

11

LAND USE AND AGRICULTURAL RESOURCES

11.1 INTRODUCTION

The purpose of the Land Use and Agricultural Resources chapter of the EIR is to examine the proposed project's compatibility with existing and planned land uses in the area and evaluate the project's compatibility with applicable land use plans, policies and regulations adopted by the County for the purpose of avoiding environmental effects, including the Placer County General Plan¹ and the Dry Creek-West Placer Community Plan (DCWPCP).² Land Use policy conflicts do not, in and of themselves, constitute a significant environmental impact. Potential conflicts are considered to be environmental impacts only when such conflicts would result in direct physical impacts. Therefore, land use policies are discussed in this section for informational purposes only.

The Agricultural Resources section of the chapter describes the status of the existing agricultural resources within the boundaries of the proposed project site, including, but not limited to, identification of any Prime/Unique Farmland or Farmland of Statewide Importance. If Prime/Unique Farmland or Farmland of Statewide Importance is determined to be on-site, the analysis will address the conversion of said lands to residential uses. Documents referenced to prepare this chapter include the Placer County General Plan, the Placer County General Plan EIR,³ the DCWPCP, the *Placer Legacy Open Space and Agricultural Conservation Program, Implementation Report*,⁴ the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey,⁵ and the *Placer County Important Farmland Map 2014*.⁶

11.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing land uses on the project site and within the surrounding area at the time the NOP was published on May 18, 2017, as well as the existing plans and policies that guide the development of the project site. In addition, the Existing Environmental Setting section describes current farmland and soil productivity classification systems, as well as the extent and quality of any agricultural and forest resources present on the project site.

The project site is located in the unincorporated DCWPCP area of Placer County, west of the City of Roseville and immediately north of unincorporated Sacramento County. Placer County is

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

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

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

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

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

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

situated in the Sierra Nevada foothills of central California, bordered by the State of Nevada to the east, as well as by the counties of Nevada and Yuba to the north, Sutter to the west, and Sacramento and El Dorado to the south. Figures 3-1 and 3-2 in Chapter 3, Project Description, of this EIR, provide an overview of the project region and the project site vicinity.

In 2015, Placer County's population was 369,454, having grown approximately 46 percent since 2000, the third highest growth rate (2011 to 2012) in the State behind Riverside County. The County is largely rural outside the urbanized population centers of the cities of Auburn, Colfax, Lincoln, Rocklin, and Roseville. The County has a total area of 1,506 square miles (964,140 acres), of which 1,424 square miles are land and 82 square miles are water.⁷

Existing On-Site Land Uses

The 110.1-acre proposed project site is located immediately south of PFE Road and north of the Placer County/Sacramento County line in the southeast portion of the DCWPCP area of Placer County, California. The proposed project site comprises an assemblage of properties owned by four different titleholders: Placer Greens, Ogg, Haight, and Pruett. The existing land uses of each of the four properties are discussed below.

Currently, the Haight property is developed with a commercial nursery and wholesale grower (Haight Nursery). A portion of the Ogg property is developed with a single-family residence and associated outbuildings, while the remainder of the property consists of annual grasslands, scattered trees, and an old almond orchard. The orchard area is regularly disked to reduce fire hazard risks; however, the orchard has not been recently tended to or harvested, and was likely abandoned in the 1980s.⁸

The Pruett property includes two distinct areas: a 25-acre area located to the west of the Haight property, and a smaller six-acre area to the east. Both areas have been heavily disturbed as a result of historical agricultural operations. The 25-acre area consists primarily of fallow fields, now open grassland, with one building situated on the far western edge of the area. In addition, the 25-acre area includes approximately one acre of land in the southwest portion of the area that is associated with the Haight Nursery. The six-acre area consists of open grassland, and was formerly used for agriculture.

The Placer Greens property is dominated by grasslands and oak woodlands, and does not contain any existing structures or other notable development. A riparian corridor lies adjacent to the eastern boundary of the site and parallels two unnamed tributaries to Dry Creek. The grassland area of the Placer Greens property was historically used for agricultural purposes; however, such uses do not currently persist.

⁷ County of Placer Office of Economic Development. *Placer County Economic and Demographic Profile*. 2013.

⁸ Natural Investigations Company. *Cultural Resources Inventory and Effects Assessment for the Meritage Homes Placer Greens Project, Placer County, California*. March 27, 2015.

Existing Adjacent Land Uses

The site is bounded on the west side by Cook Riolo Road, the 10-acre site of the closed Dry Creek Elementary School, which is currently used as the Dry Creek Joint Elementary School District's (DCJESD's) offices and a community service station for the Placer County Sheriff's Office (PCSO), several residences, and the Willow Park subdivision on the west side of Cook Riolo Road. It should be noted that given that the 10-acre school property was recently put up for sale, the future of the site's use as the DCJESD's offices and PCSO community service station is uncertain.

Antelope Road extends north-south to PFE Road through the eastern third of the site. The eastern boundary of the project site includes a tributary to Dry Creek, south and east of which are industrial uses and vacant land. PFE Road forms the majority of the northern boundary of the project site, with the exception of the central portion of the project site, which is bordered to the north by rural residential dwellings and associated structures on parcels ranging in size from 1.1 to 5.0 acres, where some agricultural operations occur. A large, primarily undeveloped, 140-acre parcel is located on the north side of PFE Road at Antelope Road. South of the project site, within Sacramento County, is a low-density single-family residential community (west of Antelope Road), and industrial uses (east of Antelope Road).

Existing PCGP and DCWPCP Land Use Designations

Planning and regulatory documents that guide land use and development on the project site include the Placer County General Plan, DCWPCP, and the Zoning Ordinance. The Placer County General Plan provides broad land use designations for all land uses within the unincorporated County. According to the General Plan, the proposed project is located within the boundaries of the DCWPCP. The DCWPCP currently designates the proposed project site as Low Density Residential (LDR, 48.5 acres), Commercial (C, 16.8 acres), Industrial (I, 34.1 acres), and Greenbelt and Open Space (O, 10.7 acres) (see Figure 11-1). It should be noted that the DCWPCP identifies a proposed fire station at the northeastern corner of the proposed project site within the commercial-designated area. However, the County, in conjunction with its contract fire services provider - California Department of Forestry and Fire Protection (CAL FIRE) - has confirmed that a new station at the project site is not necessary. Further discussion regarding fire protection services is included in Chapter 14, Public Services and Recreation, of this EIR. Each of the above-listed land use designations are defined in the DCWPCP as follows.

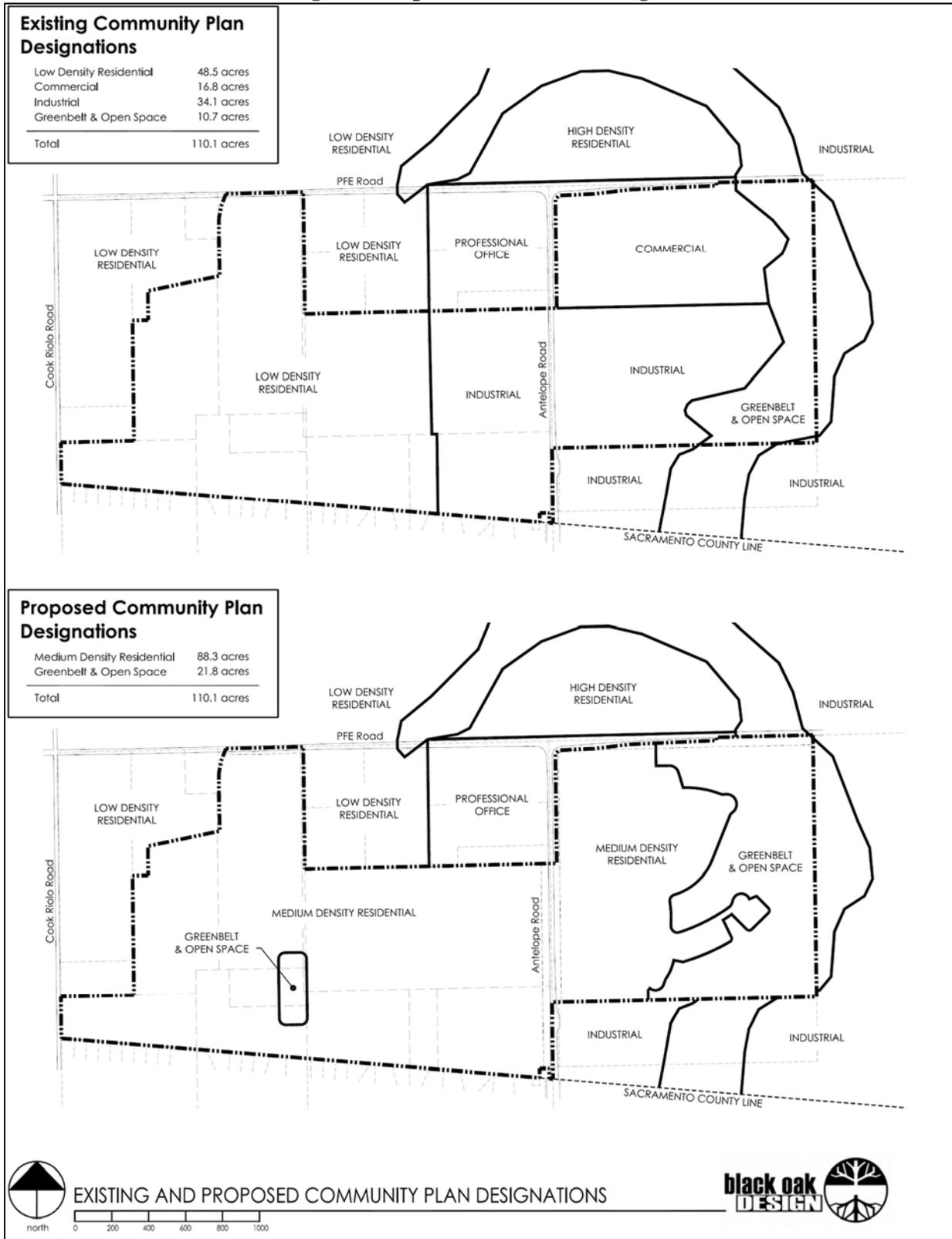
Low Density Residential

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

Commercial

The C land use designation is intended to provide commercial services to the existing and future residents within the DCWPCP area, and, in some cases, to users of major transportation corridors in the region. Commercial centers within the C-designated areas may also help to create local jobs and generate revenue.

Figure 11-1
Existing and Proposed DCWPCP Designations



Industrial

The I land use designation is intended to provide space for auto wrecking operations, contractors, suppliers, and other specialty industries that are not found elsewhere due to the difficulty in finding suitable space without land use conflicts.

Greenbelt and Open Space

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

Existing Zoning

The proposed project site is currently zoned Residential Single-Family, combining Agriculture, minimum Building Site of 20,000 square feet (RS-AG-B-20, 48.5 acres), Office and Professional combining Design Scenic Corridor (OP-Dc, 16.8 acres), Industrial Park combining Design Scenic Corridor (INP-Dc, 34.0 acres), Industrial combining Use Permit and Design Scenic Corridor (IN-UP-Dc, 0.1 acres), and Open Space (O, 10.7 acres) (see Figure 11-2). The Placer County Zoning Code (Title 17) defines the aforementioned zoning designations as follows:

Residential Single-Family

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

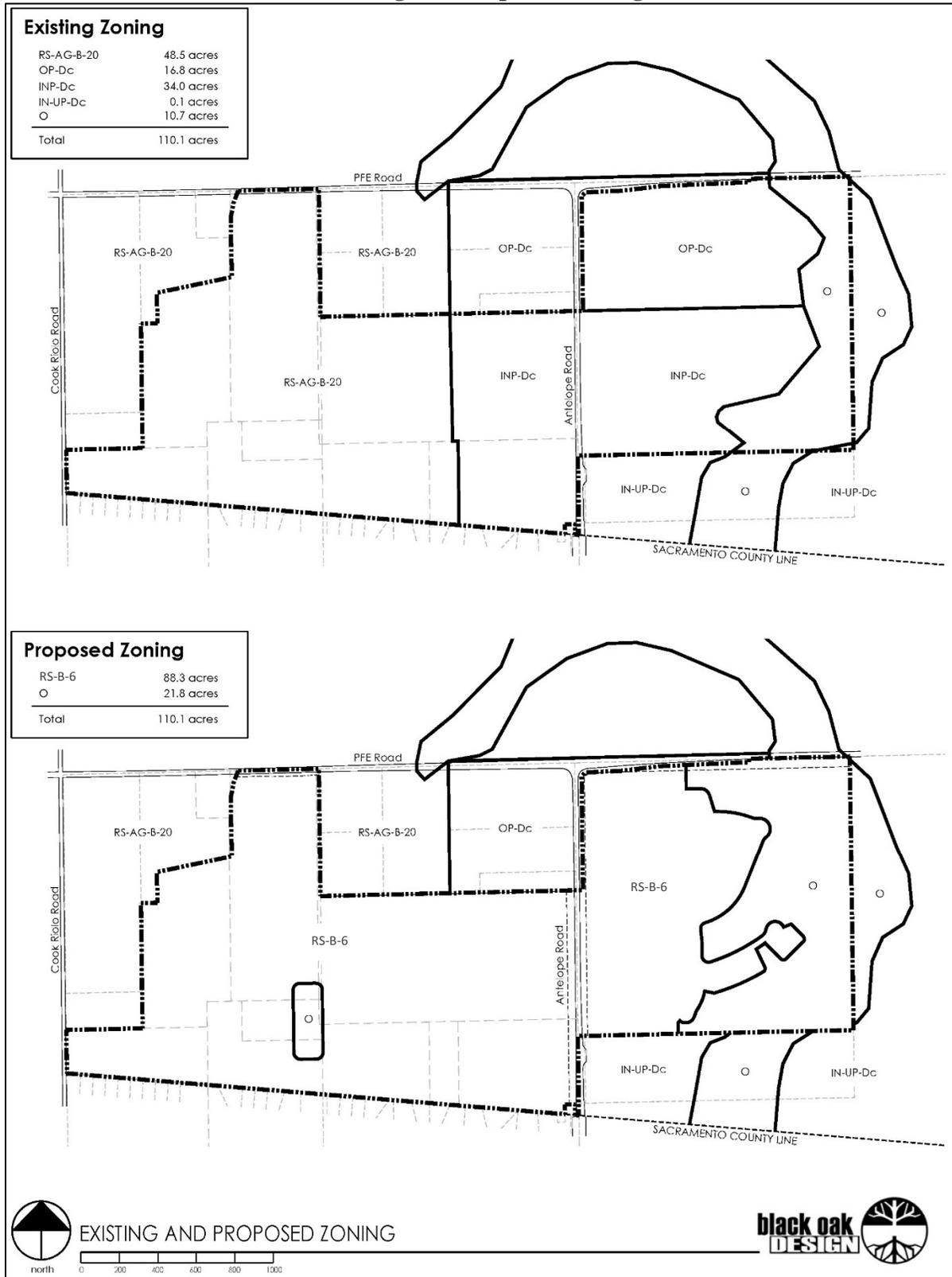
Combining Agriculture (-AG)

The purpose of the -AG combining district is to identify residential areas where parcel sizes and neighborhood conditions are suitable for the raising and keeping of a variety of farm and exotic animals, in addition to household pets, without compatibility problems with surrounding residential uses.

Building Site (-B)

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

**Figure 11-2
 Existing and Proposed Zoning**



The -B combining district is designated on the Placer County zoning maps by the letter “-B” followed by a number, where the number refers to the minimum building site established by subsection (C)(1) of Section 17.52.040 of the County Code for the area to which the combining district is applied. For example, the -B-20 combining district allows for a minimum lot area of 20,000 square feet.

Office and Professional (OP)

The office and professional district is intended primarily for the development and operation of professional and administrative offices and personal services, rather than retail trade. New development in such areas is intended to be planned and designed so as to be relatively compatible with residential uses.

Design Scenic Corridor (-Dc)

The purpose of the -Dc combining district is to provide special regulations to protect and enhance the aesthetic character of lands and buildings within public view; to minimize any adverse impacts of conflicting land uses; and to provide special project review procedure for lands and uses which by their nature require special attention to landscaping, circulation, and/or energy conservation. Per Section 17.52.070 of the Placer County Code, developments within the -Dc combining district are subject to the County’s Design Review process, which includes, but is not limited to, a review of proposed building arrangements, setbacks, walls and fences, building exterior appearance, off-street parking, grading, drainage, circulation (including pedestrian and bicycle circulation), landscaping, lighting, and signs, unless the planning director determines that any such items are unnecessary in any specific case.

Industrial Park (INP)

The INP zone district is intended primarily for light industrial uses such as manufacturing, assembly, research and development and similar industrial uses, as well as limited commercial and office uses that are compatible and appropriate along with industrial uses. Site development in the industrial park district is characterized by careful attention to attractive building design, landscaping, and less site coverage than in other commercial and industrial districts.

Use Permit Required (-UP)

The purpose of the -UP combining district is to identify sensitive areas of Placer County where any proposed use or development would raise significant land use policy issues and/or community concerns, and, therefore, should not be considered for approval or disapproval without the level of public participation and review afforded by the conditional or minor use permit process established by Section 17.58.130 of the Placer County Code.

Industrial (IN)

The IN district is intended for a wide range of industrial activities including manufacturing, assembly, wholesale distribution, and storage.

Open Space (O)

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

Adjacent Land Use Designations

As noted previously, the proposed project site is directly north of the Sacramento County line. As such, a majority of the area to the south of project site is within the jurisdiction of Sacramento County, and is subject to Sacramento County General Plan land use designations. The DCWPCP and the Sacramento County General Plan specify the following land use designations for the areas surrounding the project site:

North	LDR, Office and Professional (OP), High Density Residential (HDR), O (DCWPCP)
South	LDR (Sacramento County), I, O (DCWPCP)
East	I, O (DCWPCP)
West	LDR (DCWPCP)

DCWPCP

The LDR, I, and O land use designations have been described above. The DCWPCP defines the HDR designation as follows:

High Density Residential (HDR)

The HDR land use designation is intended for high density residential uses.

Sacramento County

The Sacramento County General Plan defines the LDR General Plan land use designation as follows:

Low Density Residential (LDR)

According to the Sacramento County General Plan, the LDR land use designation provides for areas of predominantly single-family housing with some attached housing units. The designation allows urban densities between one and twelve dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low density development includes detached single-family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing, and mobile home parks.

Adjacent Zoning

The following describes the existing Placer County and Sacramento County zoning for the areas surrounding the proposed project site:

North	O, RS-AG-B-20, OP-Dc (Placer County)
South	RD-4 (Sacramento County), IN-UP-Dc, O (Placer County)
East	INP-Dc, INP-UP-Dc, O (Placer County)
West	RS-AG-B-20, (Placer County)

Placer County

The O, RS, -AG, -B, OP, Dc, IN, UP, and INP zoning designations have been described above.

Sacramento County

The Sacramento County Zoning Code defines the Residential 4 (RD-4) zone as follows:

The RD-4 zoning district allows for the keeping of animals and raising of crops for educational, recreational, or income purposes. The district permits a minimum lot area of 8,500 square feet if public water and/or a sewage facility are in use.

Existing Agricultural Resources

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

California Department of Conservation Important Farmland Classifications

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

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

Since 1980, the State of California has assisted the USDA with completing the mapping in the State. The FMMP was created within the California DOC to carry on the mapping activity on a continuing basis, and with a greater level of detail. The California DOC applied a greater level of detail by modifying the LIM criteria for use in California. The LIM criteria in California utilize the Land Capability Classification and Storie Index Rating systems, but also consider physical

conditions such as dependable water supply for agricultural production, soil temperature range, depth of the groundwater table, flooding potential, rock fragment content, and rooting depth.

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

Each of the seven farmland types are summarized below, based on California DOC's *A Guide to the Farmland Mapping and Monitoring Program*.⁹

Prime Farmland

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

Farmland of Statewide Importance

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

Unique Farmland

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

Farmland of Local Importance

Farmland of Local Importance is land of importance to the local agricultural economy, as determined by each county's Board of Supervisors and a local advisory committee. Placer County farmland of local importance includes lands which do not qualify as Prime, Statewide, or Unique designation, but are currently irrigated crops or pasture or non-irrigated crops; lands that would

⁹ California Department of Conservation, Division of Land Resource Protection, FMMP: *A Guide to the Farmland Mapping and Monitoring Program*. Available at: http://www.consrv.ca.gov/DLRP/fmmp/pubs/fmmp_guide_2004.pdf. Accessed April 2017.

meet the Prime or Statewide designation and have been improved for irrigation, but are now idle; and lands that currently support confined livestock, poultry operations and aquaculture.

Grazing Land

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

Urban Land

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

Other Land

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

Farmland Classification for the Project Site

According to the FMMP, the proposed project site is mapped as Unique Farmland (16.5 acres), Farmland of Local Importance (13.7 acres), Grazing Land (75.0 acres), and Other Land (4.9 acres) (see Figure 11-3).¹⁰ As shown in Figure 11-3, the portion of the site mapped as Unique Farmland coincides with the Haight Nursery area discussed previously.

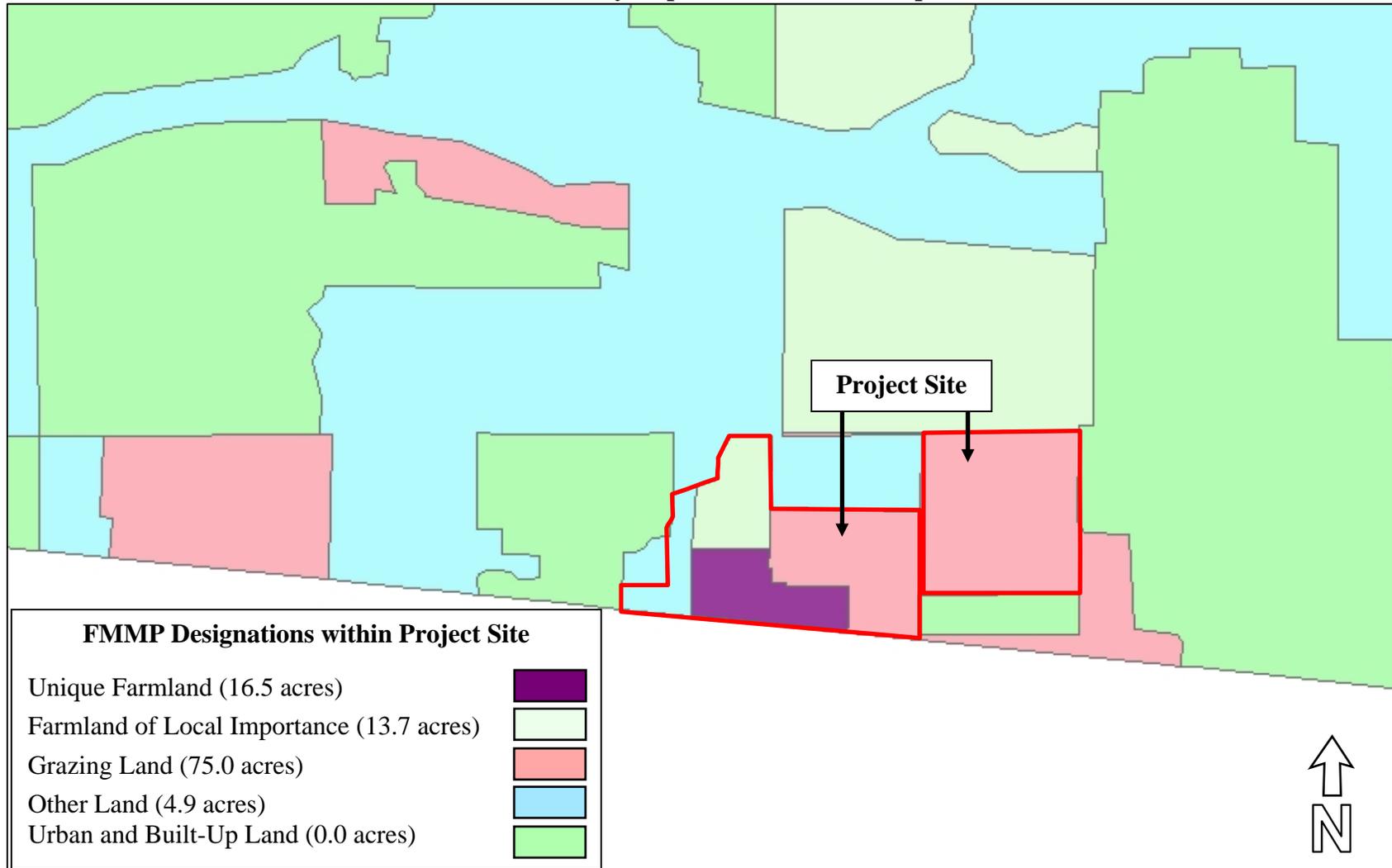
Soils

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

The Land Capability Classification System takes into consideration soil limitations, the risk of damage when soils are used, and the way in which soils respond to treatment. Capability classes range from Class I soils, which have few limitations for agriculture, to Class VIII soils, which are unsuitable for agriculture.

¹⁰ California Department of Conservation. *Farmland Mapping and Monitoring Program, GIS Data Download Site*. Available at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/2016/>. Accessed July 2017.

**Figure 11-3
Placer County Important Farmland Map**



California Department of Conservation. Farmland Mapping and Monitoring Program, GIS Data Download Site, July 2017.

Generally, as the rating of the capability classification system increases, yields and profits are more difficult to obtain. A general description of soil classification, as defined by the NRCS, is provided in Table 11-1.

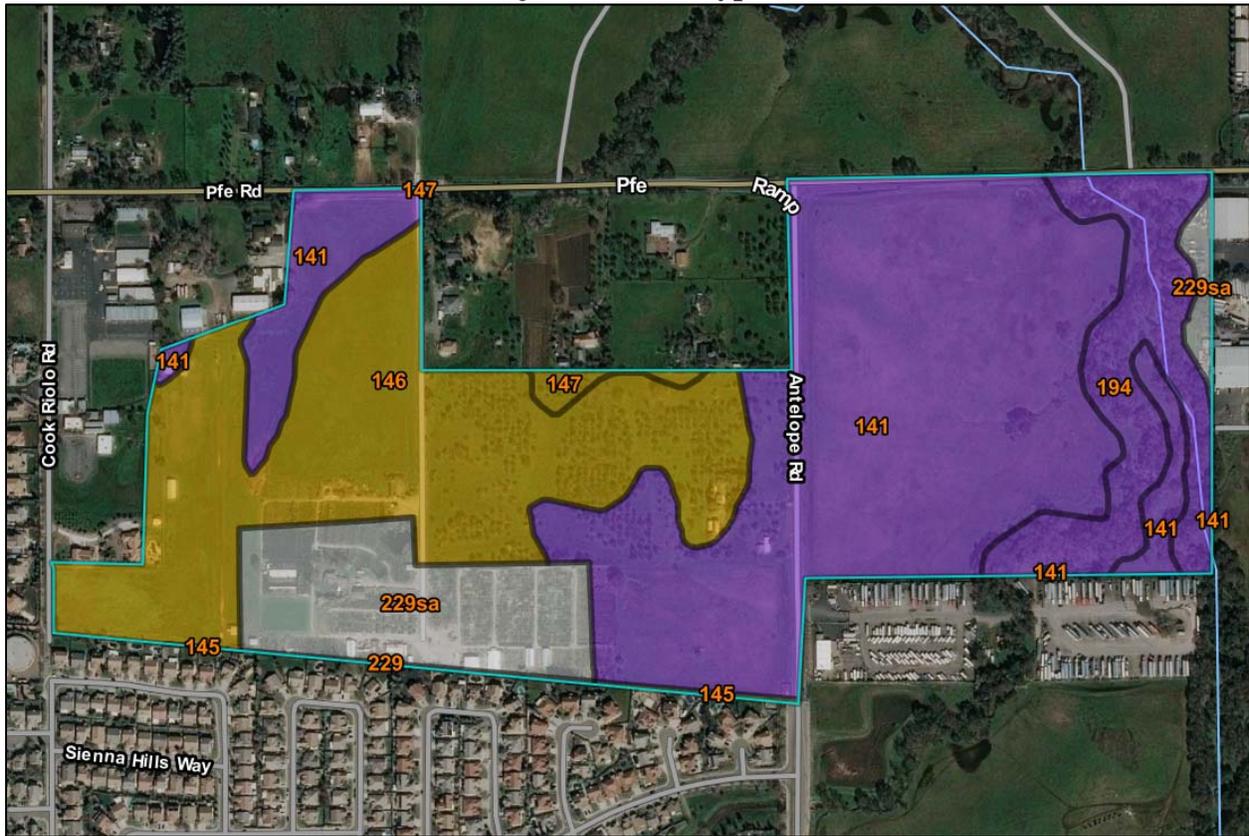
Table 11-1 Land Capability Classification	
Class	Definition
I	Soils have slight limitations that restrict their use.
II	Soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
III	Soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.
IV	Soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.
V	Soils are not likely to erode but have other limitations; impractical to remove that limit their use largely to pasture or range, woodland, or wildlife habitat.
VI	Soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife habitat.
VII	Soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife habitat.
VIII	Soils and landforms have limitations that preclude their use for commercial plants and restrict their use to recreation, wildlife habitat, or water supply or to aesthetic purposes.
<i>Source: United States Department of Agriculture Natural Resources Conservation Service. Available at: http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/survey/tools/?cid=nrcs142p2_054226. Accessed October 7, 2016.</i>	

The Storie Index Rating system ranks soil characteristics according to suitability for agriculture from Grade 1 soils (80 to 100 rating), which have few or no limitations for agricultural production, to Grade 6 soils (less than 10 rating), which are not suitable for agriculture. Under the Storie Index Rating system, soils deemed less than prime can function as prime soils when limitations such as poor drainage, slopes, or soil nutrient deficiencies are partially or entirely removed. Unlike the Land Capability Classification outlined above, the Storie Index Rating System does not distinguish between irrigated and non-irrigated soils. The six grades, ranges in index rating, and definition of the grades, as defined by the NRCS, are provided below in Table 11-2.

Table 11-3 below summarizes the existing on-site soil types along with the Land Capability Classification and Storie Index Rating for each soil type. The locations of the soil types are shown in Figure 11-4. As shown in Table 11-3 according to the USDA NRCS Web Soil Survey conducted for the project site, the entire site is considered to have a Land Capability Classification of Class IV, which classifies the site soils to have very severe limitations that restrict the choice of plants or that require very careful management, or both.¹¹ The Storie Index ratings of the on-site soils range from Grade 3 – Fair to Grade 4 – Poor. Thus, cultivation of crops would be limited and would require special management.

¹¹ United States Department of Agriculture Natural Resources Conservation Service. *Web Soil Survey*. Available at: <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Accessed November 2017.

**Figure 11-4
 Project Site Soil Types**



Map unit symbol	Map unit name
141	Cometa-Fiddymment complex, 1 to 5 percent slopes
146	Fiddymment loam, 1 to 8 percent slopes
147	Fiddymment-Kaseberg loams, 2 to 9 percent slopes
194	Xerofluvents, frequently flooded
229sa	Urban land-Xerarents-Fiddymment complex, 0 to 8 percent slopes

Source: USDA, Web Soil Survey, 2017.

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

Source: USDA, Web Soil Survey, 2017.

Soil Type	Land Capability Classification	Storie Index (percent/grade)
Cometa-Fiddymment complex, one to five percent slopes.	IV	Grade 3: Fair
Fiddymment loam, one to eight percent slopes	IV	Grade 4: Poor
Fiddymment-Kaseberg loams, two to nine percent slopes	IV	Grade 4: Poor
Xerofluvents, frequently flooded	IV	Grade 3: Fair
Urban land-Xerarents-Fiddymment complex, zero to eight percent slopes	IV	Not Applicable for Storie Index

USDA NRCS Web Soil Survey, 2017.

Williamson Act Contracts

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. Approximately 33,621 acres of agricultural land (31,853 acres under contract and 1,768 acres non-renewal), or approximately 3.5 percent of the County’s total 960,788 acres, are currently enrolled under Williamson Act contracts. According to the Placer County Williamson Act map published by the California DOC, the proposed project site is not under a Williamson Act contract.¹²

¹² California Department of Conservation. *Placer County Williamson Act FY 2015/2016, Sheet 1 of 2.* 2015

Forest Resources

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

11.3 REGULATORY CONTEXT

The following is a description of State and local environmental laws and policies that are relevant to the review of land use and agricultural resources under CEQA.

State Regulations

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

Local Regulations

The following are the local government environmental goals and policies relevant to the CEQA review process with respect to land use and agricultural resources. Policies included in the Placer County General Plan and DCWPCP are listed in Table 11-6 at the end of this chapter.

Placer Legacy Open Space and Conservation Program

The Placer Legacy Open Space and Agricultural Conservation Program (Placer Legacy Program) was adopted in June 1998 to protect and conserve open space and agricultural lands in Placer County.¹³ The Placer Legacy Program implements the goals, policies, and programs of the 1994 Placer County General Plan and supplements existing open space and conservation programs. The Placer Legacy Program also provides important resource information to guide and direct decisions on the preparation of environmental documents for compliance with CEQA and for discretionary land use entitlements being examined by County staff. The objectives of the Placer Legacy Program include the following:

¹³ Placer County. *Placer Legacy Open Space and Agricultural Conservation Program, Implementation Report*. June 2000.

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

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

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

Placer County Right-to-Farm Ordinance

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

- A. It is the declared policy of the county of Placer to preserve, protect and encourage the development and improvement of its agricultural land for the production of

food and other agricultural products. When nonagricultural land uses extend into the agricultural areas, agricultural operations often become the subject of nuisance suits. As a result, agricultural operations are sometimes forced to cease or are substantially curtailed. Others may be discouraged from making investments in agricultural improvements. It is the purpose of this section to reduce the loss to the county of its commercial agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

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

11.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology utilized to analyze and determine the proposed project’s potential impacts related to land use and agricultural resources. In addition, a discussion of the project’s impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines and the County’s Initial Study Checklist, the effects of a project are evaluated to determine if they would result in a significant adverse impact on the environment. For the purposes of this EIR, an impact is considered significant if the proposed project would:

- Physically divide an established community;
- Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect;
- Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects;
- Result in the development of incompatible uses and/or the creation of land use conflicts;
- Disrupt or divide the physical arrangement of an established community (including a low-income or minority community);
- Result in a substantial alteration of the present or planned land use of an area;
- Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration;
- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (“Farmland”), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- Conflict with General Plan or other policies regarding land use buffers for agricultural operations;
- Conflict with existing zoning for agricultural use, a Williamson Act contract, or a Right-to-Farm policy;
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g]);
- Affect agricultural and timber resources or operations (i.e., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses); or
- Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use.

Potential conflicts with applicable habitat conservation plans or natural community conservation plans are discussed in Chapter 6, Biological Resources, of this EIR.

Method of Analysis

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

Land Use

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

Compatibility with Existing Uses

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

Consistency with the Applicable Land Use Regulations

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

Agricultural Resources

Evaluation of potential impacts of the proposed project on agricultural resources is based on the following: The *PCGP*, the *PCGP EIR*, the DCWPCP, the *Placer Legacy Open Space and Agricultural Conservation Program, Implementation Report*,¹⁴ the NRCS Web Soil Survey, and the Placer County Important Farmland Map. The standards of significance listed above are used to delineate the significance of any potential impacts.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on implementation of the proposed project in comparison with the standards of significance identified above.

11-1 Physically divide an established community, or disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Based on the analysis below, the impact is *less than significant*.

A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community or isolate an existing land use. The proposed project site currently contains four single-family residences and a mobile home, which would be removed as part of the proposed development. The site is adjacent to existing single-family residential subdivisions to the south and west, scattered single-family residences and undeveloped areas planned for residential development to the north, and the Dry Creek tributaries to the east. The proposed project consists of single-family residential development, including 308 single-family residential units on approximately 110.1 acres, and would expand the existing residential community that predominates the area. Therefore, development of the proposed project would complement the surrounding community and provide single-family housing to serve the housing needs of the surrounding area.

¹⁴ Placer County. *Placer Legacy Open Space and Agricultural Conservation Program, Implementation Report*. June 2000.

The limited existing housing on the proposed project site would not be considered an established community, and the project would be congruous with the existing physical arrangement of surrounding development. Therefore, the proposed project would not physically divide an established community, or disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Thus, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

11-2 Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect. Based on the analysis below, the impact is *less than significant*.

As described above, the 110.1-acre proposed project site is located immediately south of PFE Road and north of the Placer County/Sacramento County line in the southeast portion of the DCWPCP area. The site is currently designated as LDR, C, I, and O. The proposed project includes the development of a 308-unit residential subdivision, as well as 4.2 acres of parks and various other improvements. As a result, the proposed project requires the approval of a DCWPCP amendment to redesignate the project site from LDR, C, I, and O designations to Medium Density Residential (MDR) and O. Existing and proposed DCWPCP designations for the project site are shown in Figure 11-1 and listed in Table 11-4 below. It should be noted that the DCWPCP currently identifies a proposed fire station at the northeastern corner of the proposed project site. The proposed DCWPCP amendment would include removal of the fire station designation. Potential impacts related to such are discussed in Chapter 14, Public Services and Recreation, of this EIR.

Table 11-4			
Existing and Proposed DCWPCP Land Use Designations			
Existing Community Plan Designations		Proposed Community Plan Designations	
LDR	48.5 acres	MDR	88.3 acres
C	16.8 acres		
I	34.1 acres		
O	10.7 acres	O	21.8 acres

In addition, a rezone would be required to change the zoning of the site from RS-AG-B-20, OP-Dc, INP-Dc, IN-UP-Dc, and O to Residential Single Family, Combining Building Site minimum of 6,000 square feet (RS-B-6) and O. Existing and proposed Placer County zoning districts for the project site are shown in Figure 11-2 and listed in Table 11-5. Per Sections 17.50.010 and 17.52.040(C)(3) of the Placer County Code, projects within RS zoning districts are limited to site coverage restrictions of 40 percent maximum for one-story and two-story units. The proposed project would require a variance to increase the allowable building coverage to 50 percent for one-story units, while two-story coverage would remain at the allowable 40 percent maximum. Figure 11-5 below demonstrates the proposed maximum coverage restriction changes.

Figure 11-5
Existing and Proposed Lot Coverage Requirements

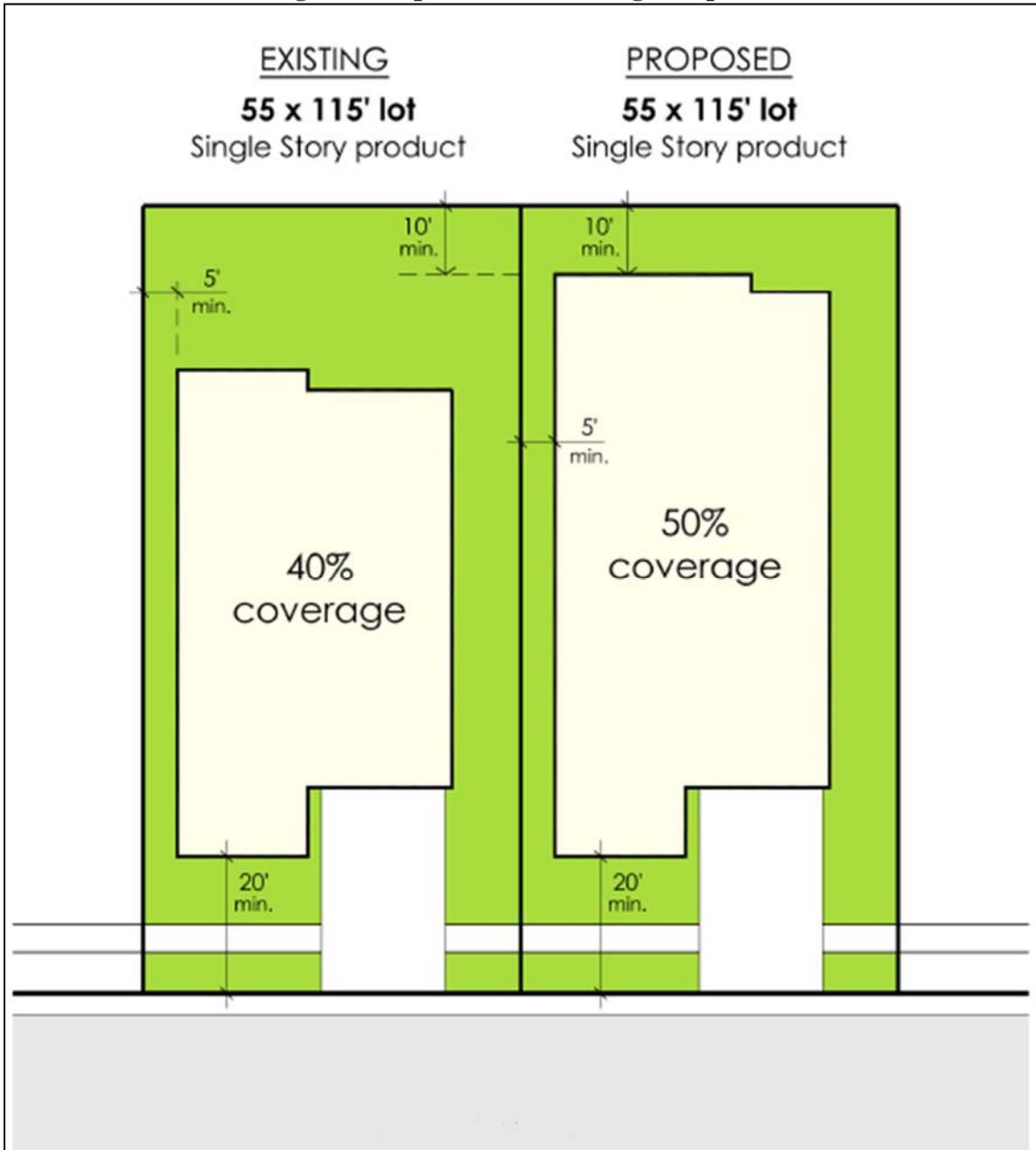


Table 11-5 Existing and Proposed Zoning			
Existing Zoning		Proposed Zoning	
RS-AG-B-20	48.5 acres	RS-B-6	88.3 acres
OP-Dc	16.8 acres		
INP-Dc	34.0 acres		
IN-UP-Dc	0.1 acres		
O	10.7 acres	O	21.8 acres

The proposed increase is expected to result in a higher percentage of single-story homes being sold and built in the proposed project. The resulting lower percentage of two-story homes would lessen the “higher intensity” impression two-story homes make by virtue of their massing, which would be beneficial to both the subdivision’s home buyers and neighbors adjacent to the community. Subdivision streetscapes would improve by having significantly more single-story homes, which break up the less-attractive mass a streetscape dominated by two-story homes creates.

Lot coverage requirements are designed to ensure that lots are not overdeveloped, but have been found by the County to impede single-story home construction on small lots. The following trends in the local and national housing markets also lend support to considering allowing increased lot coverage:

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

Per Section 17.14.010 of the Placer County Code, the project would also require a Conditional Use Permit to construct the proposed on-site park uses within the Open Space (O) zoning district.

Approval of the Placer County General Plan and DCWPCP Amendments, Rezone, Variance, and Conditional Use Permit are discretionary actions subject to approval by the Placer County Board of Supervisors. Should the Placer County Board of Supervisors approve the Placer County General Plan and DCWPCP Amendments, Rezone, Variance, and Conditional Use Permit the project would be rendered consistent with the County’s DCWPCP and Zoning Ordinance. From a policy perspective, Table 11-6 at the end of this chapter demonstrates that the proposed project would be generally consistent with the Placer County General Plan and the DCWPCP.

Therefore, with approval of the GPA, Rezone, Variance, and Conditional Use Permit, the project would not conflict with DCWPCP designations or zoning, or Placer County General Plan/DCWPCP policies adopted for the purpose of avoiding or mitigating an environmental effect. Thus, a *less-than-significant* impact would occur.

Mitigation Measure(s)
None required.

11-3 Result in the development of incompatible uses and/or the creation of land use conflicts, or result in a substantial alteration of the present or planned land use of an area. Based on the analysis below, the impact is *less than significant*.

The determination of compatibility of land uses typically relies on a general discussion of the types of adjacent uses to a proposed project and whether any sensitive receptors are located either on the adjacent properties or associated with the proposed project. Surrounding existing land uses consist of the following:

North: Single-family residential development, limited agricultural operations, and open space
South: Single-family residential subdivision and industrial truck storage (Roseville Storage)
West: Single-family residences and DCJESD offices
East: Open space and industrial (Kenco Engineering, Inc., Roseville Rod and Custom Shop, MCL Giant Tire Services)

It should be noted that per the DCWPCP, the area to the north of the Placer Greens property has a land use designation of High Density Residential (HDR).

The proposed project consists of a residential subdivision, including 308 single-family residences, as well as various other associated improvements. As noted above, areas surrounding the project site consist predominantly of residential development with varying parcel sizes and undeveloped land. The project would be compatible with such uses; thus, the following discussion focuses on the limited areas where the proposed residences would be juxtaposed with non-residential uses, such as the industrial uses to the south and east of the site, as well as the limited agricultural operations to the north.

Various industrial uses are located to the east of the site, opposite the on-site riparian corridor and oak woodlands along the site's eastern boundary. In addition, the eastern portion of the proposed project site is bounded to the south by Roseville Storage, an existing industrial truck storage facility. While industrial uses currently exist to the east of the site, such uses would be separated from the proposed residences by approximately 250 feet or more, being entirely separated from the proposed project site by the riparian corridor along the eastern boundary of the Placer Greens property. As discussed in Chapter 12, Noise, of this EIR, Roseville Storage would be separated from the proposed residences by a 0.81-acre on-site common area and a 10-foot sound wall.

The Placer County General Plan establishes buffer zone requirements for residential development located adjacent to industrial land uses.¹⁵ The buffers are intended to separate

¹⁵ Placer County. *Countywide General Plan Policy Document, Part 1, Land Use/Circulation Diagrams and Standards* [pg. 19]. August 1994 (updated May 2013).

residential land uses from areas that would be incompatible, such as where noise associated with vehicles and equipment could be substantial, the use of hazardous materials such as in manufacturing processes occurs, or where truck traffic and otherwise heavy traffic volumes occur. Currently, the minimum buffer width requirement is 100 feet where the buffer includes features such as screening walls. As discussed in Chapter 3, Project Description, of this EIR, the proposed project includes a General Plan Amendment (GPA) request to modify the County's industrial/residential buffer requirements in order to provide more flexibility in the application of the County's standard industrial/residential buffer dimensions, particularly where a proposed visual and noise mitigation buffer includes such features as screening walls, landscaped berms, and/or dense landscaping, with guarantees of proper, ongoing landscaping maintenance. The proposed text changes to the General Plan Land Use Buffer Zone Standards, with new text double underlined and deleted text ~~struck through~~, are as follows:

2. **Industrial/Residential Buffers.** These buffer zones are required to separate residential land uses from areas designated Business Park/Industrial where noise from vehicles and equipment, the use of hazardous materials in manufacturing processes, truck traffic, and otherwise heavy traffic volumes would be incompatible with nearby residential uses. Figure 1-5 (of the General Plan) shows how a buffer might be used to separate a residential area from an industrial area.
 - a. **Buffer Dimensions:** Generally, industrial/residential buffers shall be a minimum width of 300 feet, but may be reduced on a per project basis to not less than ~~100~~ 50 feet, ~~where the buffer includes such features as screening walls, landscaped berms, and/or dense landscaping, with guarantees of proper, ongoing landscaping maintenance. A request to reduce the buffer requirement shall require submittal of a buffer plan with the initial land development/site plan approval application. The buffer plan must establish, to the satisfaction of the County, that adequate landscaping or other measures have been incorporated into the plan to mitigate potential land use compatibility issues (i.e., noise, odor, visual).~~
 - b. **Uses Allowed in Buffer:** Commercial and office uses; open space and recreation uses such as greenbelts, parks, and playfields.

As shown in Figure 11-6 and Figure 11-7, the northern property line of Roseville Storage would be set back approximately 58 feet from the side property line of the nearest proposed on-site residences. Such a distance is considered consistent with the proposed GPA buffer standards for industrial/residential interfaces given that the project includes a 10-foot-tall, landscaped sound wall at the common property line with Roseville Storage, which would serve to minimize noise and visual incompatibilities. The Noise chapter of this EIR (Chapter 12) addresses the sound attenuation benefits of this proposed sound wall.

The proposed amendment to the General Plan buffer dimensions for industrial/residential buffers would apply countywide. As demonstrated in the proposed language, each project proposing to reduce the buffer width below 300 feet would be required to submit a buffer plan, which shall establish that adequate landscaping or other measures (e.g., sound walls, berms), have been incorporated into the plan to mitigate the potential land use compatibility issues.

**Figure 11-6
Proposed Setbacks and Buffers**

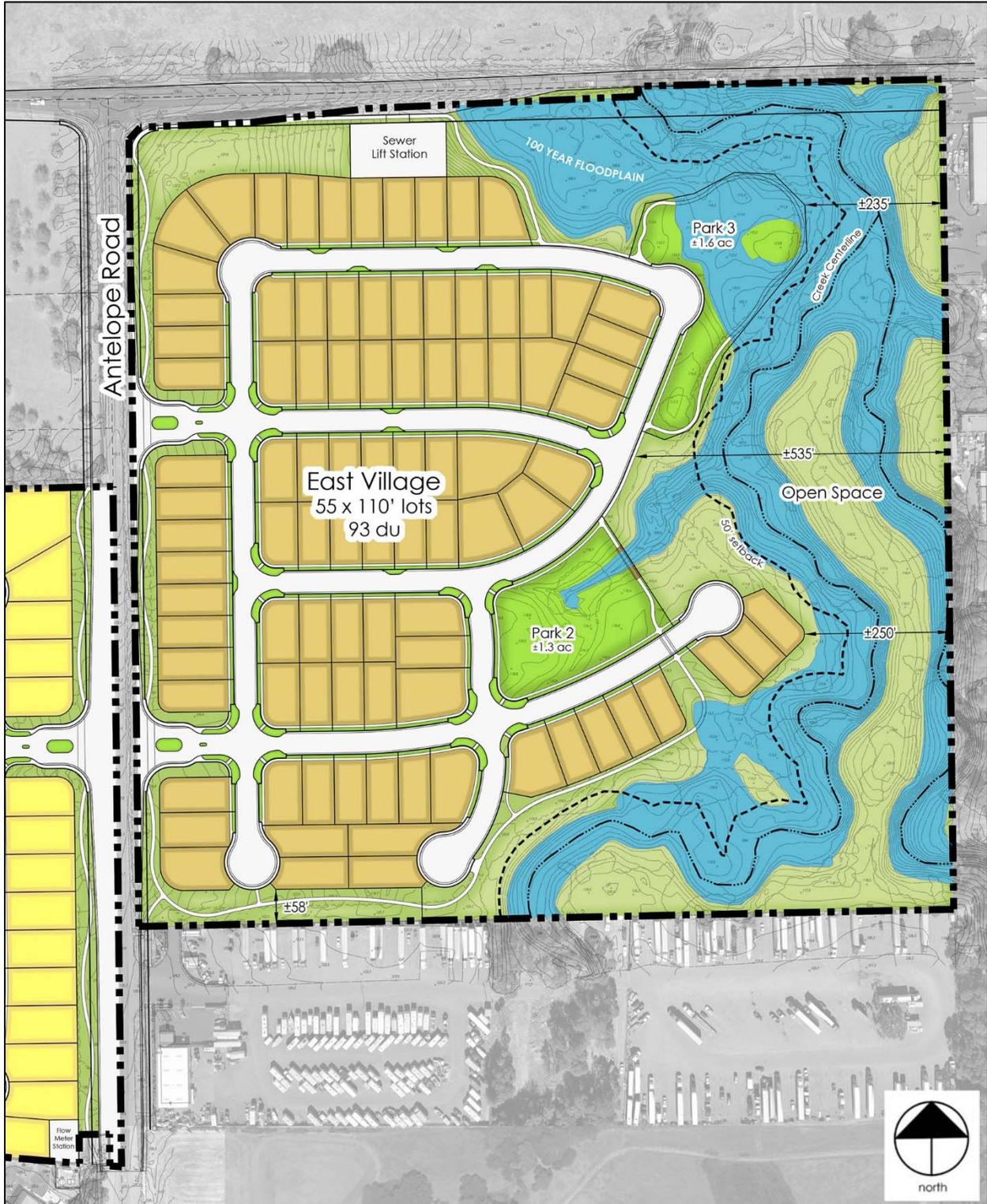
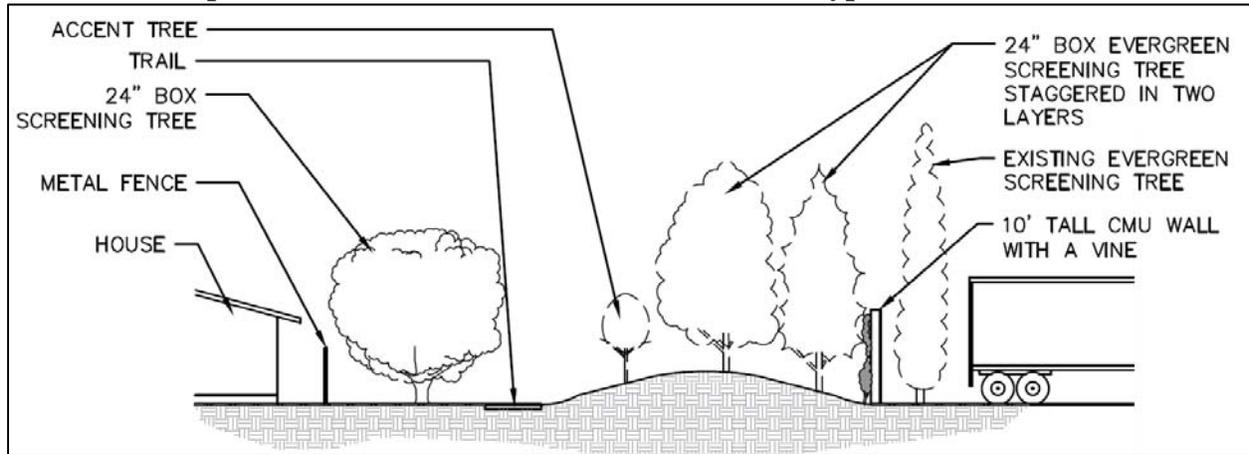


Figure 11-7
Proposed 58-foot Residential/Industrial Buffer: Typical Section View



The buffer plan, subject to County review and approval, would ensure, on a case-by-case basis that any buffer reductions below 300 feet would not result in potential environmental impacts. Therefore, with approval of the proposed GPA, the proposed project would be consistent with the County's industrial/residential buffer requirements.

Potential land use conflicts related to the existing agricultural uses to the north of the site are discussed under Impact 11-5 below. It should be noted that the Placer County General Plan includes additional buffer requirements for sensitive habitat areas such as the Dry Creek tributaries within the eastern portion of the Placer Greens property. Consistency with the County's sensitive habitat buffers is discussed in Chapter 6, Biological Resources, of this EIR.

Based on the above, the proposed project, including the proposed county-wide GPA related to residential/industrial buffer standards, would not result in the development of incompatible uses and/or the creation of land use conflicts, or result in a substantial alteration of the present or planned land use of an area, and a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

- 11-4 Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. Based on the analysis below, the impact is *less than significant*.**

CEQA does not require an analysis of social issues unless a direct link to the physical environment exists. One way that social issues are typically handled in CEQA documents is to consider the potential for a project to change the socioeconomic of a community, which could lead to physical blight. In recent years, the State courts have identified the term urban decay as the physical manifestation of a project's potential socioeconomic

impacts and specifically identified the need to address the potential for urban decay in environmental documents for large retail projects. The leading case is *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, in which the court set aside two environmental impact reports for two proposed large retail projects that would have been located fewer than five miles from each other.

The proposed project would develop a residential subdivision within a portion of the DCWPCP area which is primarily characterized by existing residential and industrial land uses, as well as vacant land. The proposed project would not develop retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity, resulting in urban decay.

Based on the above, the project would not cause economic or social changes that would result in significant adverse physical changes to the environment, including urban decay or deterioration, and impacts associated with such would be *less than significant*.

Mitigation Measure(s)

None required.

11-5 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (“Farmland”), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, or involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use. Based on the analysis below, even with mitigation, the impact is *significant and unavoidable*.

Public Resources Code 21060.1 defines “Agricultural land” as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. According to the most recent information from the FMMP, the proposed project site contains approximately 16.5 acres of Unique Farmland, 13.7 acres of Farmland of Local Importance, 75.0 acres of Grazing Land, and 4.9 acres of Other Land.¹⁶ With the exception of 21.8 acres that would be designated O, the proposed project site would be developed with residential uses, parks, roadways, and other associated improvements.

It should be noted that according to the DCWPCP, the proposed project site is designated as MDR, OP, I, and O. As such, the County has previously anticipated buildout of the site with non-agricultural uses. Furthermore, the proposed project site is not currently used for agricultural purposes, and the portion of the site designated as Grazing Land is not currently used for livestock grazing. The site does not include any land designated as Agricultural Land per the Environmental Resources Element of the DCWPCP.¹⁷ Notwithstanding the 16.5 acres of Unique Farmland located on-site, the proposed project represents

¹⁶ California Department of Conservation. *Farmland Mapping and Monitoring Program, GIS Data Download Site*. Available at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/2016/>. Accessed July 2017.

¹⁷ Placer County. *Dry Creek West Placer Community Plan* [plate #2]. 1989.

implementation of the land use decisions made by the Placer County BOS in 1990 when the DCWPCP was adopted.

The DCWPCP recognizes that areas to the south of Dry Creek, including the proposed project site, were designated for urban use in the near term, as a means of reducing development pressure on agricultural lands to the north and west of Dry Creek.¹⁸ The loss and conversion of agricultural lands, including lands within the project site, was identified as a significant and unavoidable impact of development in the Final EIR for the adopted DCWPCP. The aforementioned conclusion was included in the Placer County Board of Supervisors' Statement of Overriding Considerations adopted in 1990, in conjunction with the certification of the Final EIR and adoption of the DCWPCP.

Nonetheless, development of land with potential for farmland use with urban uses would result in the permanent loss of an agricultural resource. With regard to conversion of Unique Farmland within the project site feasible mitigation is not available to reduce the overall impact to a less-than-significant level, as was recognized previously by the County in the Statement of Overriding Considerations adopted for the DCWPCP in 1990. For land that is currently designated and zoned for agricultural uses, mitigation measures may be recommended to compensate for loss of agricultural resources. However, as noted above, the land use designations for the project site were changed from agriculture to urban designations in 1990, and have remained the same to this date.

Nevertheless, the proposed project would be considered to convert the 16.5 acres of land designated Unique Farmland, as shown on the maps prepared pursuant to the FMMP, to non-agricultural uses. Therefore, a *significant* impact would occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would permanently protect an amount of Farmland equal to that which would be converted to non-agricultural uses for the proposed project; however, the mitigation would not prevent the direct loss of Unique Farmland on the project site. Purchase of conservation easements would preserve existing Farmland, but would not create new Farmland to replace that lost to project development. Because the proposed project would convert Unique Farmland to non-agricultural uses, the impact would remain *significant and unavoidable*.

11-5 *In order to mitigate for the loss of farmland resources converted to non-agricultural uses on the project site, prior to issuance of grading permits or improvement plans, one acre of agricultural land within Placer County shall be preserved for each acre of Unique Farmland impacted by the proposed project or pay a per-acre fee. A total of 16.5 acres has been identified to be compensated at this one-to-one ratio. This shall ensure that no net loss of farmland occurs. These options are described below:*

¹⁸ Placer County. *Dry Creek-West Placer Community Plan* [pg. 46]. Amended May 12, 2009.

1. *The Applicant shall pay compensation equal to the cost of protecting comparable agricultural land. This shall ensure the permanent protection, on agricultural land of equal or greater size, soil quality, and agricultural viability to the land being lost to conversion. The permanently protected land shall be located in Placer County. For each acre of Unique agricultural land being converted, a fee per acre shall be paid to the County or to a qualified non-profit farmland preservation program. The fee shall be used for the acquisition of agricultural conservation easements or other long-term farmland protection tools on farmland in another location.*

OR

2. *Mitigation lands shall be protected by agricultural conservation easements containing restrictive encumbrances in a form deemed acceptable to and approved by the County (e.g., deed restrictions).*

Lands proposed for mitigation shall satisfy at least one of the following criteria, as determined by the Planning Director in consultation with the County Agricultural Commissioner: (1) be in agricultural production, or have the potential to support agriculture; (2) be undeveloped and have a Natural Resources Conservation Service soils classification of the same or greater value than lands being affected within the proposed project site; or (3) be undeveloped and have the same or higher value California Department of Conservation Important Farmland Mapping categorization than lands being affected with the proposed project site. "In-kind" mitigation (i.e., rice land for rice land) is not required for the agricultural land impacted by the proposed development.

Mitigation land shall be acquired in increments of no less than 16.5 total contiguous acres in size. The 16.5-acre minimum size standard may be met by the acquisition of one or more parcels that cumulatively add up to 16.5 acres or more. The mitigation land shall be within or adjacent to lands designated as Agriculture or Open Space within the Placer County General Plan, unless the Planning Director, in consultation with the County Agricultural Commissioner, determines the proposed land meets the purpose and intent of this mitigation measure.

Mitigation lands shall be acquired in the appropriate minimum size prior to approval by the County of any permit or entitlement that could result in ground disturbance (e.g., prior to issuance of grading permit or Improvement Plans), including the construction of off-site or on-site project infrastructure.

In the event the Placer County Conservation Program (PCCP) is adopted prior to submittal of improvement plans for this project, then the above mitigation measure may be replaced with standard PCCP mitigation fees and conservation protocol to address this resource impact as set forth in the PCCP implementation document.

11-6 Conflict with General Plan or other policies regarding land use buffers for agricultural operations. Based on the analysis below, the impact is *less than significant*.

The juxtaposition of agricultural lands and residential uses can result in land-use compatibility issues. For example, agricultural activities may result in noise, dust, or odors that may be perceived as nuisances by nonagricultural neighbors. Agricultural practices, such as chemical applications, may also be a public health issue for residents should they affect air or water quality.

The DCWPCP includes specific policies related to the provision of buffers between agricultural operations and non-agricultural land use. Specifically, Policy 2 in the Land Use Element specifies that development must provide adequate buffer zones between agricultural uses and other uses, as described in the Placer County General Plan. As noted previously, limited agricultural operations currently exist on the land adjacent to the northern boundary of the Ogg property, and the portion of land north of the Placer Greens property across PFE Road is designated as Agricultural Land in the DCWPCP Environmental Resources Element.¹⁹ While agricultural operations do not currently exist on the land north of PFE Road, such uses could potentially occur under the area's existing zoning designation. However, the agricultural operations adjacent to the Ogg property occur on land designated in the DCWPCP as LDR, and the area to the north of the Placer Greens property is designated as HDR (see Figure 11-1). Given that buildout of both areas with residential uses has been previously anticipated by the County, agricultural operations are not a component of the long-term planning efforts for the area. Therefore, the policies in the Placer County General Plan, the DCWPCP, and the Placer Legacy Program related to agricultural buffers would not apply to the proposed project.

Based on the above, the proposed project would not conflict with General Plan or other policies regarding land use buffers for agricultural operations. Given that the proposed project site is located adjacent to lands that could be used for commercial agricultural operations, the proposed project would be subject to the County's Right-to-Farm Ordinance, which requires that prospective buyers of property within unincorporated Placer County are notified of the Ordinance and nearby agricultural uses, and that buyers sign a disclosure statement. This would not be considered an impact under CEQA, given that the potential effect of agricultural operations onto future residents would constitute an effect of the environment on the project, whereas the focus of CEQA analysis is on the

¹⁹ Placer County. *Dry Creek West Placer Community Plan*. 1989.

project's effects on the environment.²⁰ Rather, the County would require the following condition of project approval to ensure compliance with the County's Right-to-Farm Ordinance disclosure requirements:

The project applicant and/or homeowners' association shall inform prospective buyers of property, future owners, and occupants, of the County's Right-to-Farm ordinance. This notification requirement shall be included in the conditions, covenants, and restrictions for the proposed project.

In summary, the proposed project would result in a *less-than-significant* impact with respect to conflicting with General Plan policies regarding land use buffers for agricultural operations.

Mitigation Measure(s)

None required.

11-7 Conflict with existing zoning for agricultural use, a Williamson Act contract, or a Right-to-Farm Policy. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

The entire project site is not under a Williamson Act contract, and is not zoned exclusively for agricultural uses. Portions of the site are currently zoned with an -AG combining district designation. As noted previously, the proposed project would rezone the project site to RS -B-6 (88.3 acres) and O (21.8 acres), and, thus, would remove the -AG designation. In addition, as noted previously, the proposed project site is designated as MDR, OP, I, and O per the DCWPCP. As such, the County has previously anticipated buildout of the site with non-agricultural uses. Furthermore, the proposed project site is not currently used for agricultural purposes, and the portion of the site designated by the FMMP as Grazing Land is not currently used for livestock grazing. Upon approval of the proposed rezone, the project would be consistent with the site's updated zoning designation.

As noted above, limited agricultural operations currently exist on the land adjacent to the northern boundary of the Ogg property, and the portion of land north of the Placer Greens property across PFE Road is designated as Agricultural Land in the DCWPCP Environmental Resources Element. Per the Placer County Code of Ordinances, commercial agriculture operations are protected by the County's Right-To-Farm Ordinance, provided that such operations occur on agricultural lands in designated areas, on lands that are protected by the California Land Conservation Act, within a timber preserve zone, or on lands that produce a gross annual income of \$4,500 from the sale of agricultural products. The land adjacent to the northern boundary of the Ogg property is not designated as Agricultural Land per the DCWPCP and the ongoing agricultural operations on the land are relatively minimal. The area to the north of the Placer Greens property is designated as HDR per the DCWPCP, and is not currently used for commercial agriculture. Buildout of both areas with residential uses has been previously anticipated by the County per the

²⁰ See *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal. 4th 369.

current DCWPCP land use designations. As such, the proposed project would not place residential land uses adjacent to commercial agricultural operations covered by the Placer County Right-to-Farm Ordinance. Nonetheless, the condition of project approval discussed under Impact 11-6 above would require notification of prospective buyers of property, future owners, and occupants on the proposed project site, of the County's Right-to-Farm Ordinance and the potential for adjacent lands to be used for agricultural in the future.

In summary, the proposed project would not conflict with zoning for agricultural use or a Williamson Act Contract. Thus, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

- 11-8 Conflict with forest land or timberland zoning, affect agricultural and timber resources or operations (i.e., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses), or result in the loss of forest land or conversion of forest land to non-forest use. Based on the analysis below, the impact is *less than significant*.**

As noted previously, the entire project site is not zoned for forest land or timberland uses. Per the DCWPCP, the eastern portion of the Placer Greens property contains land designated as O; however, the O area would be protected by a proposed 17-acre open space preserve encompassing the eastern half of the Placer Greens property. Residential development would not occur within the preserve. Therefore, development of the proposed project would not conflict with forest land or timberland zoning, affect agricultural and timber resources or operations, or result in the loss of forest land or conversion of forest land to non-forest use, and a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

Table 11-6 Placer County General Plan and DCWPCP Policy Discussion	
Policy	Project Consistency
Placer County General Plan	
1.B.1	<p>The County shall promote the concentration of new residential development in higher density residential areas located along major transportation corridors and transit routes.</p> <p>While the surrounding area does not include high-density residential development, the proposed project site is located adjacent to two existing residential subdivisions and HDR-designated area to the north of PFE Road, which is a major transportation corridor.</p>
1.B.3	<p>The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.</p> <p>The project is designed in three residential villages (West, Central, and East). The West Village would include 94 units, the Central Village would include 121 units, and the East Village would include 93 units. Residential densities transition from west to east with the larger lots ranging from approximately 7,500 to 10,000 square feet (sf) in the West Village and decreasing to 8,900 sf in the Central Village and 6,000 sf in the East Village. All residential units in the West Village would be single story and approximately 50 percent of the residential units on lots that back onto PFE Road and Antelope Road would be single story. The lower height and reduced density of development in the West Village would allow the proposed project to blend with the scale of the existing Willow Park residential subdivision located to the west, which includes average lot sizes of approximately 14,000 square feet. Furthermore, the project would be designed to be consistent with the Placer County Design Guidelines.</p>
1.B.5	<p>The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.</p> <p>The most notable natural feature within the project site is the natural riparian corridor along the Dry Creek tributaries along the eastern portion of the site. The proposed project would preserve the riparian corridor as open space. As noted above, the project would incorporate a range of residential densities, with lower density lots in the West Village, to facilitate compatibility with existing surrounding development. A detailed analysis of noise, aesthetics, and transportation and circulation is provided in Chapters 12, 4, and 15, respectively.</p>
1.B.6	<p>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.</p> <p>See response to Policy 1.B.3 above. In addition, see response to DCWPCP Policy 4 (Community Development: Community Design) related to the requested variance to increase the allowable building coverage to 50 percent for one-story units.</p>

Table 11-6 Placer County General Plan and DCWPCP Policy Discussion		
Policy	Project Consistency	
1.B.9	The County shall discourage the development of isolated, remote and/or walled residential projects that do not contribute to the sense of community desired for the area.	The proposed project would include the construction of sidewalks along both sides of Antelope Road and the south side of PFE Road, west of the intersection of PFE Road and Antelope Road. The sidewalks would provide pedestrian connectivity between the site and the surrounding areas. Per County policy, pedestrian gates would be unlocked from dawn to dusk. In addition, the West Village would include a park, which would be connected to PFE road by a new trail along the border between the West Village and the Central Village. Two additional parks within the East Village would be connected by a meandering trail along the perimeter of each park. The trail would loop around the entire East Village, providing connectivity to Antelope Road. The connectivity provided by the proposed sidewalks, parks, and trail systems would allow for a greater sense of community within the area. For a discussion of sound walls, see DCWPCP Community Design Element Policy 15 below.
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.	The proposed project would include three parks totaling 4.18 acres, in addition to 16.8 acres of open space located along the eastern portion of the project site along the existing riparian corridor. As discussed in Chapter 14 of this EIR, the proposed parks would exceed the Placer County Code requirement of five acres of park land per 1,000 residents. As such, the project would provide an adequate amount of light, air, and open space to residents of the proposed subdivision.
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.	The proposed project would be located directly adjacent to existing residential subdivisions to the west and south of the project site, and would be congruous with the predominant residential character of the surrounding region. Furthermore, while the project site is not considered infill, portions of the site have been previously developed with various uses that are relatively disjunct in nature. The proposed project would replace the variety of on-site uses with a village-oriented subdivision internally linked via roadways and pedestrian walkways and would incorporate open space. As such, the proposed project would be consistent with the County’s goal of concentrating new growth within existing communities.

Table 11-6 Placer County General Plan and DCWPCP Policy Discussion		
Policy	Project Consistency	
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.	Each of the three Villages would be constructed in a separate phase; the East Village would be constructed first, while the Central Village and West Village could be developed in either order, or concurrently. The phased development of the proposed project would allow for gradual, flexible growth that would be capable of adapting to the needs of the local economy.
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.	As discussed in Chapter 13, Population and Housing, of this EIR, buildout of the DCWPCP, including the proposed project site, was included in the Sacramento Area Council of Governments (SACOG) 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). The MTP/SCS anticipated continued development of residential units within the DCWPCP. Thus, the proposed project would be consistent with development trends in the region.
1.H.2	The County shall seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas.	As discussed below, the proposed project site does not contain land designated as agricultural per the DCWPCP Environmental Resources Element. Furthermore, buildout of portions of the site with residential uses has been previously anticipated by the County, and agricultural operations are not a component of the long-term planning efforts for the area.
1.H.4	The County shall allow the conversion of existing agricultural land to urban uses only within community plan areas and within city spheres of influence where designated for urban development on the General Plan Land Use Diagram.	The proposed project is located with a community plan area, and the DCWPCP anticipates buildout of the site with urban uses, with the exception of open space along the on-site tributaries to Dry Creek, which would remain. Therefore, the project would not conflict with Policy 1.H.4. Impacts associated with conversion of existing agricultural land are discussed in greater detail below.
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.	See responses to Policies 1.H.6 and 7.B.3 below.
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 nonagricultural uses, except as it may be determined to be	Limited agricultural operations currently exist on the land adjacent to the northern boundary of the Ogg property, and the portion of land north of the Placer Greens property across PFE Road is designated as Agricultural Land in the DCWPCP Environmental Resources Element. While agricultural operations do not currently exist on the land north of PFE Road, such uses

Table 11-6 Placer County General Plan and DCWPCP Policy Discussion	
Policy	Project Consistency
unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. 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.	could potentially occur under the area’s existing zoning designation. However, as discussed previously, buildout of adjacent agricultural land with residential uses has been previously anticipated by the County, and agricultural operations are not a component of the long-term planning efforts for the area. Furthermore, implementation of Mitigation Measure 11-5 would require notification of prospective buyers of property, future owners, and occupants, of the County’s Right-to-Farm ordinance.
7.A.3 The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.	The proposed project site does not contain Prime Farmland, Farmland of Statewide Importance, or areas designated as Agricultural Land per the DCWPCP Environmental Resources Element. While the southern portion of site does contain 16.5 acres of Unique Farmland, the entirety of the Unique Farmland area is currently developed with a commercial nursery and designated for residential uses in the DCWPCP. Therefore, except for the 16.5 acres, the proposed project does not include lands well-suited to agricultural uses.
7.B.1 The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.	See response to Policy 1.H.6 above.
7.B.3 The County shall consider fencing subdivided lands adjoining agricultural uses as a potential mitigation measure to reduce conflicts between residential and agricultural uses. Factors to be considered in implementing such a measure include: <ul style="list-style-type: none"> 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. 	The proposed project would include the construction of a six-foot-tall wooden fence on a retaining wall between the proposed residences on the Ogg property and the limited agricultural operations to the north that are located along PFE Road.

Table 11-6 Placer County General Plan and DCWPCP Policy Discussion		
Policy		Project Consistency
7.B.4	The County shall continue to enforce the provisions of its Right-to-Farm Ordinance and of the existing state nuisance law.	The proposed project would not adversely affect the viability of the limited surrounding agricultural operations, and implementation of Mitigation Measure 11-5 would require notification of prospective buyers of property, future owners, and occupants, of the County's Right-to-Farm Ordinance.
DCWPCP		
Community Development: Land Use		
1	Encourage both private and public ownership and maintenance of open spaces.	The proposed open space area along the eastern boundary of the project site would be owned and maintained by a homeowners association and protected from development.
2	Maintain large agricultural areas and require development to provide adequate buffer zones between agricultural uses and other uses, as described in the Placer County General Plan.	See response to Policy 1.H.6 above.
4	To subject new developments with potential for adverse fiscal and other impacts on the delivery of essential public services to an "impact analysis" so as to avoid unreasonable financial burdens on the community and other affected local governmental agencies to ensure the continued availability of essential public services.	The proposed project would fund needed infrastructure improvements and, thus, would not result in an adverse fiscal impact on the delivery of essential services. Consistent with Policy 4, preparation of a fiscal impact assessment for the project is currently underway.
5	Encourage the use of greenbelts or landscaped areas along roadways as a design feature of any development in order to mitigate noise impacts and provide valuable open space.	The proposed project would include 4.6 acres of landscaped corridors along segments of Antelope Road and PFE Road fronting the project site. The landscaped strips would be approximately 26 to 35 feet wide and would incorporate a meandering, detached sidewalk. In addition, as shown in Figure 11-6, an approximately 58-foot-wide buffer would be provided between Roseville Storage to the south and the proposed on-site residences, and the eastern portion of the project site would be retained as open space. A 0.4-acre landscaped common area would be located along the north side of "Court C" in the West Village to provide a buffer to a 1.7-acre residential parcel accessed from Cook Riolo Road.
7	The design of future residential developments should emphasize character, quality, livability, and the provision of all necessary services and facilities, to ensure their permanent attractiveness.	The proposed 308-unit residential development would include various features such as parks and trail systems to be used by future residents. In addition, the East Village portion of the project would be located directly west of a scenic riparian corridor, which would serve as a natural amenity. The proposed subdivision would feature high-quality traditional home

Policy	Project Consistency
	designs, ‘enhanced’ front and side facades that are adjacent to right-of-way and trails, lots landscaped with native and drought-tolerant plants, low-level exterior lighting, and ornamental and decorative hardscape features. As discussed in Chapter 14, Public Services and Recreation, and Chapter 16, Utilities and Service Systems, of this EIR, adequate public services and utilities would be available to serve the proposed project.
8 Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically.	The proposed project site is bordered by existing development to the east, west, and south. Furthermore, the site is currently anticipated for development per the DCWPCP. Thus, the project would not result in the inefficient extension of utility infrastructure or public services. Additional information related the provision of utilities and public services is provided in Chapter 14, Public Services and Recreation, and Chapter 16, Utilities and Service Systems, of this EIR.
11 Public service designations (i.e., firehouses, schools, and parks) on the plan are not intended to identify specific properties, but rather a need for such facility in the general area. Areas designated for public service facilities will assume the designation of the surrounding land use district, if at the time of development the responsible public entity does not offer to acquire that area or the County does not require dedication of land for the public facility.	Please see Impact 14-1 in Chapter 14, Public Services and Recreation, of this EIR regarding the planned fire station site currently identified within the DCWPCP at the northeastern corner of the project site. The County has determined that a fire station is not needed in this area of the DCWPCP and an amendment to the DCWPCP is proposed to remove the designation from the Land Use Plan.
15 Encourage logical expansion of the area by developing in-fill areas and those lands lying closest to existing developed areas before extending into outlying areas. On a Countywide basis, encourage in-fill of lands in cities and areas of the unincorporated portions of the County designated for urban uses before allowing the premature conversion of open space and agricultural lands.	The proposed project would not result in the conversion of open space or agricultural lands identified in the DCWPCP.
21 Discourage public services from expanding into areas with significant value as rural open space.	Currently, the eastern portion of the Placer Greens property is designated O per the DCWPCP. The proposed project would not expand public services (e.g., fire, Sheriff, schools) into on-site areas designated O.
23 Encourage Williamson Act Agreements where appropriate.	Given that the proposed project site is located in an area of the DCWPCP identified for development, Policy 23 would not apply to the project.

Table 11-6 Placer County General Plan and DCWPCP Policy Discussion		
Policy	Project Consistency	
26	Encourage development activities in areas of least environmental-sensitivity, and similarly, restrict from development activities those lands which are environmentally sensitive.	As discussed above, the proposed project would not include development within the immediate vicinity of the natural riparian corridor on the eastern portion of the project site. Rather, the riparian corridor would be preserved as open space.
30	Encourage application of measures to mitigate erosion and water pollution from earth disturbing activities such as grading and road construction.	As discussed in Chapter 10, Hydrology and Water Quality, of this EIR, the EIR includes mitigation measures to minimize erosion and water quality impacts during construction and operation of the proposed project.
35	Recognize that numerous properties within the Plan Area are in the Williamson Act.	The proposed project site is not located adjacent to land currently under a Williamson Act contract.
43	To allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.	See response to Policy 8 (Community Development: Land Use) above.
44	The rate of development and location of projects shall not exceed the capacity of the community, special districts and utility companies to provide all needed services and facilities in an orderly and economic manner.	See response to Policy 8 (Community Development: Land Use) above.
Community Development: Community Design		
1	Wherever possible, natural features should be retained as buffers between different, potentially incompatible uses. Where natural features are not available, landscaped buffer yards shall be provided to minimize the adverse effects of higher intensity uses upon lower intensity uses.	See response to Policy 5 (Community Development: Land Use) above.
4	Lots in subdivisions shall be of adequate size and appropriate shape for the range of primary and accessory uses which are designated for the area without: <ul style="list-style-type: none"> a) creating a feeling of overcrowding; b) creating measurable negative environmental impacts; c) creating the need for variances to ordinance requirements such as setbacks, lot size, height, length-to-width ratios, etc.; d) violating the goals and policies of this Plan; 	As noted above, the proposed project would require a variance to increase the allowable building coverage to 50 percent for one-story units, while two-story units would remain at the allowable 40 percent maximum. The proposed increase is expected to result in a higher percentage of single-story homes being sold and built in the proposed project. Upon approval of the proposed rezone and variance, the project would be consistent with the site's updated zoning designation.

Table 11-6 Placer County General Plan and DCWPCP Policy Discussion	
Policy	Project Consistency
e) violating the intent of the Plan to create a type of living environment different from that found in the surrounding Antelope and Roseville areas.	
5 Where a development permit/approval is sought adjacent to an agricultural operation/land use category, protection of agricultural operations shall be provided by the establishment of a man-made or retention of a natural buffer between the agricultural land use and the proposed use. This buffer shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.	See response to Policy 1.H.6 above.
11 Landscaping shall be used to reduce the visual impact of all structures, including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate the use of native plant materials is encouraged. Landscaping materials provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open areas.	As discussed in Impact 4-3 of Chapter 4, Aesthetics, of this EIR, the proposed project would include landscaping with native vegetation along the project frontages to soften the visual appearance and screen fences/sound walls otherwise visible from public rights-of-way. All of the proposed frontage improvements would be consistent with the Placer County Design Guidelines and the Placer County Landscape Design Guidelines, the specific design guidelines contained in the DCWPCP, and all applicable sections of Article 17.54, General Development Regulations, of the Placer County Code.
15 In place of sound wall construction, require, wherever possible, the use of greater setbacks to provide a scenic corridor for all parcels fronting on all the major circulation routes (2, 4, or 6 lanes of traffic). Long expanses of sound walls are not consistent with the desired character of the Plan area and the use of open space setbacks and landscaping instead, will be a major difference between this area and surrounding areas to the north and south.	Given the cost of the infrastructure improvements included in the proposed project, provision of setbacks to provide a scenic corridor along major street frontages in place of sound wall construction would require elimination of a substantial number of dwelling units, thus rendering the project economically infeasible. As noted in Chapter 12, Noise, of this EIR, construction of sound walls would be necessary to provide for noise attenuation on-site. The sound wall would be designed to minimize adverse effects to the visual quality of the environment, and would be screened by landscaping along the project frontage to the maximum extent feasible.
20 Where residential development is proposed adjacent to Dry Creek, design it in such a way as to place streets and open space, not backyards, next to the riparian areas in order to enhance the creek side and neighborhood environments as well as providing a sense	The proposed project site is not located adjacent to Dry Creek. Nonetheless, it should be noted that the proposed project would include the construction of two parks adjacent to the Dry Creek tributaries on the eastern portion of the site. In addition, development within the East Village would be

Table 11-6 Placer County General Plan and DCWPCP Policy Discussion	
Policy	Project Consistency
of ownership and to permit public access to this important resource.	bordered by a new trail loop. Both the proposed parks and the trail system would provide convenient pedestrian access to the riparian area for residents of the project.
Community Development: Public Services	
5 Designate the 100-year floodplain of Dry Creek, including the major tributaries as open space, and provide for some compatible use of these areas in order to encourage their preservation.	The proposed project would include amendment of the DCWPCP to expand the total area of land designated O along the on-site Dry Creek tributaries. The expanded O area would include Dry Creek’s 100-year floodplain. In addition, a trail system would be provided adjacent to the O area. The proposed project would not include development of housing or habitable structures within the 100-year floodplain.
Environmental Resources Management: Natural Resources	
14 No construction activities shall occur within the Dry Creek floodplain and only limited alteration of its tributaries shall be permitted except as part of the development of the floodplain as a recreational area, or for stream enhancement, or where work is done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish and Game Regulations, and Clean Water Act Provisions administered by the U.S. Army Corps of Engineers.	The proposed project would not require grading or construction activities within the Dry Creek floodplain; rather, the entirety of the 100-year floodplain would be designated as O and preserved from development (see Figure 10-3 in Chapter 10, Hydrology and Water Quality, of this EIR).
20 Preserve agricultural lands as an economically viable land use, and for the purposes of open space, groundwater recharge, wildlife habitat, buffering, flood control and soil conservation.	As discussed previously, the proposed project site does not contain Prime Farmland, Farmland of Statewide Importance, or areas designated as Agricultural Land per the DCWPCP Environmental Resources Element. Impacts related to the 16.5 acres of Unique Farmland would be mitigated to the extent feasible by Mitigation Measure 11-4.

Table 11-6	
Placer County General Plan and DCWPCP Policy Discussion	
Policy	Project Consistency
Environmental Resources Management: Open Space	
<p>2 Identify and, where possible, preserve all soils which are suitable for agricultural uses.</p>	<p>The proposed project site includes 16.5 acres of Unique Farmland, and, thus, includes soils potentially suitable for agriculture use. However, the entirety of the Unique Farmland area is a commercial nursery and designated for residential uses in the DCWPCP. Given that the Unique Farmland is located in an urban area, and is directly adjacent to an existing residential subdivision, preservation of the soils is not feasible. However, this EIR includes mitigation to permanently protect an amount of Farmland equal to that which would be converted to non-agricultural uses for the proposed project.</p>