roadways, specifically State Route 49

The traffic forecasts on State Route 49 at the Nevada County line represent the Sacramento Area Council of Government's 2010 traffic forecasts at that location and thus reflect their estimate of the impacts of Nevada County's growth.

H-3-5. *Draft EIR* should discuss use of untreated water and groundwater provided by private wells in Meadow Vista area

The EIR's discussion of water service is sufficient for the Countywide General Plan. A more focused discussion, including use of untreated water and groundwater, should be included in the community plan for the area, if appropriate.

H-3-6. *Draft EIR* should discuss Meadow Vista community interest in evaluating alternatives to septic systems

The specific discussion of alternatives to the existing on-site treatment systems in the area would more appropriately be addressed at the community plan level or through the facilities planning process.

H-3-7. *Draft EIR* should acknowledge localized flooding problems in Meadow Vista Downtown Area

The DEIR included such acknowledgement.

H-3-8. *Draft Plan* should recommend development of a countywide trails plan

The County feels that the approach to assembling a countywide trails plan through the ongoing community and specific planning process is appropriate and practical.

H-3-9 *Draft Plan* should rely on private donations of land and funds for parkland and/or historical properties

The County acknowledges that private donation of land for parks is possible, but does not feel it is appropriate to rely on such donations as a matter of public policy.

H-3-10. *Draft EIR* should refer to ARD Master Plan's assessment of current and future recreation needs

The EIR's parks and recreation analysis is intended to provide broad overview of the potential demand for park and recreation services generated by development under the Land Use Diagram. The more specific planning continues to be the appropriate domain of the service providers, including ARD.

H-3-11. *Draft EIR* should mention Meadow Vista as an area that will experience substantial development (i.e., Winchester)

The development estimates prepared for the EIR recognize the development potential of the Meadow Vista area, including Winchester.

H-3-12. *Draft EIR* should include a table listing or map indicating location of specific seismic and geologic hazards

The suggested map appears in the Background Report. The Background Report is a formal part of the EIR and the EIR text refers to the more detailed discussions of existing conditions in the Background Report. While this may be inconvenient in some cases, it is more efficient and more practical than repeating the background information within the EIR.

H-3-13. *Draft EIR* should include a table listing or map indicating location of high fire hazard areas

Refer to response to comment H-3-12.

G.P. EIR File

PLACER COUNTY
DATE
RECEIVED

NOV 09 1993

PLANNING DEPARTMENT

16103 Aurora Way
Meadow Vista, CA 95722
November 8, 1993

Mr. Fred Yeager, Director
Placer County Planning Department
11414 B Avenue - DeWitt Center
Auburn, CA 95603

RE: Meadow Vista MAC Comments on the Draft Placer County General Plan Update

Dear Fred:

On behalf of the Meadow Vista Municipal Advisory Council (MAC) and the Meadow Vista Community Plan Steering Committee, we appreciate the opportunity to submit our comments to you on the draft Placer County General Plan Update.

In general, we are encouraged by recent newspaper reports that the Board of Supervisors has increased the review time for the Planning Commission and public to consider many of the complex planning issues addressed in the General Plan. Since the Plan will govern the county's growth and development over the next twenty years, we feel the extra review time is warranted and serves the best interests of all county residents.

While the draft document discusses a wide variety of planning issues, we have chosen to limit our comments to those issues applicable to the Meadow Vista-Clipper Gap Community Planning Area. It is our expectation that the Meadow Vista-Clipper Gap Community Plan, now being prepared by the Steering Committee and your department, will present a much more thorough discussion of community land use, transportation, and other planning issues than found in the General Plan.

With this as background, we have prepared the following comments on the Draft Policy Document and Draft Environmental Impact Report (EIR). Page numbers shown in ( ) refer to the policy document while page numbers shown with a hyphen, such as 1-1, refer to the EIR.

Transportation and Circulation

1. Table 4-3 lists widening Placer Hills Road from I-80 to Combie Road as a $4.4 million project. Projects are included in this list based on "funds reasonably assured to come available through stable funding sources currently in place." If this project is based on both Winchester improvements and establishment of a new Transportation Limitation Zone (TLZ), neither should be considered a stable funding source currently in place. See page 4-4. H-3-1

2. Table 4-18 shows a dramatic decline in level of service (LOS) along I-80 between 1992 and 2010 (from B-E/F between Roseville and Auburn). Since many residents each of Auburn commute to jobs in southwest Placer County or Sacramento, the EIR needs to discuss the negative impact a significant worsening of commute conditions would have H-3-2

on the desirability of housing when commutes lengthen to one hour or more. See page 4-22. H-3-2

3. Table 4-18 also shows no increase in traffic on Placer Hills Road between 1992 and 2010 and a LOS of "A". Both the projection and current LOS are incorrect. The growth rate will be significantly higher than zero, and the LOS for 1992 was not A. H-3-3

   Once the traffic and LOS projections have been corrected, Placer Hills Road needs to be added to Table 4-24 showing roads with LOS D or worse in 2010.

   Finally, there is no mention of the impact of projects in western Nevada County on Placer County roads. The EIR should discuss the impacts of Nevada County growth plans and designate State Route 49 as the only corridor for this development. If needed, Combie and Placer Hills Roads should be specifically excluded as a potential access corridor. H-3-4

Public Facilities and Services

1. It would be helpful if the discussion about water service for the Meadow Vista planning area included mention of the use of untreated water and groundwater provided by private wells. See page 5-9. H-3-5

2. The discussion of Meadow Vista wastewater collection and disposal for the downtown area should include the community's interest in evaluating septic system options. These options include a community leach field, a sewer connection to the Winchester development project, and construction of a small wastewater treatment plant. See page 5-32. H-3-6

3. Due to heavy rains, the Meadow Vista downtown area, particularly along Placer Hills Road, will occasionally experience localized flooding and the formation of large pools of stormwater runoff. We would appreciate if the EIR would acknowledge these problems and indicate the County's intent to find a solution. H-3-7

Recreational and Cultural Resources

1. The policy plan indicates that the county should prepare and periodically update a trails plan in conjunction with each community plan and/or specific plan. While we support this policy, we would recommend that a countywide trails plan be prepared to help coordinate hiking, biking, and equestrian trail development in the county. See page (82). Perhaps this should become an element of a County Park and Recreation Master Plan. H-3-8

2. In discussing funding sources for the acquisition and development of parkland and/or historical properties, the county should also rely on the private donation of land and/or funds in addition to traditional public funding mechanisms. See page (79). H-3-9

3. Meadow Vista relies on the Auburn Recreation and Park District (ARD) to provide and maintain public recreation programs and facilities. ARD has recently adopted a park and recreation master plan. The master plan adopts a standard of 5 acres of improved H-3-10

parkland and 5 acres of passive recreation area or open space per 1,000 population. It would be helpful for the draft EIR to refer to the ARD Master Plan and its assessment of current and future recreation needs. See page 7-3. H-3-10

Natural Resources

1. Meadow Vista should be mentioned in the list of areas that will experience substantial development. For example, the recently approved Winchester project will have an impact on area natural resources. See page 8-3. H-3-11

Health and Safety

1. Section 9.1 identifies various seismic and geologic hazards presented by development under the proposed General Plan. Absent information contained in the Draft Background Report, it is difficult to determine whether any of these hazards and their mitigations affect Meadow Vista. It would be helpful if the EIR contained a table listing or a map showing the location of specific hazards. See page 9-1. H-3-12

2. Section 9.2 identifies Meadow Vista as a very high fire hazard area. Development under the General Plan would create substantial need for new or the improvement of existing fire protection services. As with the comment above, it would be helpful if the EIR contained a table listing or map showing the location of high fire hazard areas. See page 9-5. H-3-13

Again thank you for the opportunity to submit comments on the Draft General Plan Update. Should you have any questions or wish additional information, please contact us at (916) 878-7388.

Sincerely,

Tom Denzler/BKP

Tom Denzler, Chairman
Meadow Vista MAC

Bryan K. Porter

Bryan Keith Porter, Chairman
Meadow Vista Community Plan
Steering Committee

H-4 Granite Bay Community Association (11/10/93)

H-4-1. *Draft Plan* stream setback policies appear to conflict with Granite Bay Community Plan policies; what other policies do likewise? Will the Granite Bay Community Plan be modified?

The County does not intend to make any substantial changes to the Granite Bay Community Plan in conjunction with the Countywide General Plan. The County does, however, recognize that some changes may be necessary to bring the Community Plan into line with the General Plan.

H-4-2. Existing zoning will accommodate projected growth so *Draft Plan* new growth areas are unnecessary

Comment noted; no response necessary.

H-4-3. Development called for in *Draft Plan* would not provide primary wage earner jobs needed in Placer County

Comment noted; no response necessary.

H-4-4. Reliance on new development to balance government budgets is fiscally unsound

Comment noted; no response necessary.

H-4-5. *Draft Plan*'s identification of new growth areas is growth-inducing and unjustified

Comment noted; no response necessary.

H-4-6. General Plan should rely on infill development, directing urban growth to cities and rural growth to unincorporated areas

Comment noted; no response necessary.

H-4-7. Summary list of concerns

This list of concerns does not provide enough information to respond to.

H-4-8. General Plan should consider existing residents first; everyone does not have a right to live in Placer County

The General Plan includes policies and programs to protect current residents from the potentially adverse effects of future development. Furthermore, the County is disturbed by the commentor's assertion that not everyone has the "right" to live in Placer County; on the contrary, the United States Constitution provides that very right.

rec'd 11-91-93
JEC

GRANITE BAY COMMUNITY ASSOCIATION

P.O. BOX 2704 * GRANITE BAY, CALIFORNIA 95746 * (916) 791-7427

SANDRA HARRIS
Issues Coordinator

November 10, 1993

Mr. Loren Clark
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

RE: Placer County General Plan

Dear Loren:

Thank you for the opportunity to respond to the Placer County General Plan Update. The Granite Bay Community Association would like the records to show that we believe the documents are confusing and full of conflicting information which makes it difficult to come to the logical conclusion that the plan has addressed the concerns most residents have about the impacts of designating new growth areas in agriculture land.

Public Works has stated that if the new town concept is adopted, existing general plans will have to be revisited to look at road systems. The plan also recommends that all stream setbacks in the county be 50 feet. This would be a change to the Granite Bay Community Plan which was developed and supported by Granite Bay residents. What other goals and policies in existing community plans will be changed? The Placer County General Plan was not to tinker with existing general plans. H-4-1

The designation of new population centers in agriculture land when the current general plan has enough zoning to accommodate growth for 45/60 years is premature and will be a degradation to the environment, create traffic congestion, lower the air quality, and do away with open spaces. Businesses which might have located in Placer County will be driven away and the economic climate of the County will suffer.

The population of Placer County is approximately 172,000 with the projected population to be 312,000 by 2010. The communities of Roseville, Rocklin, Lincoln, and Granite Bay have general plans in place that will accommodate approximately 186,000 additional residents and there is no pressing need to designate new growth areas at this time. Allowing new population centers in the southern portion of Placer County will have severe impacts to the infrastructure, fiscal stability, and general plans of these communities The proposed plan uses an artificial 40 year projection of need to indicate the need for increased residential zoning by 2010. H-4-2

Residential development and low paying retail and service type jobs endangers an area's long term economic health and places an increased demand on all infrastructure. Creating new population centers in the agriculture land is growth inducing and leap frog development. The leading business in the County should not be the construction/housing industry which does not pay its way, but non-development industries which have the ability to provide primary jobs for long term economic survival. H-4-3

The creation of jobs is the first argument development interests use for building homes. Despite its rapid growth this region has not provided enough jobs and in fact may have promoted negative employment. Placer County's growth comes from migration and the jobs situation has deteriorated under the rapid growth scenario. The construction jobs and secondary retail opportunities do not provide the important primary jobs and continued growth in Placer County of the wrong type will create fewer jobs and make it even more difficult for existing residents to find primary employment. H-4-3

Relying on new development to balance government budgets is fiscally unsound and part of a vicious deficit cycle. When the construction industry went into recession, governments depending on construction activities began having deficits because there was no new development to cover the underlying shortfall of prior projects which meant services had to be cut. If new growth pays for itself, then government should not have fiscal reverses when construction goes into a recession. There is a limited amount of land that can be developed and when the population doubles the deficits that roof top development creates will become even more critical. H-4-4

Depending on the housing industry is growth inducing and has many environmental impacts. Resources such as land and water are depleted, traffic becomes impossible, air quality is degraded, more affordable housing is needed, social services are increased, crime increases, schools are impacted, recreation facilities are impacted, existing businesses are affected, agriculture is lost, primary employers shun the area, government budgets operate in the red, government fees are raised, the quality of life decreases and taxpayers are required to subsidize development.

The existing residents have and should expect that their rights be protected and promoted. Designating new population centers is an artificial growth stimulus which allows development to design the general plan rather than the plan designing development. Placer County has attracted many major land developers from other counties due to its rapid population growth and these developers have actively participated in local politics. H-4-5

It appears that three supervisors are directing staff's actions and the EIR has been written to justify a political decision. There is little or no support for the new population centers and the documents are replete with external conflicts. What criteria was used to determine the new population centers? How were they selected? How substantiated?

Most of these concerns were passed on to the Board of Supervisors early in the process by residents and city representatives, but the Board of Supervisors has continued to pursue their initial decision of designating new population centers in agriculture areas and the EIR is being used to justify that direction from the Board of Supervisors.

Infill development is a viable option which would take pressure off agriculture areas. By considering existing residents and their needs, growth would be held to a reasonable pace and Placer County would have a breathing space to catch up on the infrastructure needed to accommodate the rapid growth that has occurred here in the past 10 years. Urban growth should be directed to the cities and rural growth to he unincorporated areas. H-4-6

IN SUMMARY, GBCA'S CONCERNS ARE:

•Leapfrog development H-4-7

•Zoning new areas for development when the general plan already has adequate areas designated for growth to last for 45/60 years

•Impacts to existing communities including roads, schools, sewer, water, electric, air quality, parks, recreation areas, libraries, etc.

•Impacts to Rocklin, Lincoln, Roseville, and Granite Bay which already have general plans allowing for approximately 186,000 new residents

•The growth inducing impacts of adding 35,000 dwelling units to accommodate more than 100,000 residents

• Traffic impacts to Granite Bay on Douglas, Eureka, Auburn/Folsom, Sierra College, and Roseville Parkway

•Impacts to the quality of life of residents living along these roads

•Funding for new roads and other infrastructure

•Changes to the Granite Bay Community Plan triggered by developing new growth areas

•Impacts the new towns would have on existing school districts

H-4-7

•Availability of water in a drought year and whether there is enough to sustain the quality of life of existing residents

•Impacts to existing recreation areas

•The inconsistency of preserving the industrial area of Sunset while at the same time expanding housing in the area

•The inconsistency of preserving agriculture areas while at the same time promoting agriculture land as new growth areas

•Inability to preserve and protect agriculture due to the conflicts in the plan

•Inadequate buffer zones between agriculture and proposed development

•Use of roads as buffer zones

•The inconsistency of building near the landfill

•Not enough information addressing the impacts of all the new towns is provided in the documents

•Lack of public support for designating new growth areas in agriculture land

•Lack of reasonable alternatives which are environmentally superior

The Placer County General Plan should encourage development that doesn't promote unmanaged growth but rather requires quality community development for long term economic survival. Existing residents in Placer County should be considered first and the protection of their quality of life should have primary consideration. Everyone does not have the right to live in Placer County and the County does not have an obligation to provide this opportunity. H-4-8

Thank you for your time.

Very truly yours,

Sandra H. Harris

Sandra H. Harris, Secretary

H-5 North Auburn Municipal Advisory Council (11/10/93)

H-5-1. *Draft EIR* is an incomplete document

Comment noted; no response necessary.

H-5-2. *Draft EIR* lacks adequate no project alternative

Chapter 10 of the Final EIR describes the no project alternative.

H-5-3. *Draft EIR* fails to adequately explain why impacts are unmitigable

Refer to common response #2.

H-5-4. *Draft EIR* is a selling document pushing new urban development in new growth areas

Comment noted; no response necessary.

H-5-5. *Draft EIR* basically ignores part of county outside new growth areas

The Draft EIR addresses the entire county.

H-5-6. *Draft EIR* ignores objectives and plans of cities in county

The Draft General Plan and Draft EIR are Placer County's. They are not intended to address the objectives of the individual and autonomous cities in Placer County. The Draft and Final EIRs do anticipate continued growth in the cities consistent with their respective general plans.

H-5-7. Fast track general plan process weakens public involvement

The 45-day review period for the Draft EIR provided by the County complies with the requirements of State law. The Board of Supervisors and Planning Commission extended by several months the public comment period on the Draft General Plan. The description of the General Plan preparation process in Chapter 1 of the FEIR describes the Board and Commission hearings.

H-5-8. *Draft EIR* shows Route 102 despite County opposition

The referenced figure should not have shown the proposed Route 102 alignment; the Final EIR corrects this problem.

H-5-9 *Draft EIR* triggers cancellation of Williamson Act contracts

The County does not promote the cancellation of Williamson Act contracts.

H-5-10. The *Draft EIR* is a weak, inadequate instrument for decision-making

Comment noted; no response necessary

H-5-11. *Draft Plan* and *Draft EIR* should provide a clear, easily understood guide for development

The County feels that the Policy Document and EIR are easily-understood and will be effective guides.

H-5-12. *Draft Plan* and *Draft EIR* should eliminate preselection of new growth areas

Comment noted; no response necessary.

H-5-13. *Draft Plan* and *Draft EIR* should clearly show criteria for new development
Comment noted; no response necessary.

H-5-14. *Draft Plan* and *Draft EIR* should clearly show planning objectives for the current time period

Comment noted; no response necessary.

H-5-15. General Plan Update process and schedule should invite and promote public input and documents should be made available to taxpayers free of charge

Refer to response to comment H-5-7. The County is not in a financial position to subsidize document reproduction costs, even for taxpayers.

FYI, LC ___

COUNTY OF PLACER
NORTH AUBURN MUNICIPAL ADVISORY COUNCIL
P.O. Box 6983 • Auburn, California 95604

November 10, 1993

PLACER COUNTY
DATE
RECEIVED
NOV 1 8 1993
PLANNING DEPARTMENT

Larry Sevison
Placer County Planning Commission
Post Office 108
Tahoe Vista, CA 96148

RE: Placer County Draft General Plan

Dear Mr. Sevison,

This Council (NAMAC) met on November 1, 1993 to promote a discussion and develop comments on the Placer County Draft General Plan and draft Environmental Report.

Based on comments from the audience and the Council with an unanimous vote, the NAMAC finds:

DRAFT EIR:

- is an incomplete document; H-5-1
- lacks an adequate "no project" alternative; H-5-2
- fails to adequately explain why impacts are "unmitigable"; H-5-3
- is a selling document pushing new urban development in four specific areas; H-5-4
- basically omits that portion of Placer County outside of the four designated areas; H-5-5
- ignores the various objectives and plans of incorporated cities within the County; H-5-6
- the "fast track" process seriously weakens opportunity for, and the effect of, public input; H-5-7

- proposes to "by-pass" present County policies, e.g. 1) shows State Route 102 on the "new urban" areas illustration (County is opposed to State Route 102); and 2) triggers cancellation of Williamson Act lands (an act designed to conserve farmland); and H-5-8 H-5-9

- as a document for decision makers to use, it is a weak, inadequate instrument. H-5-10

And, the NAMAC recommends the draft Placer County Plan and draft EIR be restructured:

- to provide a clear, easily understood guideline for future County development over the next 20 years; H-5-11

- to eliminate pre-selecting new urban areas; H-5-12

- to clearly show criteria for "new" development; (Note: on both of the above, the existing draft "new urban" guidelines could be revised as new development in general guidelines.) Such criteria would include directing new growth to within a city's sphere of influence, using existing infrastructure, all major new development is to pay its associated costs; H-5-13

- to clearly show the planning objectives for the current time period. This would inform Placer County decision makers and the public what is being planned; and H-5-14

- to adopt a schedule and process which invites and promotes public input. Documents are to be made available at no cost to taxpayers. H-5-15

Respectfully submitted,

Elsie Vickery
Chairman

EV:jr

cc: Ron Lichau, Supervisor
Rex Bloomfield, Supervisor
John Marin, Administrative Assistant
✓ Fred Yeager, Planning Department Director
Auburn Journal
Auburn Sentinel

H-6 Pleasant Grove Flood Control Committee (11/15/93)

H-6-1. Development under *Draft Plan* will affect roadways in Sutter County, particularly Riego Road and Highway 99/70

The Draft EIR assumes that the future Placer County road network will connect with roadways described in Sutter County planning documents. While neither the EIR nor the Policy Document suggest the development of a roadway the magnitude of the proposed Route 102, the EIR does indicate the need for some major east-west roadways by the year 2040.

H-6-2. Increases in traffic on I-80 will cause increases in traffic on surface streets in Sutter County and therefore increases in harmful pollution

The EIR recognizes that development in Placer County will contribute to cumulative regional air quality problems.

H-6-3. Commentors suggest recapture of surface water run-off for water supplies and also groundwater recharging systems

The Policy Document includes policies and programs addressing water resources, including water quality and surface runoff.

H-6-4. Commentors have several objections to Roseville Regional Wastewater Treatment Service Area Master Plan EIR

Comments noted; no response necessary.

H-6-5. *Draft EIR* Table 5-6 does not specify if flows cited are dry weather or wet weather

The Final EIR specifies that they are dry weather flows.

H-6-6. Commentors encourage reuse of treated effluent wastewater

The Policy Document includes policies encouraging reuse of treated water.

H-6-7. EIR should cite need for mitigation measures

Refer to common response #2.

H-6-8. SAFCA studies indicate major drainage problems, so commentors object to development in Dry Creek, Natomas Cross Canal, and Cross Creek Canal watersheds

Comment noted; no response necessary.

H-6-9 *Draft Plan* and *Draft EIR* should address drainage at both local and watershed-wide levels

Section 4, Public Facilities and Services, of the Policy Document includes policies addressing both local storage (under Stormwater Drainage) and systemwide storage (under Flooding).

H-6-10. Policy should promote unified design of retention or detention storage systems, rather than allowing a haphazard system to develop

The General Plan Policy Document includes a program (4.11) calling for whatever studies are necessary to implement drainage improvements.

H-6-11. EIR should address cumulative impact of drainage improvements

Comment noted; no response necessary.

H-6-12. General Plan policies should address erosion problems, particularly as they affect downstream properties

Comment noted; no response necessary.

H-6-13. Commentors recommend that Placer County cooperate by providing periodic updates on flows and figures to use as early warning devices

The Policy Document includes policies promoting cooperation and communication with other public agencies at all levels of government, including adjacent counties.

H-6-14. Commentors recommend that Placer County coordinate with its cities in addressing flooding problems, including forming a joint powers agreement

The Policy Document includes policies calling for the County to coordinate its flood control planning efforts with other local, state, and federal agencies.

H-6-15. Commentors encourage joint use of parks as habitat areas and as retention and detention basins

The General Plan Policy Document includes policies calling for the type of joint uses suggested.

H-6-16. Commentors recommend that County join with cities to address improvements required with NPDES permits

The Countywide General Plan is not the appropriate vehicle for addressing the level of information required for the filing of NPDES permits.

H-6-17. Agricultural land is good for taking excess water during winter months, so County should preserve such land

The Draft General Plan includes strong policies supporting the protection of agriculturally-designated land and recognizes the value of open space areas in the development of water resources.

H-6-18. County should enforce strict policies requiring a 1601 permit process

The Policy Document includes policies and programs to protect streams. It is the responsibility of the California Department of Fish and Game (DFG) to enforce the provisions of the California Fish and Game Code, include Sections 1601 and 1603 regarding streambed alteration agreements.

H-6-19. General Plan should include an adequate and realistic transportation system plan to minimize air quality impacts

The Draft General Plan provides opportunities for balanced development that would not require Placer County residents to commute long distances, as many now have to.

H-6-20. General Plan will have growth-inducing impacts that will affect Pleasant Grove and Sutter County

As described in the EIR, the Countywide General Plan is intended to shape the form of future development in Placer County. The Plan is intended to accommodate growth, not to limit it.

H-6-21. General Plan will have serious impacts on creeks and tributaries, riparian wetlands, vernal pools, and plant and aquatic life

The EIR documents the potential environmental effects of development under the plan, including impacts on the areas the commentor mentions.

H-6-22. General Plan will have severe cumulative impacts related to flooding

The EIR does not conclude that Plan will have severe cumulative impacts on flooding.

H-6-23. Commentors recommend that Placer County join them, Sutter County, SAFCA, and Reclamation Districts 1000 and 1001 to find solutions to regional flooding problems

The Policy Document includes policies calling for the County to coordinate its flood control planning efforts with other local, state, and federal agencies. Accordingly, the County is available to participate in such regional flood control planning efforts.

Pleasant Grove Flood Control Committee
P.O. Box 721, Pleasant Grove CA 95668
Phone: (916) 655-3593 Fax: 655-3595

November 15, 1993

Loren Clark, Senior Planner
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

RE: PLACER COUNTY GENERAL PLAN UPDATE

Dear Mr. Clark:

The Pleasant Grove Flood Control Committee wishes to express several concerns regarding the Placer County General Plan Update Draft Environmental Impact Report published October 1, 1993.

The areas we will be addressing are those that are in the watersheds of Coon Creek, Auburn Ravine, Markham Ravine, Pleasant Grove Creek, and Curry Creek, and all other tributaries that enter the East Side Drain, the Pleasant Grove Cross Canal, which thereby enter the Natomas Cross Canal to the Sacramento River. Specific developments mentioned within the Draft EIR are the New Growth Areas of Bickford Ranch, Placer Villages, Stanford Ranch West, and Villages of Dry Creek, as well as the South Placer Cities of Lincoln, Rocklin, and Roseville.

The exception may be the Villages of Dry Creek because the drainage appears to be within the Dry Creek Watershed, which flows into the Natomas East Main Drain. However, for the same reasons, Sacramento County should be concerned as well as residents of Rio Linda that this development will have similar impacts on that region.

Transportation and Circulation

Sutter County transportation records indicate that Baseline Road entering Sutter County is around 10,000 cars today. It appears that the estimates on this major artery have already increased since 1990 by 250% in 3 years. Is it possible that the numbers used are very conservative, and should be re-examined. Consider where Baseline Road enters Sutter County and becomes Riego Road. Riego Road is used as a local thoroughfare for people living in Sutter County including farm equipment. Due to current development the increase in traffic on Riego Road has already caused numerous rearrangements in stop signs for safety. In addition, there are H-6-1

serious safety risks associated with the larger volume of cars trying to enter Highway 99/70 going southbound where traffic must cross over two lanes of 99/70 without benefit of a stop light or overpass. As development has increased in Placer County and the Foothills, more motorists are taking shortcuts on local surface streets. There was no mention of the proposed Interstate Route 102 in the Report. Are your planners are considering routing another 100,000 or more commuters on surface streets? Your report shows that I-80 is already at gridlock, and will likely stay that way. H-6-1

Air Quality - As I-80 traffic increases more, so will traffic on our surface streets causing an increase in harmful pollution in Sutter County and Pleasant Grove. H-6-2

Infrastructure Chapter 5

Water Demand Projection

Table 5-1 shows a tremendous need for future water supplies. We suggest that the recapture of surface water run-off for storage. With new and stricter Water Quality standards, there will be requirements to treat this run-off. There are also options of groundwater recharging systems. H-6-3

Regional Wastewater Treatment

We have responded to Greg Giannonatti, Placer County Environmental Utilities regarding the Roseville Regional Wastewater Treatment Service Area Master Plan EIR. The impacts on Pleasant Grove Creek are tremendous. Our objections include: increased flood risks, pollutants, impacts on vegetation, effects on fisheries, summer flows mixing with irrigation water supplied downstream, use of treated water, monitoring and reporting of water quality testing, destruction of oaks, riparian beauty/habitat, defined data on releases/daily/monthly and more. Table 5-6 does not define if these are wet or dry weather flows. Please clarify. H-6-4 H-6-5

We also encourage the re-use of treated affluent wastewater and recommend your planners require the large industrial users of water find uses for the affluent discharges. There are many cities designing buildings to use this water. Use of wastewater for golf course irrigation would not be a benefit for lower releases into the watersheds during the winter months. H-6-6

The policy must include wording that affluent discharge will not effect flooding downstream during wet days.

There will be a need for mitigation measures. H-6-7

5.3 Drainage

The Sacramento Area Flood Control Agency has hired two engineers to prepare Flood Control studies on our watersheds. Joe Countryman is H-6-8

working on the Dry Creek/Rio Linda/Elverta area, and is working with Jim Schauf on the area of Pleasant Grove and the Cross Creek Canal. These studies are due to be completed in February, 1994 with Alternatives for solutions. Some of your planners may have already received some of the new data. Mr. Schauf has many concerns. The biggest concern is that the Natomas Cross Canal is running at capacity even during the more frequent storms. Because this is the destination point of drainage from Placer County north of Dry Creek, it is a major problem. The increase in any additional velocities as well as volume can cause serious flooding downstream. We must object to any development within these watersheds. H-6-8

We must look at the entire watershed as well as the individual watersheds. As projects are applied for and reviewed there must be two policies, one addressing the local drainage, the other the entire system. These policies must include storage. In any flood control system, storage is the main ingredient. H-6-9

The management of policies will become impossible if policy is to allow each development to design their own retention or detention storage systems. Mitigation measures will surely become more expensive if policies allow a haphazard hazard system to develop. H-6-10

Altering or enlarging bridges and culverts and improving channel capacities may improve some areas, however not without impacting another area. The sizing and shape of culverts can alter run-off velocities. Using a 10'x10' concrete box culvert will not slow flows that would never fill the box. Any and all improvements for drainage will impact those downstream. The cumulative impacts must be addressed with something as simple as a culvert size and shape. H-6-11

Erosion must always be considered when earth is moved. There will continue to be erosion problems further impacting properties downstream. Continual maintenance with district fees should be in place. H-6-12

Cross Canal Watersheds 5-45

As data is compiled in the current Pleasant Grove Flood Control Study, we will have more data, that may further define the figures for storage. It is a very complicated system of creeks and tributaries, some of which spill and spread over several thousand acres almost annually. This General Plan with its growth potential will impact the Cross Canal as well as the Sacramento River and American River. H-6-13

We also would like a plan for early warning devices in the watersheds on creeks that have and could become dangerous. We are installing measuring devices in our creeks now to keep records of flows. We would encourage your Flood Control Agency to do the same. Periodic updates on flows and figures must be considered and the policies to address new findings.

As the impacts on development occur in the incorporated areas, there will also be the incorporated cities contributing to impacts as well. We would encourage your County Flood Control Agency to begin coordinating with your cities a plan of action for this region, including a joint powers agreement similar to SAFCA. The state as left us the job of dealing with our flooding problems regionally. If your county is to continue to grow and prosper, it must be responsible for its impacts. H-6-14

Recreational and Cultural Resources

The General Plan will be defining open space designations. We would encourage the joining of land for parks as areas to preserve and restore habitat as well as acreage used for retention or detention basins. Storm water management is feasible in summer month recreation areas. H-6-15

Natural Resources

Before Placer County is required to file a National Pollutant Discharge Permit with the State Water Resources Control Board it should consider within this General Plan those improvements that will be required by law. There should be additional planning for these systems.

Surface Water Quality will continue to deteriorate in the watersheds as more development occurs. Again, the requirements of a NPDES permit will require improvements. The cumulative effects could be addressed with the cooperation of the cities with the county in a solution together. It may be more efficient for the County to bring the cities into an agreement. H-6-16

Agricultural Resources

Agriculture in the development area is good for taking some excess water during the winter months. We encourage the preservation of land that can hold run-off and recharge aquifers, as well as slowly percolating rain water. H-6-17

Land leveling practices can no longer fill in flood plains, as well as alter stream beds, route water along roads, change channel capacities, and more. Strict policies should be in force requiring a 1601 permit process. The past mistakes of these practices has had an impact in the watersheds, and remedies in some areas may be needed. H-6-18

Air Quality

Air Quality should be another major concern of Placer County officials. The development in the foothills encourages commuters to live farther and farther from their jobs. As more automobiles use the surface streets in Sutter County, our residents will be breathing the Carbon Monoxide. Your county is responsible for a large increase in commuters traveling great distances to reach H-6-19

their homes. An adequate and realistic transportation system must be developed. H-6-19

This General Plan Update has growth inducing impacts that will effect Pleasant Grove as a neighboring community as well as Sutter County. H-6-20

This Plan will also have several serious environmental impacts on creeks and tributaries, as well as riparian wetlands, vernal pools, and plant and aquatic life. H-6-21

This Plan will also have severe cumulative impacts relating to flooding problems. H-6-22

We recommend Placer County as well as its cities join with us, Sutter County, SAFCA and Reclamation Districts 1000 and 1001 to find a regional solution for the flooding problems. Our committee hopes that we can bring all of the agencies together to work on solutions that will work for all of us. H-6-23

We ask the Board of Supervisors to be sure that the policies adopted and the issues that are addressed here are clearly understood by all parties effected. Our committee must be notified of any changes are made in what the policies are or will be in the future.
We are thankful for this opportunity to express our concerns and objections. We encourage further dialog, as well as new ides and solutions to a very serious problem.

Sincerely,

Bobbi Coggins
Chairman

Carleen Sills
Vice Chairman

Lelana Linn
Secretary

cs/pcgpucla

H-7 SORE (Save Our Rocklin Environment) (11/15/93)

H-7-1. *Draft Plan* and *Draft EIR* are inadequate and incomplete and do not provide information necessary to consider alternatives and mitigation measures

Comments noted; no response necessary.

H-7-2. *Draft Plan* and *Draft EIR* do not reference any air quality plans that comply with Federal and State laws

The EIR acknowledges that development under the Draft General Plan will contribute to regional air quality problems.

H-7-3. *Draft EIR* air quality analysis methodology is inadequate

The County disagrees with this comment.

H-7-4. *Draft EIR* does not document local and regional hot spot air quality problems

The EIR addresses air quality impacts at a level of detail appropriate for a countywide general plan.

H-7-5. *Draft EIR* regional air quality analysis is incomplete and inaccurate because its assumptions are inconsistent with other plans

The EIR acknowledges that the growth assumptions associated with the General Plan differ from those prepared for local air quality plans; the Policy Document, however, includes policy and program commitments that address the differences.

H-7-6. *Draft EIR* does not document regional air pollution analysis in the same way Rocklin's General Plan does.

The DEIR's air quality analysis considers this type of information, but the County did not feel it necessary to document it in the level of detail requested.

H-7-7. *Draft EIR* does not list sanctions that will result from not implementing effective implementation measures and analyze their impacts

The Draft General Plan includes several policies and programs that will contribute to lessening of air quality problems.

SORE *Save Our Rocklin Environment*
Craig Wood
6050 Stone Hill Dr.
Rocklin, CA 95677
(916) 624 - 3709

11 / 15 / 93

PLANNING DEPARTMENT
Placer County Supervisors and Planning Commission
Placer County Planning Department
11414 "B" Avenue
Auburn, CA 95603

Subject: Placer County General Plan Update October 1, 1993 Documents -- Air Quality

Placer County Supervisors and Planning Commission:

The Placer County General Plan Update October 1, 1993 Documents including but not limited to the Draft Policy and Draft EIR are inadequate and incomplete. Neither the decision makers nor the public can adequately evaluate the full accumulative harm that this project will produce due to incomplete information and the lack of adequate alternatives for preventing air quality deterioration while providing for the transportation needs of the surrounding area. The EIR does not fully and correctly provide the necessary information base for reasonable alternatives and mitigations to be evaluated. H-7-1

The project site is in an air basin region that has been legally noticed as a non-attainment area for air quality. Both Federal and California State laws and regulations need to be fully addressed in this EIR and complied with. The 1991 Air Quality Plan does not project an attainment date. There is no referenced air quality plan in these Placer County General Plan Documents which complies with Federal and State laws. Without a full impact analysis, a plan and adequate mitigations this general plan and its EIR is not legally adequate. H-7-2

The referenced DKS traffic air quality methodogy is inadequate. Land use, vehicle miles traveled for speed ranges by emission rates have not been proven to project accurate air quality information. Number of trips per housing unit is increasing due to but not limited to elimination of school busing and closer shopping centers which promotes more trips. LOS for traffic flow, number of stop lights also need to be documented as part of projected air quality information. The air quality methodogy has not been fully disclosed so that the decision makers and the public can fully review/audit the calculations. The conclusions are incomplete and not supported by adequate documentation. H-7-3

The recent consultant work for the North Rocklin Traffic Study by DKS in 1993 clearly shows that there is a traffic flow problem in the South East area of Rocklin that will produce an "F" LOS with the fully considered alternatives. Rocklin was advised in an October 16, 1989 Memorandum from Noel A. Sonderson, Air Pollution Control Officer for Placer County, that in Rocklin "The predicted carbon monoxide (CO) levels appear low, especially considering the predicted "Level of Service" at local intersections". The memo noted the NOX and ROG problem being produced by Rocklin when ozone standards are being exceeded and that Rocklin's ride sharing ordinance was not verifiable. Local and regional hot spot air quality problems are not documented. H-7-4

The regional analysis information is incomplete and inaccurate. For example the DKS North Rocklin Traffic Study of 1993 does not include the extension of Rocklin Road, the 1993 DKS Placer County study apparently includes the extension. The 1988 Placer County Regional Transportation Plan, page 36, specifies that Rocklin Road needs to be six lanes within the short term five year planning period. The 1993 Rocklin General Plan has most of Rocklin Road as four lanes with five lanes at the I-80 underpass. This lack of planning consistency and completeness of the regional information is producing an inadequate plan and EIR. A traffic problem in one part of the county can cause traffic to back up into other parts of the county which is not documented. H-7-5

The May 1990 Technical Appendices for the Annotated Draft Environmental Impact Report for North Central Roseville Specific Plan, included Table IV-4 on Intersection Level of Service Definitions. This table included the "Stopped Delay" times for various LOS. The 15 to 25 seconds wait times at LOS "C", is being increased to 25 - 40 seconds at a "D" LOS, a 66% increase. In the September 1990 in Rocklin General Plan on page 73, Policy 13, Rocklin changed its General Plan to allow "D" LOS in parts of the City of Rocklin, which includes Rocklin Road. The 1993 DKS study indicates that upon build out an F "LOS" will be produced without major improvements, the 60 + seconds LOS increase time is a 400% increase in potential pollutants from vehicles in the effected area. Documentation of these types of regional pollutants increases is not included in this EIR. H-7-6

Placer County will not be complying with the Air Quality laws and the health and safety laws including, but not limited to HS 40910, 40911 and 40914. With high growth rates, such as Rocklin's rate in excess of 150% documented in the most recent US census, by increasing traffic congestion and by not implementing effective mitigation measures, violations of law are likely to produce sanctions. This EIR does not provide a list of suggested sanctions and a analyze of their impacts. Placer County is contributing to the harm of timber and forests on public and US lands in the Sierra Nevada Mountains with its air pollutants. Placer County is thus not complying with the Public Trust Doctrine. H-7-7

For Placer County to approve the present General Plan Update's EIR based upon the information provided would jeopardize the health and welfare of the people they represent.

Sincerely,

Craig Wood

Craig Wood,
SORE Litigations Chairperson

H. Oral Comments

I-1 OCTOBER 14, 1993

I-1-1: Jim Bush, Placer County Office of Education: The *EIR* should include a section addressing school impacts.

See common response #7.

I-1-2: Leigh Coop, Center Unified School District: The *EIR* should include a section addressing school impacts.

See common response #7.

I-1-3: Patty Dunn, Planning Director, City of Roseville: The *EIR* does not include adequate mitigation relating to infrastructure and traffic impact in Roseville. Comments also submitted in letter form.

See comment letter A-3.

I-2 OCTOBER 28, 1993

I-2-1: Jim Ricker: Various comments also submitted in letter form.

See comment letter G-2.

I-2-2: Mary Ann O'Keefe Stinson, President, Placer County Coalition of Community Associations: Various comments also submitted in letter form.

See comment letter H-1.

I-2-3: Nick Alexander, Placer Villages: Various comments also submitted in letter form.

See comment letter F-6.

I-3 OCTOBER 29, 1993

No *Draft EIR* comments received.

I-4 NOVEMBER 11, 1993

I-4-1: Sandy Harris, Granite Bay Community Association: Various comments also submitted in letter form.

See comment letter H-4.

I-4-2: Sharon Cavallo, Chair, Rural Auburn Preservation Society: Various comments also submitted in letter form.

See comment letter E-4.

I-4-3: Linda Emerson, Robbins & Livingston (on behalf of Villages of Blue Oaks): Various comments also submitted in letter form.

See comment letter F-3.

I-4-4: Dave Spannagel: The level of service criterion for determining impacts on rural roadways (LOS B) should be reduced.

The impact criterion in the EIR is based on the Policy Document's LOS standards. The standard to which the commentor refers has been changed to LOS C (from LOS B in the Draft Policy Document).

I-5 NOVEMBER 18, 1993

I-5-1: Terry Davis, Sierra Club: Various comments also submitted in letter form.

See comment letter E-2.

I-5-2: Janice Palmer: Various comments also submitted in letter form.

See comment letter G-3.