

APPENDIX C
Land Use Policy Consistency

This Appendix to the Alpine Sierra Subdivision Draft EIR considers whether and how project Alternative A and project Alternative B comply with those policies of the Placer County General Plan and the Alpine Meadows General Plan Note that regulate environmental effects. Only in those instances where there is a difference between Alternative A and Alternative B is it called out in the analysis, otherwise references to the proposed project generically address development of the project site and are applicable to both Alternative A and Alternative B.

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<i>Placer County General Plan</i>			
1.A.2	The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.	Consistent with Mitigation	The proposed project would rezone the project site to allow a greater density of development in portions of the project site and to increase the amount of open space onsite. Under Alternative A the project would include approximately 14 acres in open space, while under Alternative B this would increase to almost 19 acres. The project site is located in a designated fire hazard area. Mitigation Measures 13.2a and 13.2b provide measures to reduce the risk of wildfire in the project area and on the project site. Two natural drainages, including Bear Creek, constitute sensitive environmental resources. The project would preserve riparian habitats onsite. Mitigation Measures 6.2a through 6.2b, 6.4a, 6.4b, and 6.5a prevent and/or provide compensation for impacts to the sensitive environmental resources onsite.
1.B.5	The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.	Consistent with Mitigation	The EIR analysis addresses all of the issues referenced in Policy 1.B.5. Project elements and mitigation measures have been incorporated to minimize and avoid impacts where feasible. The EIR finds that the project would result in significant and unavoidable impacts in the areas of traffic and visual resources. The proposed project would rezone the project site to allow a greater density of development in portions of the project site and to increase the amount of open space onsite.
1.B.8	The County shall require residential subdivisions to be designed to provide well-connected internal and external street and pedestrian systems.	Consistent	A central road that connects to Alpine Meadows Road is included under both alternatives. Access to units and parking would be from looped side-streets. Sidewalks and pedestrian pathways would be provided throughout the project site.

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1.B.10	The County shall require that all residential development provide private and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space.	Consistent	Alternative A would provide 14.21 acres of open space. Alternative B would provide 18.93 acres of open space.
1.1.1	The County shall require that significant natural, open space and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.	Consistent with Mitigation	There are no known archeological/historical resources present onsite. Future site disturbance would avoid to the extent feasible biological resources onsite, including two natural drainages Mitigation measures are identified to identify avoidance measures or to provide compensation for the impacted areas.
1.1.2	The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.	Consistent with Mitigation	The project site could potentially support special-status plants and/or animals. Mitigation measures are identified to ensure surveys are conducted and appropriate avoidance measures are implemented to avoid impacts to special-status species. Road crossings over sensitive riparian areas would be constructed under either alternative. Mitigation is provided to require design of roadways that minimize impacts to riparian areas and to provide compensation by means of off-site mitigation if any areas are filled during construction.
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: <ul style="list-style-type: none"> a. Limit cuts and fills; b. Limit grading to the smallest practical area of land; c. Limit land exposure to the shortest practical amount of time; d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development. 	Consistent with Mitigation	Substantial grading and the use of retaining walls would be necessary onsite. However, cuts and fills across the site are expected to balance. LID systems and BMPs related to grading and site treatment are included as part of the project. Mitigation Measures in the air quality, geology and soils, and hydrology and water quality chapters identify requirements for erosion control and sensitive grading techniques.

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1.K.5	The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.	Consistent	Utilities would be installed underground. The proposed sewer lift station would be screened from existing and proposed residential uses by existing tree cover. Snow storage would be located away from public views and sensitive visual areas.
1.O.1	The County shall require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual.	Consistent	Both Alternative A and Alternative B include an Architecture Handbook Design Guidelines and Improvement Requirements (see Appendix B) to provide guidance for future homeowners and contractors. The Architecture Handbook provides information on all aspects of site design, grading, building design, and construction. Both Alternative A and Alternative B include development standards (see Appendix B). While the proposed Design Guidelines may supersede portions of the Placer County Zoning Code, the compliance with the Design Guidelines does not relieve the designer from obligations to also comply with all other applicable local, county, state, and federal governing codes, regulations, and/or restrictions.
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: <ul style="list-style-type: none"> 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). 	Consistent	Alternative A and Alternative B both include an Architecture Handbook Design Guidelines and Improvement Requirements (see Appendix B) to provide guidance for future homeowners and contractors. The Architecture Handbook provides information on all aspects of site design, grading, building design, and construction and prioritizes compatibility with the natural landscape of the project site. All of the building setbacks would be individually established for each lot based on the topography and resources present.
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.	Consistent	The proposed density under both Alternative A and Alternative B would be similar to that in surrounding subdivisions. Both the proposed project and Alternative B would increase the density over what is designated in the

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			zoning code in portions of the project site, but would designate more open space than is currently designated onsite (Alternative B includes approximately 9 additional acres of open space). The proposed building styles are in keeping with the rural character of the area.
1.O.9	The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.	Consistent	As discussed in the proposed Design Guidelines (see Appendix B), exterior lighting must be Dark Sky compliant. Exterior lighting would be permitted as needed in circulation areas as well as outdoor areas intended for occupation (e.g., porches). Light fixture enclosures must be constructed to conceal or substantially diffuse the light source. As stipulated in the Design Guidelines, the Final Design Submittal must include catalog sheets with photographs for light fixtures, finishes, and lamp sizes must be submitted alongside the landscape plans and elevations.
4.A.2	The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met: <ul style="list-style-type: none"> a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant. 	Consistent	The Initial Study and EIR evaluate provision of public services to serve the project, finding that facilities are adequate to meet the future demands.
4.A.5	The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.	Consistent	It is expected that the project, under either alternative, would have a minimal demand for library services, as the proposed residences are expected to be used primarily as vacation homes rather than permanent residences. Existing library services would adequately serve this demand.
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	Consistent	The project applicant would pay all applicable impact fees required under County and State policies and regulations.

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	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.	Consistent	The project applicant would bear costs for installation and extension of infrastructure to serve the project site and would pay all applicable impact fees required under County and State policies and regulations. Ongoing fees-for-service, such as for water and wastewater, would be paid by residents of the project site.
4.C.1	The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.	Consistent with Mitigation	Under Alternative A and Alternative B there would be an increase in demand for water supply at the project site. There is an existing deficiency in meeting the maximum daily demand within the project vicinity. Mitigation Measure 14.7a is provided to require the project proponent to make water system improvements that would increase maximum daily demand capability and ensure reliable water supply to the proposed project.
4.C.2	The County shall approve new development based on the following guidelines for water supply: <ul style="list-style-type: none"> a. Urban and suburban development should rely on public water systems using surface supply. b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted. c. Agricultural areas should rely on public water 	Consistent	Alpine Springs County Water District will supply treated water to the project site.

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	systems where available, otherwise individual water wells are acceptable.		
4.C.4	The County shall require that water supplies serving new development meet state water quality standards.	Consistent	Alpine Springs County Water District supplies meet state water quality standards.
4.C.6	<p>The County shall promote efficient water use and reduced water demand by:</p> <ul style="list-style-type: none"> a. Requiring water-conserving design and equipment in new construction; b. Encouraging water-conserving landscaping and other conservation measures; c. Encouraging retrofitting existing development with water-conserving devices; and d. Encouraging water-conserving agricultural irrigation practices. 	Consistent	The proposed project will utilize water-conserving techniques as required by Placer County and building code standards.
4.E.1	The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.	Consistent with Mitigation	The Design Guidelines prepared for Alternative A and those prepared for Alternative B discuss LID design features that would limit the amount of impervious surface area and provide onsite filtration for surface drainage (other than for driveways sloping into the street). Mitigation Measures include specifications for stormwater diversion and treatment.
4.E.4	The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual.	Consistent with Mitigation	A final drainage report is required under Mitigation Measure 12.1b. Review and approval of the drainage report and storm drainage system design will include verification of compliance with this policy.
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.	Consistent	The project, under either alternative, would construct a new onsite stormwater drainage system that would either discharge to an existing swale or channel, or to a constructed erosion control device designed to create a sheet flow condition. The project is designed to ensure that the effects of altering the onsite drainage patterns would be less than significant and that the project would not increase the rate or volume of stormwater runoff from the project site.

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4.E.9	The County shall encourage good soil conservation practices in agricultural and urban areas and carefully examine the impact of proposed urban developments with regard to drainage courses.	Consistent with Mitigation	The project site is not located in an urban or agricultural area. Impacts related to soils and drainage are evaluated in the EIR. Mitigation Measures in chapters 11 and 12 identify requirements for grading and improvement plans to minimize impacts to these resources.
4.E.10	The County shall strive to improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs).	Consistent with Mitigation	Mitigation Measures 12.1a through 12.1c and 12.2a through 12.2d require the project to implement BMPs to protect water quality.
4.E.11	The County shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County.	Consistent	Onsite detention is not required. Drainage facilities will be designed and sized to accommodate anticipated flows from a 10-year storm post project winter storm event, which results in the greatest amount of runoff. The project, under either alternative, would not substantially alter drainage patterns, substantially increase the rate or amount of surface runoff, or require expansion of existing facilities.
4.E.12	The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.	Consistent	After construction, impervious surfaces would cover approximately 74 percent of the project site under Alternative A. Alternative B would result in a slightly smaller expanse of impervious area. As discussed with Policy 4.E.11, the project would not substantially alter drainage patterns, substantially increase the rate or amount of surface runoff, or require expansion of existing facilities.
4.E.13	The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.	Consistent with Mitigation	Mitigation Measures 12.1b and 12.2a address the design of stormwater facilities onsite and require that these facilities adhere to all applicable state policies and standards.
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	Consistent with Mitigation	Mitigation measures throughout chapters 11 and 12 identify permits and approvals required from the agencies addressed in this policy.

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	County Department of Public Works, Placer County Flood Control and Water Conservation District).		
4.F.4	The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions.	Consistent	The project site is not within a 100-year floodplain. Houses adjacent to the seasonal stream in the east side of the project site must be constructed with a 50-foot setback from the center line of the channel.
4.F.5	<p>The County shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances:</p> <ul style="list-style-type: none"> a. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or b. When facilities for the treatment of urban runoff can be located in the floodplain, provided that there is no destruction of riparian vegetation. 	Consistent	The project site is not within a 100-year floodplain.
4.F.10	The County shall preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state compatible with flood control requirements and economic, environmental, and ecological factors.	Consistent with Mitigation	The proposed road and utilities would cross the natural drainage courses onsite at several points. Mitigation Measure 6.2a requires that clear span bridges be used at these crossing points to minimize impacts to the drainages. The proposed residences would not interfere with the aesthetic qualities of either onsite drainage.
4.F.12	The County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.	Consistent	Refer to analysis for policies 4.E.7 and 4.E.12.
4.F.14	The County shall ensure that new storm drainage systems	Consistent with	Refer to analysis for policy 4.E.13.

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	are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County's Land Development Manual.	Mitigation	
4.G.1	The County shall require waste collection in all new urban and suburban development.	Consistent	Solid waste collection service is provided to the area by Tahoe Truckee Sierra Disposal (TTSD). Neither Alternative A nor Alternative B would interfere with the continued provision of TTSD's waste collection services.
4.G.7	The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.	Consistent	The proposed project would be required to comply with the provisions of the Placer County Integrated Waste Management Plan.
4.I.3	The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.	Consistent	The project would be required to pay a Benefit Assessment Fee to fund fire protection services at the time building permits are issued.
4.I.9	The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.	Consistent	Compliance with the Uniform Fire Code and other County and local ordinances would be verified prior to approval of Improvement Plans and issuance of building permits.
4.J.5	The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.	Consistent	The majority of the proposed residences would be used as vacation homes and would not likely generate increased demands on local schools to accommodate new students. School impact fees would be paid, as applicable, as part of the development of project.
4.J.11	The County and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner. The County, to the extent possible, shall require that new school facilities are constructed and operating prior to the occupation of the residences which the schools are intended to serve.	Consistent	The proposed project would not result in the need for construction of additional school facilities.
5.A.1	The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.	Consistent	The project, under both alternatives, includes open space and a tot lot, and the project would be required to pay in-lieu fees to fund development and maintenance of offsite parks and open space.
5.A.2	The County shall strive to achieve the following park facility	Consistent	Refer to analysis for policy 5.A.1.

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	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.	Consistent	Refer to analysis for policy 5.A.1.
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	Consistent	Refer to analysis for policy 5.A.1.

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	interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.)		
5.A.5	The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.	Consistent	Refer to analysis for policy 5.A.1.
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.	Consistent	The cultural resources records search and field survey found no known archaeological or historical resources on the project site.
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	Consistent with Mitigation	Alternative A and Alternative B would maintain adequate setbacks from the two onsite drainage courses. However, construction of the road and utilities would require crossing riparian areas in four locations onsite, including one crossing of Bear Creek and three of the seasonal stream in the northeast portion of the site. Mitigation Measure 6.2b is provided to ensure that 50-foot setbacks are maintained around the seasonal stream in the eastern portion of the project site. Mitigation Measures 6.2a through 6.2d would require avoiding or minimizing construction impacts in areas of riparian habitat, and would require restoration or compensatory mitigation where avoidance is infeasible.

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	<p>denied;</p> <p>b. The location is necessary to avoid or mitigate hazards to the public;</p> <p>c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or</p> <p>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.</p>		
6.A.2	The County shall require all development in the 100-year floodplain to comply with the provisions of the Placer County Flood Damage Prevention Ordinance.	Consistent	The project site is not located in a 100-year floodplain.
6.A.3	<p>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:</p> <p>a. Avoid the disturbance of riparian vegetation;</p> <p>b. Replace riparian vegetation (on-site, in-kind);</p> <p>c. Restore another section of creek (in-kind); and/or</p> <p>d. Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).</p>	Consistent with Mitigation	Alternative A and Alternative B would avoid disturbance of onsite riparian areas to the extent feasible. Mitigation is provided to require design of roadways that minimize impacts to riparian areas and to provide compensation by means of off-site mitigation if any areas are filled during construction.
6.A.5	The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities.	Consistent	Mitigation measures 12.1a through 12.1c and 12.2a through 12.2d identify requirements for use of BMPs to protect water quality.
6.A.6	The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element.	Consistent with Mitigation	There are two natural watercourses onsite: a portion of Bear Creek in the western portion of the project site and an unnamed seasonal stream in the northeastern portion of the site. Neither Alternative A nor Alternative B would restrict access to these watercourses. Residences would maintain

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			the required 50-foot buffer from the seasonal stream in order to maintain that watercourse as a visual resource within the project site. Mitigation is provided to reduce the impacts associated with the proposed road construction and utilities installation, which would require crossing the onsite streams.
6.A.12	The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.	Consistent	Refer to analysis for policy 4.F.4.
6.B.1	The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.	Consistent with Mitigation	Mitigation Measures 6.4a and 6.4b require compliance with state and federal agency regulations and offsite mitigation meeting the state and federal agency standards.
6.B.2	The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.	Consistent with Mitigation	Refer to analysis for policy 6.B.1.
6.B.3	The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.	Consistent with Mitigation	Per the Alpine Sierra Design Guidelines, site development will be designed to minimize the impacts upon the existing drainage patterns of the lot. Site drainage shall be directed to the natural, modified, or improved drainage channels, infiltration trenches, or can be dispersed to shallow or sloping vegetated areas. Mitigation Measures 12.1a through 12.1c and 12.2a through 12.2d identify BMPs designed to reduce adverse impacts due to runoff and/or siltation.

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6.B.4	The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.	Consistent with Mitigation	As discussed in chapter 6, the Biological Survey Report prepared for the project identified three primary upland habitat types and two riparian or riverine areas on the 47.2 acre site. The project site also supports a number of wildlife species. Construction of the project would affect riparian and upland habitats and wetlands on the project site. Mitigation Measure 6.1a and 6.1b require pre-construction surveys for sensitive species onsite. Mitigation Measure 6.2a through 6.2d provides for avoidance of riparian habitat onsite and, where avoidance is not feasible, requires compensation for the unavoidable impacts. Mitigation also requires consultation with appropriate resource management agencies, if necessary (i.e., CDFW, USACE).
6.B.5	The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less- than-significant impact under CEQA.	Consistent with Mitigation	Refer to analysis for policy 6.B.4.
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: <ul style="list-style-type: none"> a. Wetland areas including vernal pools. b. Stream environment zones. 	Consistent with Mitigation	Refer to analysis for policy 6.B.4.

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	<ul style="list-style-type: none"> c. Any habitat for rare, threatened or endangered animals or plants. d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat. e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat. f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway. g. Important spawning areas for anadromous fish. 		
6.C.2	The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.	Consistent with Mitigation	Refer to analysis for policy 6.B.4.
6.C.6	The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.	Consistent with Mitigation	Refer to analysis for policy 6.B.4.
6.C.9	The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.	Consistent with Mitigation	Refer to analysis for policy 6.A.3.
6.C.11	Prior to approval of discretionary development permits	Consistent	The Biological Survey Report and Wetland Delineation prepared for the

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	<p>involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any such discretionary development permit, the decision making body shall determine the feasibility of the identified mitigation measures.</p> <p>Significant ecological resource areas shall, at a minimum, include the following:</p> <ul style="list-style-type: none"> a. Wetland areas including vernal pools. b. Stream environment zones. c. Any habitat for rare, threatened or endangered animals or plants. d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat. e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat. f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway. g. Important spawning areas for anadromous fish. 		<p>project site provide the evaluation required under this policy (see Appendix D).</p>
6.D.2	The County shall require developers to use native and compatible non-native species, especially drought-resistant	Consistent	Project landscaping would consist of informal vegetation arrangements of fire-resistant plant materials. There are two specific seed mixes that would

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	species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.		be used in the proposed landscaping, both of which correspond to the two basic landscapes within the project site. These seed mixes are also designed to help prevent erosion and the propagation of non-native species.
6.D.8	The County shall require that new development preserve natural woodlands to the maximum extent possible.	Consistent	The project would minimize tree removal to the extent feasible; however, a substantial number of trees would be removed during construction and fire management activities. As described in chapter 13, hazard trees will be removed as part of the fire hazard reduction measures described in the Forest Health and Fire Assessment prepared for the project. Under Alternative A, 14.21 acres of open space would be preserved, which would maintain the natural vegetation and topography of the site. Alternative B would designate 18.93 acres of open space.
6.D.12	The County shall support the retention of heavily vegetated corridors along circulation corridors to preserve their rural character.	Consistent	Development of the site would require a small amount of vegetation clearing near Alpine Meadows Road to allow for construction of the proposed internal roadway. However, the project would not otherwise alter vegetation along Alpine Meadows Road.
6.D.13	The County shall support the preservation of native trees and the use of native, drought-tolerant plant materials in all revegetation/landscaping projects.	Consistent	Refer to analysis of policy 6.D.2 and 6.D.8.
6.D.14	The County shall require that new development avoid, as much as possible, ecologically-fragile areas (e.g., areas of rare or endangered species of plants, riparian areas). Where feasible, these areas should be protected through public acquisition of fee title or conservation easements to ensure protection.	Consistent with Mitigation	The project site supports ecologically fragile areas (including riparian areas). Impacts to these resources that cannot be avoided will be mitigated for onsite and offsite.
6.E.1	The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect, as open space, areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.	Consistent with Mitigation	Refer to analysis for policy 6.B.4. Alternative A would designate 14.21 acres of the project site as open space, and Alternative B would designate 18.93 acres of open space.
6.E.2	The County shall require that new development be designed	Consistent with	Refer to analysis for policy 6.A.6.

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	and constructed to preserve the following types of areas and features as open space to the maximum extent feasible: <ul style="list-style-type: none"> 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. 	Mitigation	
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.	Consistent with Mitigation	Air quality impacts are evaluated in chapters 9 and 16 of the Draft EIR. As noted in Chapter 9, the project would not violate any air quality standards during project operation. Mitigation Measures 9.1a through 9.1f include measures to reduce air quality emissions during construction.
6.F.7	The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.	Consistent with Mitigation	With implementation of mitigation measures identified throughout chapter 9, the project would have less than significant impacts on air quality.
6.F.9	In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.	Consistent with Mitigation	Refer to analysis of policy 6.F.7.
6.F.10	The County may require new development projects to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's 1991 Air Quality Attainment Plan (or updated edition).	Consistent	The air quality analysis is included in the Draft EIR.
6.G.1	The County shall require new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra- and inter-neighborhood connections where significant reductions in	Consistent with Mitigation	The project's effects on traffic conditions are evaluated in Chapter 7 and in the cumulative impacts analysis. Mitigation measures are identified to ensure that necessary improvements are constructed to maintain acceptable traffic conditions where feasible.

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	overall emissions can be achieved.		Under either alternative The SR-89/Alpine Meadows Road intersection is shown to operate at LOS B during the winter AM peak hour, with or without the proposed project and LOS A during summer PM peak hour, with or without the proposed project.
6.G.3	The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.	Consistent	Due to the rural nature of the project site, the project does not propose to include sidewalks or dedicated bike lanes. However, the project would include a public pedestrian trail on site, connecting with the existing U.S. Forest Service trail that traverses the project site. The proposed project, under either alternative, would not impact existing pedestrian or bike facilities in the project vicinity.
8.B.1	The County shall promote flood control measures that maintain natural conditions within the 100- year floodplain of rivers and streams.	Consistent	The project site is not located within a 100-year floodplain.
8.C.3	The County shall require that new development meets state, County, and local fire district standards for fire protection.	Consistent with Mitigation	The project would be constructed in a high fire hazard area. Both alternatives include vegetation management policies that would be implemented onsite to reduce the amount of fire fuels onsite and create defensible space around the proposed residences. Mitigation Measures 13.2a and 13.2b provide for further measures to ensure that vegetation is controlled in an appropriate manner for the project setting and reduces the threat of wildfire in the Alpine Meadows area.
9.A.1	The County shall not allow development of new noise-sensitive uses where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1.	Consistent	As demonstrated in chapter 8, the non-transportation noise levels at the project site are below the standards identified in Placer County General Plan's 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	Consistent with Mitigation	As demonstrated in chapter 8, the non-transportation noise levels created by future development would remain below the standards identified in Placer County General Plan's Table 9-1 when measured at the nearest adjacent property line. Mitigation Measures 8.4a through 8.4e would require

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	noise-sensitive uses.		noise reduction measures to be implemented to ensure noise generated during construction remained at acceptable levels.
9.A.6	The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure 9-1.	Consistent	The existing and future transportation noise levels at the project site would be below the County’s standards. The project site is not affected by the noise contours shown in Placer County General Plan’s Figure 9-1.
9.A.8	New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources, including airports, which exceed the levels specified in Table 9-3, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 9-3.	Consistent	As demonstrated in chapter 8, the project site is not exposed to existing or projected noise levels that exceed the standards in Placer County General Plan’s Table 9-3.
9.A.10.	<p>Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9-3 or the performance standards of Table 9- 1, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:</p> <ul style="list-style-type: none"> a. The development is for less than five single-family dwellings or less than 10,000 square feet of total gross floor area for office buildings, churches, or meeting halls; b. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple 	Consistent	As demonstrated in chapter 8, the project site is not exposed to existing or projected noise levels that exceed the standards in Placer County General Plan’s Tables 9-1 and 9-3.

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	<p>transportation noise sources;</p> <p>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 Ldn (or CNEL) prior to mitigation. For outdoor sports and recreation areas, the existing or projected future noise exposure may not exceed 75 dB Ldn (or CNEL) prior to mitigation;</p> <p>d. The topography in the project area is essentially flat; that is, noise source and receiving land use are at the same grade; and</p> <p>e. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to the levels specified in Table 9-1 or 9-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.</p>		
<i>Alpine Meadows General Plan</i>			
Residential Goal 1	To protect existing residential development against over development.	Consistent with Mitigation	Alternative A and Alternative B would be consistent with the density of existing residential developments in the Alpine Meadows area. The number of residences under Alternative B is slightly less than under Alternative A (reduction of 9 units).The project would incorporate project design features and mitigation measures that would require preservation of the natural features that define the Alpine Meadows area to the extent feasible.

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Residential Goal 2	To encourage new forms and types of residential housing, including clusters, average densities, and Planned Unit Developments.	Consistent	Alternative A and Alternative B both propose residences in the form of a Planned Unit Development.
Residential Goal 3	To relate residential densities to slope and access criteria.	Consistent	Design of both Alternative A and Alternative B, both as a whole and within individual lots, would be dependent upon the existing topography of the site. The Design Guidelines and the development standards require project construction to address slope and access issues as appropriate for the particular terrain and existing natural features.
Residential Goal 4	To avoid premature subdivision.	Consistent	The project site is located between two existing residential subdivisions. The narrow parcel is designated for residential use and would permit the project to be constructed without disturbing a previously underutilized tract of land.
Residential Goal 5	To encourage individual site utilization as the need result to subdivision – not the creation of just a lot.	Consistent	Refer to analysis of policy Residential Goal 4.
Residential Goal 6	To provide a variety of housing types and facilities.	Consistent	Alternative A would construct 47 residences (33 single family homes and 14 halfplex units) and 5 guest houses. Under Alternative B, 38 single-family homes and 5 guest homes would be constructed. Lot sizes would vary throughout the site as appropriate for the existing terrain. Refer to the project objectives listed in chapter 3 for further discussion of housing type.
5.B.3	To maintain the quality of development with a balanced regard for amenity, character, beauty, and function.	Consistent	As discussed in Chapter 5, Visual Resources, future development would result in new residences and infrastructure on a currently undeveloped site. would result in a change from the existing natural terrain and topography to a primarily rural residential development. The proposed Design Guidelines require the project’s design, including architecture, landscaping, and infrastructure, take into account the existing natural setting and utilize the aesthetic quality of these natural features to the maximum extent feasible while ensuring the safety and utility of the proposed neighborhood.
5.B.5	To incorporate design concepts that preserve the natural amenities and advantages that makes the area desirable. Design should be specifically oriented to the topographical and landscape concerns of the individual situation with an emphasis on “averaging” densities, planned unit	Consistent	Alternative A and Alternative B would both utilize the Planned Unit Development concept. The disruption of site soils and topography is an unavoidable result of development of the site. Grading for roadways and building sites and excavations for drainage features and utility infrastructure would result in significant changes to the site’s current condition. The

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	development, preserving steeper slopes, minimizing cuts and fills, protecting views, and recognizing inherent hazardous areas.		proposed grading plan would minimize changes in site topography and provide transitions between graded areas and adjacent properties. The proposed use of sensitive grading techniques would minimize soil disruptions on site. While future development would alter the character of the site by developing residences and associated infrastructure, the project, under either alternative, would not substantially alter the defining views within the Alpine Meadows area. As discussed in chapter 13, project design features and mitigation measures are included that would reduce the risk from natural hazards, including wildfire and avalanches.
5.B.6	To maintain the quality of the area’s appearance through architectural and design controls.	Consistent	Design Guidelines that designate design and architectural standards for both Alternative A and Alternative B are included. (see Appendix B).
5.B.9	To identify clearly a desired character by establishing a strong system of focal points reflective of the area’s potential. These might be oriented to such aspects as the creek, rocky promontories, the ski lodges, and park areas.	Consistent	Project design is largely constrained by existing topography. To the extent feasible, the project would incorporate natural features, such as the streams onsite, into the neighborhood.
5.B.11	As much land as possible should be preserved in perpetual open areas under the multiple use concept for activities such as timbering, grazing, recreation, watershed protection, etc. by the use of the following devices. Exclusive low density zoning practices. Averaging population densities. Utilizing advanced forms of subdivision techniques (clusters, etc.). Scenic easements and development rights. Assessment practices. Acquisition in title by fee, bequest, dedication.	Consistent	Alternative A and Alternative B would use the Planned Unit Development concept to develop residences in average population density groups. Alternative A would designate 14.21 acres of the project site as open space, and Alternative B would designate 18.93 acres of open space.
5.C.1	Domestic sewer, water and improved access should be provided to all building sites.	Consistent with Mitigation	Wastewater, water, and circulation would be provided to each residential lot within the project site. Mitigation Measure 14.7a would require the project applicant to construct three pump stations, which would ensure that adequate water supplies are available for all pressure zones within the Alpine Springs County Water District.

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5.C.4	Curbs and gutters should not be required, but either drainage “V” channels (rocked) or berms should be provided.	Consistent	Drainage systems proposed include the use of cut-off ditches, cross culverts, and level spreaders to capture and disperse runoff from undeveloped areas. Any new drainage swales would be constructed as natural-grass-lined or rock swales with a minimum 2% gradient.
5.C.7	Areas for snow storage must be considered and built in to the plan.	Consistent	Chapter 3 contains a description of the proposed snow storage system. Snow storage areas would be located away from public views and visually sensitive areas. For individual lots, adequate areas for snow removal and storage would be incorporated into the design. Individual snow storage would not be allowed within the 30-foot snow storage easement along the front of each lot; this area would be reserved for snow removed from the roads and other common areas.
5.D.1	<p>Open Space and the watershed classifications provide the first essential step in preserving the natural resource base and appearance. This requires a “large acreage” minimum lot area such as indicated in the “rural low density” classification. The compelling reason for these large acreage parcels is to protect the watershed form, pollution and siltation, and second, to preserve the character of the wilderness reserves and resource based recreation areas. In preserving the natural resource areas, the following essential functions are served:</p> <ul style="list-style-type: none"> b. The protection of the natural environment as a source of regional values. c. The protection of water supply. e. Providing a predominant characteristic for the land which is compatible with adjacent National Forest Reserves, wilderness areas and sanctuaries. 	Consistent with Mitigation	<p>Alternative A would designate 14.21 acres of the project site as open space, and Alternative B would designate 18.93 acres of open space.</p> <p>Alternative A and Alternative B would maintain adequate setbacks from the two onsite drainage courses. However, construction of the road and utilities would require crossing riparian areas in four locations onsite, including one crossing of Bear Creek and three of the seasonal stream in the northeast portion of the site. Mitigation Measure 6.2b is provided to ensure that 50-foot setbacks are maintained around the seasonal stream in the eastern portion of the project site. Mitigation Measures 6.2a through 6.2d would require avoiding or minimizing construction impacts in areas of riparian habitat, and would require restoration or compensatory mitigation where avoidance is infeasible. Mitigation Measures throughout chapters 11 and 12 require the implementation of BMPs to maintain water quality on- and off-site.</p>
5.D.7	Park and Recreational Uses: The proposed plan calls for a major portion of the valley to remain in open space (or low density) uses on both public and private lands for recreation uses. In addition, scenic easements (or fee lands acquisition) should be established the length of Bear Creek	Consistent with Mitigation	Both alternatives would not interfere with pedestrian access to Bear Creek. Mitigation Measures in chapters 6, 11, and 12 require preservation of the Bear Creek drainage to the extent feasible, including associated riparian vegetation and water quality. Mitigation Measure 6.2a requires the use of clear-span bridges for the proposed road crossing over Bear Creek to

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	to the Truckee River. A distinguishing feature is the intended preservation of Bear Creek in a native and natural state. All new subdivisions bordering the creek should be required to reserve adequate pedestrian accessibility and drainage protection to this end.		minimize impacts to the drainage. Mitigation Measures 6.2c, 6.2d, and 6.4a require confirmation of avoidance to the extent feasible, or, if the project results in the disturbance to Bear Creek, compensation of that fill.
5.E	The purpose of the circulation element of the Alpine Meadows General Plan is to provide: A safe, economic, and convenient movement throughout the area; The least disruption or disturbance to land use; An integrated element of the General Plan serving to unify all aspects of the area by providing access and communication.	Consistent with Mitigation	Both alternatives include one main internal roadway, which would connect to Alpine Meadows Road. Looped roadways would provide access to individual home sites. Refer to the analysis of Placer County General Plan policy 6.G.1 for discussion of transportation related impacts, including impacts to Alpine Meadows Road/SR 89 intersection.