

**APPENDIX L**

**POLICY ANALYSES**

**APPENDIX L**

**CREEKVIEW SPECIFIC PLAN  
CONSISTENCY WITH PLACER COUNTY  
GENERAL PLAN POLICIES**

**Creekview Specific Plan  
Consistency with Placer County General Plan**

An EIR must discuss “any inconsistencies between the proposed project and the applicable general plans.” CEQA Guidelines, §15125(d). For the proposed project, the applicable plan is the City of Roseville General Plan. However, pending annexation of the Creekview Specific Plan (CSP) site to the City of Roseville as proposed, the site remains within the jurisdiction of the County of Placer and subject to the County’s General Plan. The Placer County General Plan presently designates all of the CSP area as Agricultural/80-acre minimum, and the associated zoning is Farm-Building-Site 20 acre minimum and Farm-Building-Site 80 acre minimum parcel sizes (FB-X-80).

In 2000, the City of Roseville and Placer County entered into a Memorandum of Understanding (MOU) to promote interagency communication and foster cooperative land use planning between the City and the County. Recognizing that future development was likely to occur, the MOU established a transition area (MOU Transition Area) that covers approximately 5,527 acres adjacent to the City’s western boundary in which any proposed development must be reviewed by both the City and County and meet certain standards to mitigate any development-related impacts. The CSP project area is in the northwest corner of the MOU Transition Area. Consistent with the MOU, for purposes of analysis this appendix describes the consistency of the proposed CSP with the Policies of the Placer County General Plan.

The focus of this appendix is the identification of policies in the Plans that apply to the proposed land uses of this particular project. This appendix does not discuss policies that apply to the County itself or policies that apply only to some other type of land use not included in the proposed project. Policies that are not applicable to the proposed project for either reason have not been included in the following discussion.

Policy Number	Policy Text	Consistency	Analysis
<b>General Land Use</b>			
1.A.1.	The County will promote the efficient use of land and natural resources.	Consistent	Approximately 133 acres of the CSP are proposed as Open Space (OS), comprising nearly 30 percent of the total project site acreage. The CSP represents an efficient use of land, combining residential development at a range of densities with commercial uses. At the same time, it would preserve Pleasant Grove Creek, its riparian corridor, and the adjacent floodplain.
1.A.2.	The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.	Consistent	While the CSP proposes minor encroachments within the existing defined floodplain (as described in the Draft EIR), volumetric compensation for this fill would be provided through excavation within the floodplain, resulting in no significant net increase in flood risk associated with post-development conditions.

Riolo Vineyard Specific Plan EIR

Policy Number	Policy Text	Consistency	Analysis
1.A.4.	The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.	Consistent	The CSP contains a phasing plan. Infrastructure improvements would be planned so that they precede the construction of residential, commercial, and recreational facilities.
<b>Residential Land Use</b>			
1.B.1.	The County shall promote the concentration of new residential development in higher-density residential areas located along major transportation corridors and transit routes.	Consistent	The proposed CSP circulation system includes a hierarchy of roadways, a pedestrian and bikeway network, and public transit linkages that are designed to connect with existing city and regional systems. The CSP planned circulation system provides for connectivity of streets to adjacent land uses within, as well as outside, the CSP with the extension of Blue Oaks Boulevard (a west/east arterial designed to accommodate a potential future connection to Watt Avenue/Placer Parkway in Placer County), and Westbrook Drive (a north/south roadway that will connect to the West Roseville Specific Plan. Further, a comprehensive system of pedestrian and bikeway paths is proposed throughout the CSP. This system of pedestrian paths and bikeways provides off-street linkages throughout the community, connecting to Roseville's existing and planned facilities to the north and east of the CSP.
1.B.2.	The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.	Consistent	Multi-family housing is proposed for development within the CSP in order to provide affordable housing in accordance with City requirements, as well as to provide sufficient development density to promote the extension of transit service to serve the Specific Plan area. THE CSP will provide for commercial development and

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
			school/park facilities to serve residential uses within the CSP community.
1.B.3.	The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.	Consistent	The CSP is consistent with the general character of the adjacent West Roseville Specific Plan, and other development within the City.
1.B.5.	The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.	Consistent	The CSP was designed to respect the area's natural features, including Pleasant Grove Creek and its floodplain; minimize noise for residents; and provide road access to and from the Plan Area. The environmental impacts of developing the Specific Plan area at the proposed density is evaluated in the EIR.
1.B.6.	The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.	Consistent	The CSP is accompanied by Design Guidelines, ensuring that any structure will be suitable for the size of the parcel upon which it is constructed. The Specific Plan also regulate the range of primary and accessory uses permitted with each land use designation set forth by the Specific Plan.
1.B.7	The County shall require multi-family developments to include private, contiguous, open space for each dwelling.	Consistent	The CSP would require open spaces, landscaping, and common areas in the high-density residential communities.
1.B.8.	The County shall require residential subdivisions to be designed to provide well-connected internal and external street and pedestrian systems.	Consistent	The proposed CSP circulation system includes a hierarchy of roadways, a pedestrian and bikeway network, and public transit linkages that are designed to connect with existing city and regional systems. The CSP planned circulation system provides for connectivity of streets to adjacent land uses within, as well as outside, the CSP with

Riolo Vineyard Specific Plan EIR

Policy Number	Policy Text	Consistency	Analysis
			<p>the extension of Blue Oaks Boulevard (a west/east arterial designed to accommodate a potential future connection to Watt Avenue/Placer Parkway in Placer County), and Westbrook Drive (a north/south roadway that will connect to the West Roseville Specific Plan. Further, a comprehensive system of pedestrian and bikeway paths is proposed throughout the CSP. This system of pedestrian paths and bikeways provides off-street linkages throughout the community, connecting to Roseville's existing and planned facilities to the north and east of the CSP.</p>
1.B.9.	<p>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.</p>	Consistent	<p>The CSP land use plan does not allow for walled and isolated residential enclaves.</p>
1.B.10.	<p>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.</p>	Consistent	<p>About 133 acres, or 30 percent of the proposed Plan Area, has been reserved for open space by the CSP, a amount that is in excess of the open space required by the application of County standards. In addition, neighborhoods within the Specific Plan are connected by pathways and landscaped areas, which contribute to the sense of openness afforded by project design.</p>
<b>Mixed-Use Specific Plan Area</b>			
1.D.1.	<p>The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.</p>	Consistent	<p>The CSP includes a 24-acre parcel designated for commercial use. The Plan's residential communities would be linked to this commercial site by pedestrian paths to encourage non-motorized trips.</p>
1.D.2.	<p>The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public</p>	Consistent	<p>Parking areas within the CSP will be landscaped and designed to minimize visual impacts.</p>

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	roadways.		
<b>Public and Quasi-Public Facilities, Infrastructure</b>			
1.F.2.	The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural or built environment hazards.	Consistent	Facilities within the proposed Plan Area would include a sewer lift station and electric substation. These facilities are located in areas not subject to natural or built environment hazards.
1.F.3.	The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearances do not adversely affect nearby land uses.	Consistent	Infrastructure and public facilities within the CSP are located to minimize land use conflicts. See Section 4.1 of the EIR.
1.G.2.	The County shall strive to have new recreation areas located and designed to encourage and accommodate non-automobile access.	Consistent	The CSP provides for the dedication of park land within the Plan area, or for the payment of fees in lieu of dedication. Parks would be accessible to neighborhoods by sidewalks and trails as well as by internal roadways. Additionally, the CSP provides subsidiary trails from the residences that would connect people to the Pleasant Gove Creek corridor.
1.G.3	The County shall continue to require the development of new recreational facilities as new residential development occurs.	Consistent	The CSP would provide the required amount of recreational facilities under City of Roseville standards.
<b>Agricultural Land Use</b>			
1.H.1.	The County shall maintain agriculturally designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.	Potentially Inconsistent	The Placer County General Plan currently designates the site for Agriculture/Timberland, with 40 to 80-acre minimum parcel sizes. The project area is designated in the Placer County Zoning Ordinance as Farm Combining Building, Site, 80-acre (FB-X-80). Development at the densities proposed under the CSP would not be permitted by the County's existing zoning designations. The CSP is proposed to be annexed to the City of Roseville, at which time the City's General Plan would

*Riolo Vineyard Specific Plan EIR*

Policy Number	Policy Text	Consistency	Analysis
			govern.
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.	Potentially Inconsistent	See analysis of Policy 1.H.1, above.
1.H.3.	<p>The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:</p> <ul style="list-style-type: none"> <li>a. The subdivision is part of a cluster project and such a project is permitted by the applicable zoning;</li> <li>b. The project will not conflict with adjacent agricultural operations; and</li> <li>c. The project will not hamper or discourage long-term agricultural operations either on site or on adjacent agricultural lands.</li> </ul>	Potentially Inconsistent	Development at the densities proposed under the CSP would not be permitted under the County's existing zoning designations. However, as discussed in Section 4.1 of the EIR, the project does not have a significant potential to interfere with existing agricultural operations on adjacent lands.
1.H.4.	The County shall allow the conversion of existing agricultural land to urban uses only within community plan areas and within city spheres of influence where designated for urban development on the General Plan Land Use Diagram.	Consistent	The CSP area is within the City of Roseville's Sphere of Influence. In 2000, the City of Roseville and Placer County entered into a Memorandum of Understanding (MOU) to promote interagency communication and foster cooperative land use planning between the City and the County. Recognizing that future development was likely to occur, the MOU established a transition area (MOU Transition Area) that covers approximately 5,527 acres adjacent to the City's western boundary in which any proposed development must be reviewed by both the City and County and meet certain standards to mitigate any development-related impacts. The CSP project area is in the northwest corner of the MOU Transition Area.

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
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.	Consistent	No residential portion of the CSP would be located immediately adjacent to agricultural zoned uses, whether under County or City jurisdiction (see Land Use Plan).
1.H.6.	The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.	Potentially Inconsistent	Placer County is more restrictive of residential uses near agriculture than the City. The County General Plan requires buffers between agricultural and non-agricultural uses to minimize incompatibilities. These policies would not apply to development in the CSP because the CSP would be under City jurisdiction. Due to the City’s urban nature, the City of Roseville does not have such policies. In addition, no residential portion of the CSP would be located immediately adjacent to agricultural zoned uses, whether under County or City jurisdiction (see Land Use Plan).
<b>Open Space, Habitat, and Wildlife Resources</b>			
1.I.1.	The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.	Consistent	The Specific Plan identifies significant natural, open space, and cultural resources in the Plan Area. The CSP includes open space designations that incorporate these features where feasible.
1.I.2.	The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation,	Consistent	The Draft EIR proposes mitigation measures that require the Applicant to avoid or minimize impacts to important wildlife habitats, habitats that are occupied by special status species, wetlands and riparian areas.

*Riolo Vineyard Specific Plan EIR*

Policy Number	Policy Text	Consistency	Analysis
	the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.		
<b>Visual and Scenic Resources</b>			
1.K.1.	<p>The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:</p> <ul style="list-style-type: none"> <li>a. Avoids locating structures along ridgelines and steep slopes;</li> <li>b. Incorporates design and screening measures to minimize the visibility of structures and graded areas;</li> <li>c. Maintains the character and visual quality of the area.</li> </ul>	Consistent	<p>The proposed project incorporates walls, berms, and landscaping on adjoining public streets to screen structures. Dramatically graded terrain would not occur on the generally level site. With recommended mitigation measures the project would maintain the character and visual quality of the area in the long term through landscaping and tree planting within the project area and on its periphery.</p>
1.K.3.	<p>The County shall require that new development in rural areas incorporate landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.</p>	Consistent	<p>See analysis of Policy 1.H.4 above. The CSP area is surrounded on the east and south by the approved West Roseville Specific Plan in the City of Roseville. The MOU Transition area is evolving away from being “rural” as development plans are processed and implemented.</p>
1.K.4.	<p>The County shall require that new development incorporate sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:</p> <ul style="list-style-type: none"> <li>a. Limit cuts and fills;</li> <li>b. Limit grading to the smallest practical area of land;</li> <li>c. Limit land exposure to the shortest practical amount of time;</li> <li>d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and</li> <li>e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent</li> </ul>	Consistent	<p>The proposed project is designed to accommodate reasonable earthwork, cuts and fills that will be balanced, i.e., no import or offhaul will be required. The earthwork will be conducted in accordance with applicable regulations and will be approved by City staff.</p>

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	to the area of development.		
1.K.5.	The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.	Consistent	Grading on the level site would have negligible long-term visual effects. Visual impacts of exposed soil would be restored by Applicant-proposed re-seeding and re-vegetation measures. Utilities along internal Plan Area roadways would be placed underground.
1.L.4	The County shall provide for landscaping and/or landscaped mounding along designated scenic corridors where desirable to maintain and improve scenic qualities and screen unsightly views.	Consistent	There are no designated scenic corridors within the project viewshed. However, the project would incorporate landscaping and mounding in the landscape setbacks along major roadways to screen walls and development, and to improve visual quality of the roadside foreground.
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.	Consistent	The CSP provides for development at a location within the MOU Transition Area. As a result, development of urban uses at the proposed location will reduce pressure to convert outlying areas of agricultural land to development.
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.	Consistent	The CSP provides commercial uses, resulting in employment opportunities. Housing within the CSP will be affordable to a range of income groups among City and Placer County residents. The CSP will provide affordable housing in accordance with City requirements. Housing within the City will be situated for convenient access to nearby employment areas within the City, as well as Placer and County.
1.N.5.	The County shall encourage flexibility in development standards to accommodate uses that provide substantial economic benefit to the community.	Consistent	The CSP's Commercial site would produce about 445 jobs, which could provide economic benefit to the community.
1.N.10.	The County shall support the	Consistent	See Policy 1.N.5, above. In

*Riolo Vineyard Specific Plan EIR*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	development of primary wage earner job opportunities in the South Placer area to provide residents an alternative to commuting to Sacramento.		addition to the commercial uses provided employment opportunities within the CSP, the CSP is located near existing industrial zoned areas within the West Roseville Specific Plan.
<b>Development Form and Design</b>			
1.O.1.	The County shall require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual.	Consistent	Development within the CSP will comply with adopted City standards for project design.
1.O.2.	The County shall require that specific plans include design guidelines for all types of development within the area covered by the plan.	Consistent	The Applicant Team for the CSP has developed design guidelines for the Plan Area, which are subject to review and approval by the City.
1.O.3.	The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban, and commercial centers, should be designed and located so that:  They do not silhouette against the sky above ridgelines or hilltops; Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline; They fit the natural terrain; and They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).	Consistent	The CSP will result in development compatible in terms of scale and character with the surrounding area. The site is relatively flat in terms of topography, and does not contain hilltops or ridgelines.
1.O.4.	The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the County.	Consistent	The proposed project would preserve elements of the site's rural character through preservation of Pleasant Grove Creek and open space corridors and associated new public access.
1.O.6.	Historically or architecturally significant buildings should be preserved and not be substantially changed in exterior appearance in ways that diminish their historical character, unless doing so is	Consistent	There are no historically or architecturally significant buildings within the Plan Area.

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	necessary to avoid or mitigate hazards, and other means of mitigation are infeasible. Such structures should be preserved and used as focal points of community design.		
1.O.7.	The County shall require that mixed-use areas include community focal points to serve as gathering and/or destination points. Examples of focal points include civic centers, parks, fountains, monuments, and street vistas. On-site natural features, such as wetlands and streams, can also function as focal points.	Consistent	The CSP site plan includes parks, open-space areas, and the preservation of Pleasant Grove Creek, which could serve as destination points.
1.O.8.	The County shall, where appropriate, require new development to provide activity pockets along public sidewalks as pedestrian amenities, including such features as benches, sitting ledges, and mini-parks.	Consistent	The CSP will provide landscaped trails through the Plan Area, connecting residential areas with one another, as well as with proposed parks and natural open space amenities.
1.O.9.	The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.	Consistent	Mitigation Measures 4.14-1 through 4.14-3 would require all project lighting to be shielded and directed so as to avoid all direct upward lighting, and all direct off-site lighting (light trespass).
2.A.5.	The County shall encourage “mixed-use” projects where housing is provided in conjunction with compatible non-residential uses.	Consistent	The CSP site plan includes a variety of uses that include residential, commercial, open space and recreation, and public uses.
2.A.11.	All new housing projects of 100 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, community plan amendment, rezoning or specific plan shall be required to provide at least 10 percent of the units to be affordable to low income household. The low income units shall be available concurrently with the market-rate units. All such units shall remain affordable for at least 20 years.  In cases where developers actually construct the low-income units, the projects shall be eligible for a	Consistent	The CSP would comply with City affordable housing requirements, which requires 10 percent of residential units to be designated as affordable units.

*Riolo Vineyard Specific Plan EIR*

Policy Number	Policy Text	Consistency	Analysis
	<p>10 percent density bonus. The Land Use element and Zoning Ordinance will be amended to avoid potential conflicts with minimum lot size standards in cases where the density bonus option is exercised.</p> <p>In cases where the County determines that it is impractical for the developer to actually construct the units on site, the County may as an alternative allow the dedication of land sufficient to accommodate at least 10 percent of the units for low-income households and/or the payment of an in-lieu fee. In cases where land dedication is deemed suitable, such land shall be offered in fee to the County or to another public or nonprofit agency approved by the County. The amount of the in-lieu fee shall be determined on a case-by-case basis. The County may require the developer to fund an analysis showing how contributions of in-lieu fees could be best utilized to create the desired number of low-cost units.</p>		
2.A.14.	Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.	Consistent	Affordable units would be dispersed throughout the neighborhoods within the CSP.
<b>Streets and Highways</b>			
3.A.1.	The County shall plan, design, and regulate roadways in accordance with the functional classification system described in Part I of this Policy Document and reflected in the Circulation Plan Diagram.	Consistent	The CSP proposes roadway classification consistent with the City requirements, which would apply upon annexation.
3.A.2.	Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this Policy Document and, more specifically, in community plans and the County's Highway Deficiencies Report. Exceptions to these standards may	Consistent	The CSP identified the planned roadway improvements for internal streets and frontage streets. These improvements are consistent with City standards.

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved by such exceptions.		
3.A.3.	The County shall require that roadway rights-of way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes (beyond 2010), as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations. Minimum right-of-way criteria for each class of roadway in the County are specified in Part 1 of this Policy Document.	Consistent	The planned internal and frontage road rights-of-way are consistent with the City standards and would accommodate projected 2025 traffic volumes.
3.A.4.	On arterial roadways and thoroughfares, intersection spacing should be maximized. Driveway encroachments along collector and arterial roadways shall be minimized. Access control restrictions for each class of roadway in the County are specified in Part 1 of this Policy Document.	Consistent	The spacing of project intersections and driveways are consistent with City standards.
3.A.5.	Through-traffic shall be accommodated in a manner that discourages the use of neighborhood roadways, particularly local streets. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life.	Consistent	The proposed CSP circulation system includes a hierarchy of roadways, a pedestrian and bikeway network, and public transit linkages that are designed to connect with existing city and regional systems. The CSP planned circulation system provides for connectivity of streets to adjacent land uses within, as well as outside, the CSP with the extension of Blue Oaks Boulevard (a west/east arterial designed to accommodate a potential future connection to Watt Avenue/Placer Parkway in Placer County), and Westbrook Drive (a north/south roadway that will connect to the West Roseville Specific Plan. Further, a comprehensive system of pedestrian and bikeway paths is proposed

*Riolo Vineyard Specific Plan EIR*

Policy Number	Policy Text	Consistency	Analysis
			throughout the CSP. This system of pedestrian paths and bikeways provides off-street linkages throughout the community, connecting to Roseville's existing and planned facilities to the south and east of the CSP.
3.A.6.	The County shall require all new development to provide off-street parking, either on-site or in consolidated lots or structures.	Consistent	Off-street parking is proposed for all components of the proposed project in compliance with City requirements.
3.A.7.	<p>The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS).</p> <ul style="list-style-type: none"> <li>• LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D."</li> <li>• LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D."</li> </ul> <p>The County may allow exceptions to these levels of service standards where it finds that the improvements or other measures required to achieve the Los standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:</p> <ul style="list-style-type: none"> <li>• The number of hours per day that the intersection of roadway segment would operate at conditions worse than the standard.</li> <li>• The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.</li> <li>• The right-of-way needs and the physical impacts on surrounding properties.</li> <li>• The visual aesthetics of the required improvement and its impact on community identity and character.</li> <li>• Environmental impacts including air quality and noise</li> </ul>	Consistent	Impacts to County roadways and consistency with County LOS standards is discussed in Section 4.3 of the Draft EIR.

*Appendix D – Consistency with Placer County General Plan*

Policy Number	Policy Text	Consistency	Analysis
	<p>impacts.</p> <ul style="list-style-type: none"> <li>• Construction and right-of-way acquisition costs.</li> <li>• The impacts on general safety.</li> <li>• The impacts of the required construction phasing and traffic maintenance.</li> <li>• The impacts on quality of life as perceived by residents.</li> <li>• Consideration of other environmental, social, or economic factors on which the County may base finding to allow an exceedance of the standards.</li> </ul> <p>Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.</p>		
3.A.9.	The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that may occur on the circulation network in the Cities and the unincorporated area.	Consistent	Developers within the Plan Area will pay their pro-rata fair share contribution to regional transportation improvements, as described and defined by the EIR.
3.A.10.	The County shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.	Consistent	Planned improvements within the proposed Specific Plan area that provide alternatives to the automobile include bicycle lanes, pedestrian paths and transit stops. Further recommended measures include required funding for transit service.
3.A.11.	The County shall plan and implement a complete road network to serve the needs of local traffic. This road network shall include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently. Much of this network will be funded and/or constructed by new development.	Consistent	The proposed project provides a complete onsite road network, and would contribute a fair share amount of construction costs to fund offsite and regional roadway construction and improvement.
3.A.12.	The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements	Consistent	A traffic analysis has been completed for the proposed Specific Plan. This analysis outlines the improvements necessary to mitigate traffic impacts resulting from buildout of the proposed Specific Plan.

*Riolo Vineyard Specific Plan EIR*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	may include a fair share of improvements that provide benefits to others.		The project applicant will fund the proposed project's pro-rata fair share contribution of regional transportation improvements.
3.A.13.	The County shall secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.	Consistent	The Applicant will construct improvements and/or pay its fair share contribution for improvements in a timely manner.
3.A.14.	The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made.	Consistent	The Applicant proposes to pay Traffic Mitigation Fees to fund its fair share of regional transportation improvements and/or construct improvements for credit against fees..
<b>Transit</b>			
3.B.1.	The County shall work with transit providers to plan and implement additional transit services within and to the County that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.	Consistent	The transit center and bus shelters provided as part of the proposed project will facilitate the City extending transit service to the Specific Plan area.
3.B.2.	The County shall promote the provision of high quality transit service in the transit corridors designated in Figure I-7 in Part I of this Policy Document.	Consistent	<p>Public transit in the CSP would utilize bus service systems from Roseville Transit and Placer County Transit. These services would use the CSP's circulation systems to provide local and regional transit connections for community residents. Roseville Transit provides fixed route and Dial-A-Ride services within the City, as well as fixed route commuter services between Roseville and downtown Sacramento.</p> <p>Bus turnouts and shelters would be located and constructed in accordance with City Improvements Standards and as otherwise required by the Public Works Director for specific projects. A Transit Transfer Station is planned as part of commercial center at the northeast corner of Blue Oaks and Westbrook Boulevards. In addition, Blue Oaks Boulevard</p>

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
			and Westbrook Boulevard are planned to accommodate a future route for bus rapid transit (BRT). The CSP would be designed to support BRT along the proposed Blue Oaks Boulevard and Westbrook Boulevard rights-of-way.
3.B.3.	The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with other vehicles.	Consistent	See analysis under Policy 3.B.2
3.C.1.	The County shall promote the use of transportation systems management (TSM) programs that divert automobile commute trips to transit, walking, and bicycling.	Consistent	The CSP includes a pedestrian and bicycle network. See Policy 3.B.2 regarding transit service.
<b>Non-Motorized Transportation</b>			
3.D.1.	The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the County's major employment and housing areas and between its existing and planned bikeways.	Consistent	The CSP contains a network of multiple-use trails in which bicyclists could use within the Plan Area.
3.D.5.	The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.	Consistent	The CSP would provide an extensive network of multiple-use trails and paseos, which could be used by pedestrians and bicyclists.
3.D.7.	The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts.	Consistent	The proposed project includes sheltered bus stops and turnouts.
3.E.3.	The County shall plan for and maintain a roadway system that provides for efficient and safe movement of goods within Placer County.	Consistent	The proposed project's fair share contribution to the regional roadway network would provide for the efficient and safe movement of goods.
<b>General Public Facilities and Services</b>			
4.A.1.	Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall	Consistent	The proposed project would fund its fair share of new public facilities, including parks, extensions of water, recycled water and sewer lines, and a

*Riolo Vineyard Specific Plan EIR*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	require dedication of land within newly developing areas for public facilities, where necessary.		pump station. Dedication of land within the Specific Plan for these facilities will be provided.
4.A.2.	The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:  The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and  The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is participant.	Consistent	Adequate public services and facilities will be provided as needed to serve development within the CSP. See Sections 4.11 and 4.12 of the Draft EIR.
4.A.3.	The County shall require that new urban development is planned and developed according to urban facility standards.	Consistent	The proposed project is planned to City facility standards.
4.A.5.	The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.	Consistent	No library facilities are proposed within the Specific Plan Area. Residents would use libraries within the City.
<b>Public Facilities and Services Funding</b>			
4.B.1.	The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.	Consistent	This Draft EIR provides analyses of the proposed project's impact on existing public services. As the proposed project would result in an increase in population that would use these services, the Draft EIR discusses mitigation measures that would ensure that the CSP would pay its fair share for the costs of using existing facilities.
4.B.2.	The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that	Consistent	This Draft EIR provides analyses of the proposed project's impact on existing public services. As the

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	are needed to serve the new development; exceptions may be made when new development generate significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.		proposed project would result in an increase in population that would use these services, the Draft EIR discusses mitigation measures that would ensure that the CSP would pay its fair share for the costs of upgrading existing public facilities or construction of new facilities .
4.B.3.	The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on Countywide facilities and services.	Consistent	The project proposes to pay its fair share of the cost of infrastructure improvements associated with extending utility services to the project.
4.B.6.	The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or a commercial, professional office or industrial development on 10 or more acres of land.	Consistent	A fiscal impact analysis has been prepared for the CSP.
<b>Water Supply and Delivery</b>			
4.C.1.	The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the	Consistent	The Draft EIR, Section 4.12.1, outlines current and planned water supply available in the area and concludes supply is sufficient to serve the proposed project.

*Riolo Vineyard Specific Plan EIR*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.		
4.C.2.	The County shall approve new development based on the following guidelines for water supply: a. Urban and suburban development should rely on public water systems using surface supply. b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted. c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.	Consistent	The CSP will obtain water from the City, through a public water system. The CSP area is not located within a rural community, but rather lies within an urbanizing area served by an existing public water system.
4.C.4.	The County shall require that water supplies serving new development meet state water quality standards.	Consistent	The water provided by the City would meet state water quality standards.
4.C.6.	The County shall promote efficient water use and reduced water demand by: a. Requiring water-conserving design and equipment in new construction; b. Encouraging water-conserving landscaping and other conservation measures; c. Encouraging retrofitting existing development with water-conserving devices; and d. Encouraging water-conserving agricultural irrigation practices.	Consistent	The CSP would promote using recycled water for irrigation of landscaped areas and requiring the installation of water-saving devices in homes and commercial buildings such as low-flow plumbing fixtures. The Plan's other water-conservation strategies would include the use of native and drought-tolerant plants on landscape corridors, entrances, and street medians and the use of drip and low-flow irrigation systems.
4.C.7.	The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.	Consistent	The project proposes to use recycled water as the main source of irrigation water.
<b>Sewage Collection, Treatment, and Disposal</b>			
4.D.1.	The County shall limit the expansion of urban communities to	Consistent	The project is within the service area of the Pleasant Grove

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	areas where community wastewater treatment systems can be provided.		WWTP, which has capacity to serve the CSP.
4.D.2.	The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.	Consistent	See 4.D.1 above.
4.D.3.	The County shall discourage extension of sewer service outside of city spheres of influence and community plan areas, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit.	Consistent	The CSP is within the City's sphere of influence currently, and would be within the City limit upon annexation.
4.D.4.	The County shall promote efficient water use and reduced wastewater system demand by: <ul style="list-style-type: none"> <li>a. Requiring water-conserving design and equipment in new construction;</li> <li>b. Encouraging retrofitting with water-conserving devices; and</li> <li>c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.</li> </ul>	Consistent	The CSP proposes waster conserving fixtures for the planned residential and commercial buildings. Wastewater collection and transmission pipelines will be designed in conformance with City standards and will minimize inflow and infiltration.
4.D.5.	The County shall encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.	Consistent	No industrial or heavy commercial uses are currently expected. However if commercial uses that would warrant pre-treatment are selected, they will be required to conform to City policy related to pretreatment.
4.D.6.	The County shall promote functional consolidation of wastewater facilities.	Consistent	Wastewater and recycled water facilities are proposed to be co-located where feasible. The existing Pleasant Grove WWTP will be used for wastewater treatment of project wastewater, therefore no new wastewater treatment facilities are proposed.
<b>Stormwater Drainage</b>			

*Riolo Vineyard Specific Plan EIR*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
4.E.1.	The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.	Consistent	The CSP would retain areas along Pleasant Grove and University Creeks as open space.
4.E.2.	The County shall support efforts to acquire land or obtain easements for drainage and other public uses of floodplains where it is desirable to maintain drainage channels in a natural state.	Consistent	The project would retain and dedicate most of the area within the floodplain and along the creeks as open space.
4.E.4.	The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual.	Consistent	The project has prepared plans and drainage studies consistent with applicable standards. See Section 4.13 of the Draft EIR.
4.E.5.	The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.	Consistent	The project will comply with the City Grading Ordinance and Flood Damage Prevention Ordinance.
4.E.6.	The County shall continue to support the programs and policies of the watershed flood control plans developed by the Flood Control and Water Conservation District.	Consistent	The project will comply with the requirements of the PCFCWCD.
4.E.8.	The County shall consider recreational opportunities and aesthetics in the design of stormwater ponds and conveyance facilities.	Consistent	The CSP project includes construction of a bypass channel adjacent to Pleasant Grove Creek to provide additional conveyance and floodplain storage capacity through the CSP. The system, created by the bypass channel and Pleasant Grove Creek together, will function to reclaim the historic floodplain of the Pleasant Grove Creek within the CSP area and remove developable lands from the 100-year floodplain. The bypass channel will divert a portion of the high water flows from Pleasant Grove Creek upstream of the major channel constriction, and re-introduce the flows back into the existing channel downstream of the constriction. The bypass channel would be constructed

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
			generally parallel to, and south of the southern bank of the main channel of Pleasant Grove Creek. In the CSP, the bypass channel would be located within the open space corridor
4.E.9.	The County shall encourage good soil conservation practices in agricultural and urban areas and carefully examine the impact of proposed urban developments with regard to drainage courses.	Consistent	The project, as planned and with mitigation identified in this Draft EIR, will insure proper design and construction methods relative to existing drainages.
4.E.10.	The County shall strive to improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs).	Consistent	CSP would include Best Management Practices to reduce impacts to water quality to the maximum extent practicable.
4.E.11.	The County shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County.	Consistent	The project includes the construction of in-stream stormwater detention improvements as identified in the <i>Creekview Specific Plan Drainage and Stormwater Master Plan</i> . By constricting flows through the western bicycle/pedestrian bridge structure, which has two separate spans across each of the bypass channel and the existing Pleasant Grove Creek channel, the incremental difference between the existing 100-year peak flow and the fully developed 100-year peak flow would be throttled so that the post development downstream flow would be equal to the pre-development 100-year flow rates. The inclusion of this detention facility would maintain the pre-development hydraulic grade lines downstream of the project site.
4.E.12.	The County shall encourage project designs that minimize drainage con-	Consistent	See analysis under Policy 4.E.8, above

*Riolo Vineyard Specific Plan EIR*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	centrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.		
4.E.13.	The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.	Consistent	The project will comply with these requirements.
4.E.14.	The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.	Consistent	See analysis under Policy 4.E.11, above
4.E.15.	The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).	Consistent	The CSP would include Best Management Practices to reduce impacts to water quality to the maximum extent practicable in accordance with the RWQCB's and County's requirements.
<b>Flood Protection</b>			
4.F.1.	The County shall require that arterial roadways and expressways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.	Consistent	The CSP will not construct any on-site arterial roadways, structures, or public facilities below the 100-year flood elevation.
4.F.2.	The County shall recognize floodplains as a potential public resource to be managed and maintained for the public's benefit.	Consistent	See analysis under Policy 4.E.8, above
4.F.4.	The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and	Consistent	To support the proposed project, the Applicant has prepared a Preliminary Drainage Master Plan that evaluated potential flood hazards before and after development. As project-specific land

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions.		uses and designs are developed, the floodplain analyses would be further refined. The 100-year floodplain limits would be delineated on grading and site plans submitted to the City with project-specific developments.
4.F.5.	<p>The County shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances:</p> <p>a. Where work is required to manage and maintain the stream’s drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or</p> <p>b. When facilities for the treatment of urban runoff can be located in the floodplain, provided that there is no destruction of riparian vegetation.</p>	Consistent	See analysis under Policy 4.E.11, above. The CSP project includes construction of a bypass channel adjacent to Pleasant Grove Creek to provide additional conveyance and floodplain storage capacity through the CSP. The system, created by the bypass channel and Pleasant Grove Creek together, will function to reclaim the historic floodplain of the Pleasant Grove Creek within the CSP area and remove developable lands from the 100-year floodplain. The bypass channel will divert a portion of the high water flows from Pleasant Grove Creek upstream of the major channel constriction, and re-introduce the flows back into the existing channel downstream of the constriction. The bypass channel would be constructed generally parallel to, and south of the southern bank of the main channel of Pleasant Grove Creek. In the CSP, the bypass channel would be located within the open space corridor
4.F.10.	The County shall preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state compatible with flood control requirements and economic, environmental, and ecological factors.	Consistent	The CSP would retain areas along Pleasant Grove Creek as open space.
4.F.12.	The County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.	Consistent	CSP would include Best Management Practices to reduce impacts to water quality to the maximum extent practicable in accordance with the RWQCB’s and City

*Riolo Vineyard Specific Plan EIR*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
			requirements. These would include vegetated swales.
4.F.14.	The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County's Land Development Manual.	Consistent	Storm drain systems would be designed in accordance with City requirements.
<b>Police</b>			
4.H.1.	Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population): a. 1:1,000 for unincorporated areas b. 1:7 for jail population c. 1:16,000 total County population for court and civil officers	Consistent	This Draft EIR provides analyses of the proposed project's impact on the provision of law enforcement. As the proposed project would result in an increase in population that would use these services, the Draft EIR discusses mitigation measures that would allow the City to maintain its staffing ratios for law enforcement.
4.H.2.	The County Sheriff shall strive to maintain the following average response times for emergency calls for service: a. 6 minutes in urban areas b. 8 minutes in suburban areas c. 15 minutes in rural areas d. 20 minutes in remote rural areas	Consistent	The Draft EIR discusses mitigation measures that would allow the City to maintain average response times for emergency management.
<b>Fire Protection Services</b>			
4.I.3.	The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.	Consistent	This Draft EIR provides analyses of the proposed project's impact on the provision of fire protection. As the proposed project would result in an increase in population that would use these services, the Draft EIR discusses mitigation measures that would allow the City to maintain its service level standards for fire protection.
4.I.9.	The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible	Consistent	The proposed development is being reviewed for compliance with fire safety standards by the City of Roseville Fire

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	local fire agencies per the Uniform Fire Code and other County and local ordinances.		Department.
<b>Schools</b>			
4.J.5.	The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and cost, and minimize safety problems.	Consistent	The project would generate approximately 512 elementary school children and as a result there would be a total need in the project area for approximately one elementary school. All high school students would attend high school outside the plan area. High school students would attend class at a future high school located to the south in the West Roseville Specific Plan. The high school district has adequate capacity to serve the high school student population. Capacity is available at schools outside of the CSP, such as Cooley Middle School or Chilton Middle school. Elementary (K-5) school students will attend the elementary school planned within the project. Consistent with City policy, the project applicant will voluntarily enter into mutual benefit impact fee agreements with the school districts to fully mitigate school impacts in accordance with the Creekview Development Agreement and the funding agreements with the respective school districts.
4.J.7.	The County shall consider school district plans in establishing acceptable levels of service for schools, determining school location and land and facility needs, and determining appropriate financing methods. The County should designate existing and future school sites in community plans and specific plans to accommodate school district needs.	Consistent	See analysis of Policy 4.J.5, above
4.J.13.	Before a residential development, which includes a proposed general	Consistent	The CSP will fully mitigate school impacts in accordance

*Riolo Vineyard Specific Plan EIR*

Policy Number	Policy Text	Consistency	Analysis
	plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.		with the Creekview Development Agreement and funding agreements with the respective school districts. These measures are voluntary measures taken by the applicants that go beyond what state law typically requires
<b>Recreational and Cultural Resources</b>			
5.A.1.	The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.	Consistent	The CSP would provide the required acreage for park and open space areas under City standards.
5.A.2.	<p>The County shall strive to achieve the following park facility standards:</p> <ul style="list-style-type: none"> <li>a. 1 tot lot per 1,000 residents</li> <li>b. 1 playground per 3,000 residents</li> <li>c. 1 tennis court per 6,000 residents</li> <li>d. 1 basketball court per 6,000 residents</li> <li>e. 1 hardball diamond per 3,000 residents</li> <li>f. 1 softball/little league diamond per 3,000 residents</li> <li>g. 1 mile of recreation trail per 1,000 residents</li> <li>h. 1 youth soccer field per 2,000 residents</li> <li>i. 1 adult field per 2,000 residents</li> <li>j. 1 golf course per 50,000 residents</li> </ul>	Consistent	The CSP would provide the required park facilities based upon City standards.
5.A.3.	The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development.	Consistent	The CSP would provide the required acreage for park and open space areas under City standards.
5.A.4.	<p>The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.</p> <ul style="list-style-type: none"> <li>a. Floodways</li> <li>b. Protected riparian corridors and stream environment zones</li> <li>c. Protected wildlife corridors</li> </ul>	Consistent	The CSP would provide about 133 acres of natural open space, primarily along Dry Creek's riparian corridor and primarily consists of floodplains and seasonal wetland habitat.

*Appendix D – Consistency with Placer County General Plan*

Policy Number	Policy Text	Consistency	Analysis
	<p>d. Greenways with the potential for trail development</p> <p>e. Open water (e.g., ponds, lakes, and reservoirs)</p> <p>f. Protected woodland areas</p> <p>g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.)</p> <p>Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for passive recreational use.</p>		
5.A.8.	The County shall strive to maintain a well-balanced distribution of local parks, considering the character and intensity of present and planned development and future recreation needs.	Consistent	The CSP would provide the required acreage for park and open space areas, distributed within the plan area.
5.A.10.	The County shall ensure that park design is appropriate to the recreational needs and, where feasible, access capabilities of all residents, employees, and visitors of Placer County.	Consistent	The CSP would provide the required park facilities and amenities for residents in the Plan Area. Parks within the Plan Area will be accessible as required by ADA standards.
5.A.22.	The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights.	Consistent	Approximately 133 acres of the CSP are proposed as Open Space (OS), comprising nearly 30 percent of the total project site acreage. OS land use and zoning are generally applied to lands that are environmentally sensitive or otherwise significant due to habitat, natural features, or man-made features. Open space corridors provide for passive recreation opportunities, preservation of significant resources, viewsheds, potential flood water conveyance and retention,

*Riolo Vineyard Specific Plan EIR*

Policy Number	Policy Text	Consistency	Analysis
			resource mitigation, wildlife movement corridors, and can function to improve the interface between uses. In many locations, the preserve area accommodates a dedicated Class I pedestrian pathway to be shared with a vehicle maintenance road for maintenance activities.
5.A.23.	The County shall require that park and recreation facilities required in conjunction with new development be developed in a timely manner so that such facilities are available concurrently with new development.	Consistent	Parks and recreation facilities will be constructed in phases, concurrent with development in the CSP.
<b>Recreational Trails</b>			
5.C.1.	<p>The County shall support development of a Countywide trail system designed to achieve the following objectives:</p> <ul style="list-style-type: none"> <li>a. Provide safe, pleasant, and convenient travel by foot, horse, or bicycle;</li> <li>b. Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible trails should connect to the Countywide trail system, regional trails, and the trail or bikeways plans of cities;</li> <li>c. Provide access to recreation areas, major waterways, and vista points;</li> <li>d. Provide for multiple uses (i.e., pedestrian, equestrian, bicycle);</li> <li>e. Use public utility corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roadways;</li> <li>f. Whenever feasible, be designed to separate equestrian trails from cycling paths, and to separate trails from the roadway by the use of curbs, fences, landscape buffering, and/or spatial distance;</li> <li>g. Connect commercial areas, major employment centers,</li> </ul>	Consistent	See analysis under Policy 5.A.22, above

*Appendix D – Consistency with Placer County General Plan*

Policy Number	Policy Text	Consistency	Analysis
	institutional uses, public facilities, and recreational areas with residential areas; and h. Protect sensitive open space and natural resources.		
<b>Water Resources</b>			
6.A.1.	The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of this Policy Document). Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases: a. Reasonable use of the property would otherwise be denied; b. The location is necessary to avoid or mitigate hazards to the public; c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.	Consistent	Development within the CSP will be buffered from Pleasant Grove Creek and University Creek within the plan area.
6.A.2.	The County shall require all development in the 100-year floodplain to comply with the provisions of the Placer County Flood Damage Prevention Ordinance.	Consistent	The project will comply with City flood ordinance requirements.
6.A.3.	The County shall require development projects proposing to encroach into a creek corridor or	Consistent	Development within the CSP would not encroach within a creek corridor or creek setback.

Riolo Vineyard Specific Plan EIR

Policy Number	Policy Text	Consistency	Analysis
	<p>creek setback to do one or more of the following, in descending order of desirability:</p> <ul style="list-style-type: none"> <li>a. Avoid the disturbance of riparian vegetation;</li> <li>b. Replace riparian vegetation (on-site, in-kind);</li> <li>c. Restore another section of creek (in-kind); and/or</li> <li>d. Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).</li> </ul>		
6.A.4.	<p>Where creek protection is required or proposed, the County should require public and private development to:</p> <ul style="list-style-type: none"> <li>a. Preserve creek corridors and creek setback areas through easements or dedication. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;</li> <li>b. Designate such easement or dedication acres (as described in a., above) as open space;</li> <li>c. Protect creek corridors and their habitat value by actions such as: 1) providing an adequate creek setback, 2) maintaining creek corridors in an essentially natural state, 3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor, 4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within creek corridors or creek setbacks, and 6) avoiding tree removal within creek corridors;</li> <li>d. Provide recreation and public access near creeks consistent with other General Plan policies;</li> <li>e. Use design, construction, and maintenance techniques that ensure</li> </ul>	Consistent	The proposed project includes recreation access to the Open Space along Pleasant Grove Creek.

*Appendix D – Consistency with Placer County General Plan*

Policy Number	Policy Text	Consistency	Analysis
	<p>development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as:</p> <p>1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.</p> <p>f. Provide for long-term creek corridor maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated activities.</p>		
6.A.5.	<p>The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities.</p>	Consistent	<p>Consistent with current and anticipated NPDES Phase II stormwater requirements, the <i>Creekview Specific Plan Drainage and Stormwater Master Plan</i> identifies both source control LID strategies and treatment control water quality BMPs. The specific LID strategies and structural BMPs that could be used in the CSP area, either individually or in combination will to be refined at the tentative map and site development stage to account for site specific plans. Drainage features will be designed to comply with the standards established as part of the City's Phase II Stormwater Management Program, and the <i>City's Stormwater Management Design Manual</i>. Compliance with the NPDES regulations and Mitigation Measure 4.13-2 which requires implementation of Stormwater Management measures would ensure stormwater treatment devices specific to the land uses in the CSP are implemented to the maximum extent practicable.</p>

*Riolo Vineyard Specific Plan EIR*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
6.A.6.	The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element.	Consistent	Pleasant Grove Creek would be preserved as open space and provided with public access via new trails.
6.A.7.	The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.	Consistent	Mitigation measures proposed for the project include application of Best Management Practices (BMPs) for all earthwork activities consistent with applicable City requirements.
<b>Wetland and Riparian Areas</b>			
6.B.1.	The County shall support the “no net loss” policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.	Consistent	The Draft EIR proposes mitigation measures that require no net loss of wetland areas that are regulated by the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and the State Department of Fish and Game.
6.B.2.	The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve “no net loss” through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.	Consistent	The Draft EIR proposes mitigation measures that require no net loss of wetland areas. The proposed measures require avoidance, minimization, and compensation.
6.B.3.	The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or	Consistent	The Draft EIR proposes mitigation measures that require the Applicant to comply with the storm water pollution prevention requirements of the federal Clean Water Act. The CSP incorporates open space buffers that will reduce the potential that pollutants and

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	function of wetlands.		siltation will significantly affect the value or function of wetlands.
6.B.4.	The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species.	Consistent	The Draft EIR identifies the remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species. The open space buffers that are designated in the CSP will conserve important upland habitats adjacent to wetlands and riparian areas.
6.B.5.	The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA.	Consistent	The Draft EIR requires the Applicant to employ measures to avoid, minimize, and compensate for impacts to wetlands to ensure no net loss.
<b>Fish and Wildlife Habitat</b>			
6.C.1.	The County shall identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following:	Consistent	The Draft EIR identifies significant ecological resource areas and other unique wildlife habitats in the Plan Area that are critical to protecting and sustaining wildlife populations. Mitigation measures are proposed in the Draft EIR that

*Riolo Vineyard Specific Plan EIR*

Policy Number	Policy Text	Consistency	Analysis
	<ul style="list-style-type: none"> <li>a. Wetland areas including vernal pools.</li> <li>b. Stream environment zones.</li> <li>c. Any habitat for rare, threatened or endangered animals or plants.</li> <li>d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.</li> <li>e. Large areas of non-fragmented natural habitat, including Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat.</li> <li>f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.</li> <li>g. Important spawning areas for anadromous fish.</li> </ul>		<p>will avoid and minimize potential adverse effects of the project to these resources.</p>
6.C.2.	<p>The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.</p>	Consistent	<p>The Draft EIR proposes measures to avoid and minimize areas known to have particular value for wildlife. The CSP includes open space designations that will protect and maintain the habitat value of the existing riparian areas adjacent to Pleasant Grove Creek.</p>
6.C.5.	<p>The County shall require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.</p>	Consistent	<p>The Draft EIR does not identify any unavoidable impacts to isolated stream habitat segments associated with development of the CSP.</p>
6.C.6.	<p>The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.</p>	Consistent	<p>The Draft EIR proposes mitigation measures to avoid, minimize and compensate for impacts to special status species. The CSP incorporates open space buffers along Pleasant Grove and University Creeks and floodplain avoidance in most areas that reduces the potential impacts to</p>

*Appendix D – Consistency with Placer County General Plan*

Policy Number	Policy Text	Consistency	Analysis
			special status species.
6.C.8.	The County shall support the preservation or reestablishment of fisheries in the rivers and streams within the County, whenever possible.	Consistent	The CSP incorporates open space buffers and floodplain avoidance that reduces the potential impacts to fisheries habitat in Pleasant Grove Creek.
6.C.9.	The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.	Consistent	The CSP incorporates open space buffers and floodplain avoidance that would preserve existing riparian habitat adjacent to Pleasant Grove Creek.
6.C.11.	<p>Prior to approval of discretionary development permits involving parcels within a significant ecological resource areas, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any such discretionary development permit, the decision making body shall determine the feasibility of the identified mitigation measures.</p> <p>Significant ecological resource areas shall, at a minimum, include the following:</p> <ol style="list-style-type: none"> <li>a. Wetland areas including vernal pools.</li> <li>b. Stream environment zones.</li> <li>c. Any habitat for rare, threatened or endangered animals or plants.</li> <li>d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.</li> <li>e. Large areas of non-fragmented natural habitat, including Blue</li> </ol>	Consistent	The Draft EIR identifies the results of surveys conducted by the Applicant that evaluated the biotic resources within the Plan Area. The Draft EIR proposes mitigation measures for potential impacts to special status species.

*Riolo Vineyard Specific Plan EIR*

Policy Number	Policy Text	Consistency	Analysis
	<p>Oak Woodlands, Valley Foothill Riparian, vernal pool habitat.</p> <p>f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.</p> <p>g. Important spawning areas for anadromous fish.</p>		
6.C.12.	<p>The County shall cooperate with, encourage, and support the plans of other public agencies to acquire fee title or conservation easements to privately-owned lands in order to preserve important wildlife corridors and to provide habitat protection of California Species of Concern and state or federally listed rare, threatened, or endangered plant and animal species.</p>	Consistent	<p>The Applicant proposes to preserve the Pleasant Grove Creek riparian corridor which would provide habitat protection to fisheries.</p>
6.C.13.	<p>The County shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development. Significant biological resources include endangered, threatened, or rare species and their habitats, wetland habitats, wildlife migration corridors, and locally-important species/communities.</p>	Consistent	<p>The CSP incorporates significant open space including Swainson's hawk foraging habitat. The Applicant also proposes open space buffers and floodplain avoidance in most areas that reduces the potential impacts to special status species.</p>
<b>Vegetation</b>			
6.D.1.	<p>The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.</p>	Consistent	<p>Both the existing terrain and natural vegetation of the creek would be preserved.</p>
6.D.2.	<p>The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.</p>	Consistent	<p>Native species and compatible, drought-resistant non-native species would be used to the maximum extent feasible to replace lost trees in the long term.</p>

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
6.D.3.	The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.	Consistent	The CSP incorporates open space buffers and floodplain avoidance in most areas that would preserve existing wetland and riparian habitats adjacent to Dry Creek.
6.D.4.	The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.	Consistent	The Draft EIR identifies mitigation measures to replace all protected native trees that would be removed by the proposed project. No landmark trees or major groves of native trees have been identified in the Plan Area.
6.D.5.	The County shall establish procedures for identifying and preserving rare, threatened, and endangered plant species that may be adversely affected by public or private development projects.	Consistent	The Draft EIR proposes mitigation measures that requires the Applicant to identify and preserve special status plant species that might be affected by the proposed project.
6.D.6.	The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife.	Consistent	The CSP includes open space buffers that will provide sufficiently large, continuous expanses of native vegetation along Pleasant Grove Creek and University Creek to maintain abundant and diverse wildlife in this corridor.
6.D.7.	The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient catchments, and wildlife habitats. Such communities shall be restored or expanded, where possible.	Consistent	The Specific Plan includes preservation and management of wetland and riparian plant communities, and creation of additional wetlands onsite as mitigation for wetland impacts.
6.D.8.	The County shall require that new development preserve natural woodlands to the maximum extent possible.	Consistent	The majority of the site is treeless and no oak woodland habitat occurs within the study area except for a narrow band of Valley Oak Riparian associated with Pleasant Grove Creek. Blue oaks and interior live oaks also occur in this zone. These areas of the site would be preserved from development. Where oak tree removal is necessary, mitigation would be provided in accordance with City requirements. See discussion under Impact 4.8-9

*Riolo Vineyard Specific Plan EIR*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
			of the Draft EIR.
6.D.12.	The County shall support the retention of heavily vegetated corridors along circulation corridors to preserve their rural character.	Consistent	See analysis under Policy 6.D.8, above
6.D.13.	The County shall support the preservation of native trees and the use of native, drought-tolerant plant materials in all revegetation/ landscaping projects.	Consistent	The Draft EIR proposes measures to replace protected native trees that would be removed by the proposed project. Native erosion control seed mixes would be utilized to revegetate areas that have been temporarily affected during construction.
6.D.14.	The County shall require that new development avoid, as much as possible, ecologically-fragile areas (e.g., areas of rare or endangered species of plants, riparian areas). Where feasible, these areas should be protected through public acquisition of fee title or conservation easements to ensure protection.	Consistent	The Draft EIR proposes mitigation measures that require avoidance and minimization of impacts to habitats that potentially utilized by special status species. The proposed project includes preservation of open space within the floodplain of Pleasant Grove Creek that will protect important wildlife habitat.
<b>Open Space for the Preservation of Natural Resources</b>			
6.E.1.	The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect as open space, areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.	Consistent	The CSP would support the preservation and enhancement of natural landforms, natural vegetation, and natural resources as open space to the maximum extent feasible. The proposed Plan includes preservation of open space within the floodplain of Pleasant Grove Creek that will protect important wildlife habitat.
6.E.2.	The County shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible: a. High erosion hazard areas; b. Scenic and trail corridors; c. Streams, streamside vegetation; d. Wetlands; e. Other significant stands of vegetation;	Consistent	The CSP includes preservation of open space within the floodplain of Dry Creek that will protect high erosion hazard areas, scenic and trail corridors, streams, streamside vegetation, wetlands and important wildlife habitat corridors.

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
	f. Wildlife corridors; and g. Any areas of special ecological significance.		
6.E.3.	The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.	Consistent	The CSP includes preservation of open space within the floodplain of Pleasant Grove Creek that will protect biodiversity and accommodate substantial wildlife movement. The riparian habitat in the Plan Area is contiguous with other protected open space.
<b>Air Quality – General</b>			
6.F.2.	The County shall develop mitigation measures to minimize stationary source and area source emissions.	Consistent	The proposed project does not propose the construction of significant stationary sources of emissions.
6.F.6.	The County shall require project-level environment review to include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.	Consistent	The proposed project has completed an air quality analysis that identifies appropriate mitigation measures. The project has incorporated feasible Transportation Control Measures and Indirect Source Control Measures from the AQAP, including bicycle lanes, and mixed land uses.
6.F.7.	The County shall encourage development to be located and designed to minimize direct and indirect air pollutants.	Consistent	The CSP establishes a land use and circulation system that promotes walking as an alternative to car use for local trips. This is achieved with a mixed land use approach that proposes to construct residential and commercial units as part of the project.
6.F.8.	The County shall submit development proposals to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the appropriate decision-making body.	Consistent	The Draft EIR will be submitted to the PCAPCD for review and comment in compliance with CEQA prior to consideration by the City Council.
6.F.9.	In reviewing project applications, the County shall consider alternatives or amendments that reduce emissions of air pollutants.	Consistent	The County has evaluated the air quality impact of three different alternatives to this project (Section 6 of the Draft EIR).

*Riolo Vineyard Specific Plan EIR*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
6.F.10.	The County may require new development projects to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's 1991 Air Quality Attainment Plan (or updated edition).	Consistent	An air quality analysis was conducted for this Draft EIR. Mitigation measures are identified in this Draft EIR consistent with PCAPCD requirements under its Air Quality Attainment Plan.
6.F.11.	The County shall apply the buffer standards described in Part I of this Policy Document and meteorological analyses to provide separation between possible emission/nuisance sources (such as industrial and commercial uses) and residential uses.	Consistent	The CSP site plan includes physical buffers in the form of open space, recreational parks, landscape corridors, community walls, and roadways to separate residential areas from possible emission/nuisance sources.
<b>Air Quality – Transportation/Circulation</b>			
6.G.1.	The County shall require new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra- and inter-neighborhood connections where significant reductions in overall emissions can be achieved.	Consistent	Mitigation is identified to require the Applicant to pay its fair share for traffic improvements to major roadways.
6.G.3.	The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.	Consistent	The specific plan includes a land use and circulation system that promotes walking and cycling as an alternative to vehicle use for local trips. A direct pedestrian and bicycle path is provided between the residential and commercial areas.
6.G.5.	The County shall endeavor to secure adequate funding for transit services so that transit is a viable transportation alternative. New development shall pay its fair share of the cost of transit equipment and facilities required to serve new projects.	Consistent	See analysis under Policy 3.B.2
6.G.6.	The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots, if suitable located.	Consistent	See analysis under Policy 3.B.2

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
6.G.7.	The County shall require stationary-source projects that generate significant amounts of air pollutants to incorporate air quality mitigation in their design.	Consistent	No stationary-source development is proposed by the CSP.
<b>Agricultural Land Use</b>			
7.A.1.	The County shall protect agriculturally-designated areas from conversion to non-agricultural uses.	Potentially Inconsistent	See analysis under Policy 1.H.4, above
7.A.2.	The County shall ensure that unincorporated areas within city spheres of influence that are designated for agricultural uses are maintained in large parcel sizes of 10-acre minimums or larger.	Potentially Inconsistent	The Plan Area is within the City's designated sphere of influence. See analysis of Policy 1.H.4, above
7.A.3.	The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.	Potentially Inconsistent	The CSP would convert 368 acres of the 501-acre site to urban development. See analysis of Policy 1.H.4, above.
7.A.7.	The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.	Potentially Inconsistent	See analysis of Policy 1.H.4, above.
7.A.12.	The County shall actively encourage enrollments of agricultural lands in its Williamson Act program.	Consistent	The project site is not subject to a Williamson Act contract.
<b>Land Use Conflicts</b>			
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.	Potentially Inconsistent	Placer County is more restrictive of residential uses near agriculture than the City. The County General Plan requires buffers between agricultural and non-agricultural uses to minimize incompatibilities. These policies would not apply to development in the CSP because the CSP would be under City jurisdiction. Due to the City's urban nature, the City of Roseville does not have such policies. In addition, no residential portion of the CSP would be located immediately adjacent to agricultural zoned uses, whether under County or City jurisdiction (see Land Use Plan).

Riolo Vineyard Specific Plan EIR

Policy Number	Policy Text	Consistency	Analysis
<b>Seismic and Geologic Hazards</b>			
8.A.1.	The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., ground shaking, landslides, liquefaction, critically expansive soils, avalanche).	Consistent	Mitigation measures identified in this Draft EIR would require the Applicant to comply with the results of a geotechnical investigation. The area is not prone to geological or seismic hazards.
8.A.2.	The County shall require submission of a preliminary soils report, prepared by a registered civil engineer and based upon adequate test borings, for every major subdivision and for each individual lot where critically expansive soils have been identified or are expected to exist.	Consistent	Critically expansive soils are not known to exist within the Plan Area. If such soils are encountered during detailed geotechnical investigations, appropriate design and construction methods will be implemented
8.A.3.	The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions.	Consistent	Critically expansive soils are not known to exist within the Plan Area. If such soils are encountered during detailed geotechnical investigations, appropriate design and construction methods will be implemented. The CSP would dispose of wastewater by sewer, and would not utilize individual sewage disposal systems.
<b>Flood Hazards</b>			
8.B.1.	The County shall promote flood control measures that maintain natural conditions within the 100-year floodplain of rivers and streams.	Consistent	The CSP would retain areas along Pleasant Grove and University Creeks as open space.
8.B.5.	The County shall coordinate with neighboring jurisdictions to mitigate the impacts of new development in Placer County that could increase or potentially affect runoff onto parcels downstream in a neighboring jurisdiction.	Consistent	The project includes the construction of in-stream stormwater detention improvements as identified in the <i>Creekview Specific Plan Drainage and Stormwater Master Plan</i> . By constricting flows through the western bicycle/pedestrian bridge structure, which has two separate spans across each of the bypass channel and the existing Pleasant Grove Creek channel, the incremental difference between the existing

*Appendix D – Consistency with Placer County General Plan*

<b>Policy Number</b>	<b>Policy Text</b>	<b>Consistency</b>	<b>Analysis</b>
			100-year peak flow and the fully developed 100-year peak flow would be throttled so that the post development downstream flow would be equal to the pre-development 100-year flow rates. The inclusion of this detention facility would maintain the pre-development hydraulic grade lines downstream of the project site.
8.B.6.	The County shall prohibit the construction of facilities essential for emergencies and large public assembly in the 100-year floodplain, unless the structure and access to the structure are free from flood inundation.	Consistent	No such features would be constructed within the floodplain.
8.B.7.	The County shall require flood control structures, facilities, and improvements to be designed to conserve resources, incorporate and preserve scenic values, and to incorporate opportunities for recreation, where appropriate.	Consistent	The CSP would retain areas along Pleasant Grove Creek as open space, including recreation such as parks and trails.
8.B.8	The County shall require that flood management programs avoid alteration of waterways and adjacent areas, whenever possible.	Consistent	The CSP would retain areas along Pleasant Grove Creek as open space.
<b>Fire Hazards</b>			
8.C.2.	The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared firebreaks, or a long-term comprehensive fuel management program. Fire hazard reduction measure shall be incorporated into the design of development projects in fire hazard areas.	Consistent	The Plan Area is not in a fire hazard area.
8.C.3.	The County shall require that new development meets state, County, and local fire district standards for fire protection.	Consistent	The City will require that the proposed project meets City standards for fire protection.
<b>Noise</b>			
9.A.1	The County shall not allow development of new noise-sensitive uses where the noise level due to non-transportation noise sources will	Consistent	The CSP will implement feasible mitigation measures to reduce noise from transportation and non-

*Riolo Vineyard Specific Plan EIR*

Policy Number	Policy Text	Consistency	Analysis
	exceed the noise level standards of Table 9-1 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1.		transportation sources, as described in the Draft EIR.
9.A.6	The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure 9-1.	Consistent	Noise impacts are identified for the residences within the Plan Area. Mitigation is identified to reduce these impacts to a less than significant level.
9.A.8	New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources, including airports, which exceed the levels specified in Table 9-3, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 9-3.	Consistent	Noise impacts are identified for the residences within the Plan Area. Mitigation is identified to reduce these impacts to a less than significant level.
9.A.10	<p>Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 9-3 or the performance standards of Table 9-1, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:</p> <ul style="list-style-type: none"> <li>a. The development is for less than five single-family dwellings or less than 10,000 square feet of total gross floor area for office buildings, churches, or meeting halls;</li> <li>b. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical</li> </ul>	Consistent	Implementation of Draft EIR Mitigation Measure 4.6-3 includes measures that would be needed to reduce noise levels to 60 dB Ldn in residential outdoor activity areas include a combination of setbacks, berms, landscaping, and masonry walls. However, relative elevations of the roadways and elevations of building pads affect the ability to reduce noise levels. Significant traffic noise impacts at existing noise-sensitive areas associated with growth of communities are generally very difficult to mitigate. Some areas may already have noise barriers, or new noise barriers may be infeasible from a cost standpoint, or ineffective due to openings in the barriers that are required for roadway or driveway ingress and egress. Feasible measures are not available to reduce the CSP's

*Appendix D – Consistency with Placer County General Plan*

Policy Number	Policy Text	Consistency	Analysis
	<p>analysis will be required when the noise source in question is a stationary noise source or airport, or when the noise source consists of multiple transportation noise sources;</p> <p>c. The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas (other than outdoor sports and recreation areas) does not exceed 65 dB Ldn (or CNEL) prior to mitigation. For outdoor sport and recreation areas, the existing or projected future noise exposure may not exceed 75 dB Ldn (CNEL) prior to mitigation;</p> <p>d. The topography in the project area is essentially flat; that is, noise source and receiving land uses are at the same grade; and</p> <p>e. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to the levels specified in Table 9-1 or 9-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.</p>		<p>contribution to traffic noise within the City of Roseville immediately adjacent to major roadways. Therefore, this impact is considered by the Draft EIR to be significant and unavoidable. The City of Roseville interior noise level standard is 45 dB Ldn. Generally, new construction practices consistent with the UBC, would result in an exterior to interior noise reduction of 30 dB Ldn (j.c. Brennan, 2010). Therefore, traffic noise from the project would not exceed 45 dB Ldn in the interior of buildings.</p>
9.A.11	<p>The County shall implement one or more of the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses, or where the cumulative increase in noise levels resulting from new development significantly impacts noise-sensitive land uses:</p> <p>a. Rerouting traffic onto streets that have available traffic</p>	Consistent	See analysis under Policy 9.A.10, above.

*Riolo Vineyard Specific Plan EIR*

Policy Number	Policy Text	Consistency	Analysis
	capacity and that do not adjoin noise-sensitive land uses; b. Lowering speed limits, if feasible and practical; c. Programs to pay for noise mitigation such as low cost loans to owners of noise-impacted property or establishment of developer fees; d. Acoustical treatment of buildings; or e. Construction of noise barriers.		
<b>Affordable Housing Supply</b>			
A.1.	The County shall adopt programs and procedures with the intent of achieving its fair share regional housing allocation.	Consistent	The CSP would provide affordable housing in order to meet City 10% affordable housing requirement.
A.9.	Housing for low-income households that is required in a new residential project shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.	Consistent	Affordable units would be dispersed throughout the neighborhoods within the CSP.
<b>Energy Conservation</b>			
G.1.	All new dwelling units shall be required to meet current State requirements for energy efficiency. Retrofitting of existing units shall be encouraged.	Consistent	Energy consumption for new buildings in California is regulated by the State Building Energy Efficiency Standards, embodied in Title 24 of the CCR. The efficiency standards apply to new construction of both residential and non-residential buildings, and regulate energy consumed for heating, cooling, ventilation, water heating and lighting. The building efficiency standards are enforced through the local agency permit process. Development in the CSP will comply with Title 24 requirements for energy efficiency.

**APPENDIX L**

**CREEKVIEW SPECIFIC PLAN  
CONSISTENCY WITH PLACER COUNTY  
LAFCO POLICIES**

**Creekview Specific Plan  
Consistency with Placer Local Agency Formation Commission (LAFCO) Policies**

Policy	Consistency	Analysis
<p><b>A. Orderly Growth</b></p> <p><b>(1) POLICY:</b> The Commission encourages the urbanization of certain lands over others and hereby establishes a priority list for urbanization: (a) Vacant or underdeveloped land within the existing boundaries of a city; (b) Vacant or underdeveloped land within the adopted sphere of influence of a city; (c) Vacant or underdeveloped land outside the adopted sphere of influence of a city.</p>	<p>Consistent</p>	<p>Land designated and zoned for residential development within the existing City of Roseville boundaries is fully entitled for future development, and according to development projections is anticipated to be built out by 2025. Since the early 1980s the City has adopted twelve specific plans. These plans address growth issues and the unique constraints and opportunities found within each area, and provide a context within which implementation of the land use plan and associated public facilities can be successfully accomplished.</p> <p>Potential development of the CSP project area has been contemplated for some time. It was identified as one of two “Remainder Areas” analyzed at a program-level as part of the West Roseville Specific Plan, which was approved in 2004. At that time, the City of Roseville’s sphere of influence was extended to cover the entire CSP project area.</p>
<p><b>(2) POLICY:</b> The commission will consider the following factors in determining logical growth patterns in reviewing proposals for annexation to a city or expansion of a city’s sphere of influence: (a) Adjacency with existing and planned growth pattern of the city; (b) Projected growth demand and relationship to remaining lands to be developed within the city and its existing sphere; (c) Ability of the city to provide and fund needed services (utilities, transportation, public safety, recreation, libraries) to the levels defined by the city’s general plan; (d) Pending or anticipated development applications to the County for areas within a city’s existing sphere</p>	<p>Consistent</p>	<p>See analysis of Orderly Growth Policy 1, above. The CSP area is contiguous to the approved West Roseville Specific Plan area on the east and south, and the City-owned Reason Farms site (future regional detention basin) lies to the west. As described in the Draft EIR, the City will be able to provide necessary public services and utilities to the CSP area in a logical fashion.</p>
<p><b>(3) POLICY:</b> The Commission discourages urban level development in</p>	<p>Consistent</p>	<p>Annexation of the CSP area to the City of Roseville has been proposed. See analysis of Orderly Growth Policy 1,</p>

<p>unincorporated areas adjacent to city boundaries.</p>		<p>above.</p>
<p><b>C. Annexations</b></p>		
<p><b>(1) POLICY:</b> To allow for the evaluation of projected growth demand and its relationship to remaining lands to be developed within the city, proposals for annexations to a city or reorganizations including annexation to a city (except unincorporated islands and minor adjustments) shall be accompanied by the following:</p> <ul style="list-style-type: none"> <li>(a) A market absorption study analyzing proposed uses in relation to similar uses within the city. The study shall: <ul style="list-style-type: none"> <li>I. Cover a 15 to 20 year planning horizon,</li> <li>II. Include all major land use categories proposed within annexation (residential, commercial, office and industrial),</li> <li>III. Identify project and citywide buildout capacities for the proposed land uses,</li> <li>IV. Provide an analysis of the competitive strength of the affected city land uses within the regional market, and the proposed project land uses within the anticipated city capture of that regional market,</li> <li>V. Contain a breakdown of projected absorption and supply margins over time by both land use and by geographic planning area within the city. At a minimum, the analysis should distinguish projected absorption between the proposed annexation area and the existing (infill) portion of the city, and</li> <li>VI. Include a summary of key assumptions and methodologies used in generating the absorption projections.</li> </ul> </li> <li>(b) Analysis of alternative project sites located elsewhere within the city or its existing sphere. This analysis shall be included as an alternative in the environmental document prepared for the proposed annexation or reorganization including annexation. If such alternative sites are determined not to be feasible as defined by CEQA, the environmental document shall include a discussion of the reasons and relevant data used to make determinations. LAFCO staff shall be afforded the opportunity to comment on the adequacy of the alternatives analysis prior to certification of the environmental document.</li> </ul>	<p>Consistent</p>	<p>See analysis of Orderly Growth Policy 1, above. Land</p>
<p><b>(2) POLICY:</b> Unless special circumstances can be demonstrated, city</p>		

<p>annexations or reorganizations including city annexations shall be discouraged if there are feasible alternative sites for the annexation proposal already within the city.</p>		<p>designated and zoned for residential development within the existing City of Roseville boundaries is fully entitled for future development, and according to development projections is anticipated to be built out by 2025. The feasibility of alternative sites to accommodate growth proposed by the project is assessed in the Draft EIR, Section 6.</p>
<p><b>(3) POLICY:</b> Large development proposals that are proposed to be developed in phases may be annexed in phases, ensuring that growth occurs in a logical pattern.</p>	<p>Consistent</p>	<p>The CSP project area is approximately 501 acres, and will be surrounded by the City of Roseville on three sides upon completion of the pending annexation of Reason Farms. It is proposed that the area be annexed in its entirety in a single proceeding.</p>
<p><b>(4) POLICY:</b> All city annexations shall be pre-zoned. No subsequent change may be made to the general plan or zoning for the annexed territory that is not in conformance to the pre-zoning designations for a period of two years after the completion of the annexation.</p>	<p>Consistent</p>	<p>Upon approval of the Creekview Specific Plan by the City, the property will be pre-zoned in accordance with the land use designations identified in the Specific Plan.</p>
<p><b>A. SERVICE PROVISION</b></p>		
<p><b>(3) POLICY:</b> The plan for service provision submitted as part of an application for jurisdictional change shall include the following information: (1) an enumeration and description of the services to be extended to the affected territory; (2) the level and range of those services; (3) an indication of when those services can feasibly be extended to the affected territory; (4) an indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed; and (5) information with respect to how those services will be financed.</p>	<p>Consistent</p>	<p>A Plan for Services will be submitted and evaluated by LAFCO prior to approval of annexation. Public Services and utilities needed to serve the CSP are described in Sections 4.11 and 4.12 of the Draft EIR.</p>
<p><b>(4) POLICY:</b> All proposals involving jurisdictional change will include a plan for services. Those proposals initiated by resolution of the affected agency shall include the plan for service with the application. When proposals are initiated by petition, the Commission's staff shall notify the affected agency and request a plan for service. In cases where the proposed jurisdictional change involves reorganization, the plan for service shall address all of the affected agencies.</p>	<p>Consistent</p>	<p>See analysis of Policy 3 above.</p>
<p><b>PRESERVATION OF AGRICULTURAL LAND</b></p>		

<p><b>(1) POLICY:</b> The Commission encourages all agencies within the County to adopt and exercise development policies that promote orderly development and logical boundaries and protect productive agricultural lands and significant open space areas, including riparian areas.</p>	<p>Consistent</p>	<p>A total of 368 acres of agricultural land within the CSP area, which is primarily grazing land, would be developed with urban uses. A total of 133 acres would remain in open space, preserving riparian areas onsite. No land within the project area is under a Williamson Act Contract. The CDC Farmland Mapping and Monitoring Program classify the site as Farmland of Local Importance. The soils are generally unsuitable for many agricultural uses beyond grazing for the following reasons: (1) relatively low value of the property for agricultural purposes as defined by the Farmland Mapping and Monitoring Program, and (2) its historically poor ability to produce agricultural crops. The soil's slow permeability might be conducive to rice production, however, the high water consumption needed to grow this crop makes it infeasible and contrary to the City's water management goals. The CSP will mitigate for the loss of agricultural land through preservation of off-site lands for open space and agricultural use. See Mitigation Measure 4.1-2 in the Draft EIR.</p> <p>The CSP area is contiguous to the approved West Roseville Specific Plan area on the east and south, and the City-owned Reason Farms site (future regional detention basin) lies to the west. As described in the Draft EIR, the City will be able to provide necessary public services and utilities to the CSP area in a logical fashion.</p>
<p><b>(2) POLICY:</b> Unless the subject area is substantially developed to its ultimate use, annexation to a city or special district will be linked to a proposal to develop and not be speculative in nature. Development plans, including a timetable, will be required as part of the LAFCO application for annexation.</p>	<p>Consistent</p>	<p>Annexation of the CSP area to the City of Roseville is requested in order to facilitate development of the proposed land plan analyzed in the Draft EIR. The proposed plan for phasing of development is identified in Section 2 of the Draft EIR, <i>Project Description</i>. Annexation is not being requested for purposes of speculation.</p>
<p><b>(3) POLICY:</b> Generally annexation of farmlands shall not be permitted when significant areas of non-productive farmland are already available.</p>	<p>Consistent</p>	<p>Land designated and zoned for residential development within the existing City of Roseville boundaries is fully</p>

<p>Development of vacant land within a city or district should be developed prior to fringe areas.</p>		<p>entitled for future development, and according to development projections is anticipated to be built out by 2025. Since the early 1980s the City has adopted twelve specific plans. These plans address growth issues and the unique constraints and opportunities found within each area, and provide a context within which implementation of the land use plan and associated public facilities can be successfully accomplished.</p> <p>Potential development of the CSP project area has been contemplated for some time. It was identified as one of two "Remainder Areas" analyzed at a program-level as part of the West Roseville Specific Plan, which was approved in 2004. At that time, the City of Roseville's sphere of influence was extended to cover the entire CSP project area.</p> <p>See analysis of Policy 3, above.</p>
<p><b>(4) POLICY:</b> The Commission may set spheres of influence for unincorporated preserves for specified reasons such as to preserve the agricultural and open space areas or areas of possible future incorporation. Annexation of these areas by adjacent cities shall be discouraged. Annexation of these areas to special districts shall be approved only when the district's purposes are consistent with the sphere in question.</p>	<p>Consistent</p>	

## **PLACER LAFCO POLICIES**

### **INTRODUCTION**

Placer LAFCO was created by and operates under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code section 56000 *et seq.* – the “Cortese-Knox-Hertzberg Act”). LAFCO actions are also subject to other state laws such as special district principal acts and the California Environmental Quality Act. Together, these mandates provide the basis for LAFCO activities.

While the Cortese-Knox-Hertzberg Act provides clear direction in its intent and in many cases provides specific procedural guidelines, it recognizes that unique local situations and issues require some flexibility in the law. Through the adoption of policies, each LAFCO may interpret and implement the law to reflect an area’s unique priorities, problems, and attributes.

### **LEGISLATIVE MANDATES AND POLICY STATEMENTS**

The Cortese-Knox-Hertzberg Act provides the following basic guidelines and objectives:

1. To encourage the orderly formation of local governmental agencies and the efficient provision of governmental services. (This includes discouraging a duplication of services, controlling the proliferation of local governments, and encouraging multipurpose government agencies over single or limited purpose agencies.)
2. To preserve agricultural land and open space resources.
3. To encourage logical patterns of growth and discourage urban sprawl.

### **LAFCO AUTHORITY**

As a means of implementing the legislative goals, LAFCO’s were given the authority to approve or deny the extension of services through the creation and amendment of local government boundaries. LAFCO’s were also given the authority to establish spheres of influence for the purpose of facilitating planning by local agencies.

The Legislature directs LAFCO to include in their consideration of jurisdictional changes the following factors:

- a. population and population density
- b. land area, land use, topography, and geographic features
- c. need for services and adequacy of services in the area
- d. the effect of the proposed change on adjacent areas and agencies
- e. the conformity of the proposal with mandates and local policies
- f. the effect of the proposal on agricultural lands
- g. consistency with adopted spheres of influence
- h. the distinction and certainty of the boundaries
- i. comments of any affected local agency
- j. the ability of the agency to provide the subject services
- k. timely availability of water supplies adequate for projected needs
- l. the extent to which the proposal will assist the agency in achieving regional housing needs

- m. any information or comments from the landowner or owners
  - n. any information relating to existing land use designations
- In addition, the Commission may consider the regional growth goals and policies established by a collaboration of elected officials.

The Legislature directs LAFCO to consider the following four factors when making determinations involving spheres of influence:

- a. the present and planned land uses in the area
- b. the present and probable need for public facilities and services in the area
- c. the present capacity of public facilities and adequacy of public services
- d. the existence of any social or economic communities of interest in the area

## **PLACER LAFCO POLICIES**

The Placer Local Agency Formation Commission ("Placer LAFCO" or the "Commission") adopted the following policies as a means of implementing the Cortese-Knox-Hertzberg Local Government Reorganization Act. They are categorized under four headings. Three reflect the Legislature's policy guidelines and the fourth addresses miscellaneous administrative and procedural issues.

### **I. PLACER LAFCO ENCOURAGES THE ORDERLY FORMATION OF LOCAL GOVERNMENTAL AGENCIES AND THE EFFICIENT PROVISION OF GOVERNMENTAL SERVICES**

#### **A. SERVICE PROVISION**

Recognizing that the general purpose of government is to serve its citizens and that the purpose of LAFCO is to promote orderly and efficient forms of government, the consideration of service questions related to jurisdictional changes is paramount. Reflected in the following policies is the Commission's concern: (1) that thorough service information be made available, (2) that each affected agency be made aware of the impacts of a jurisdictional change, and (3) that as development occurs a complete range of necessary services is accessible.

- (1) POLICY: Requests for information from an applicant or the representative of an applicant, or from any affected agency or department thereof, shall provide complete and full disclosure of information deemed relevant to the subject proposal.**
- (2) POLICY: Every LAFCO Proposal Application and Justification form shall be signed by a responsible party, stating that the information provided is in compliance with the Commission's disclosure policy.**
- (3) POLICY: The plan for service provision submitted as part of an application for jurisdictional change shall include the following information: (1) an enumeration and description of the services to be extended to the affected territory; (2) the level and range of those services; (3) an indication of when those services can feasibly be extended to the affected territory; (4) an indication of any**

improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed; and (5) information with respect to how those services will be financed.

In addition to the foregoing information, the following information will be required as part of each plan for service:

- (a) a list of the existing services available to the affected area, and the agencies providing those services
- (b) a list of services available through the affected agency or agencies
- (c) a comparison of the existing and proposed service levels and the effects of the proposed change on service in adjacent areas
- (d) a description of all special local taxes, assessments, fees, and outstanding bonds that will potentially affect the proposal area
- (e) identification of any resource shortages or facility inadequacies presently experienced or anticipated by the affected agency

(4) **POLICY:** All proposals involving jurisdictional change will include a plan for services. Those proposals initiated by resolution of the affected agency shall include the plan for service with the application. When proposals are initiated by petition, the Commission's staff shall notify the affected agency and request a plan for service. In cases where the proposed jurisdictional change involves a reorganization, the plan for service shall address all of the affected agencies.

(5) **POLICY:** The following standards shall apply to the evaluation of plans for service:

- (a) Each plan for service must be signed and dated by an official representative of the agency, certifying completeness and accuracy. In cases where the proposal includes annexation to more than one agency, the plan for service must be signed by a representative of each annexing agency or each agency may submit its own separate plan for services.
- (b) The plans for service shall be made part of the file and shall be circulated to affected agencies and County departments for comment. The subject agency shall respond to any requests for additional or clarifying information.

(6) **POLICY:** The Commission shall approve the extension of services by contract only when the agency in question can show it is not reasonable or possible to annex the site at the time the request is submitted.

#### B. COMMUNITY APPROACH

The Commission finds that a community approach to service provision is beneficial in that it facilitates the eventual consolidation of local agencies, it clarifies and simplifies service delivery, it assures the most complete ranges of services available to a developing area, and it helps define and empower a community. The

Commission shall encourage a community approach to service provision by encouraging the coterminous development of local agency boundaries within the area.

- (1) POLICY: Spheres of influence for all local agencies serving a particular community shall be coterminous whenever possible.**
- (2) POLICY: Service provision shall be viewed on a community basis. Annexation to a city shall generally be accompanied by simultaneous annexation to the special districts that serve that community. Likewise, when possible, annexation to a special district that serves a city shall include annexation to that adjacent city.**

#### C. AGENCY PROLIFERATION

The Commission finds that great numbers of special districts add to various departmental workloads and increase the cost of government. It recognizes that layer upon layer of governmental agencies produce confusion and lead to duplication of services. It recognizes that in most cases the most efficient and effective agencies to provide needed levels of service are multipurpose local agencies, and that those local agencies most qualified to provide a full range of urban-type services are cities.

- (1) POLICY: The Commission may undertake studies of special districts for the purpose of examining the potential for efficiencies through reorganization. Districts most likely to be the subject of such studies include those that fall into one or more of the following categories:
  - (a) overlaying districts that provide the potential for service duplication**
  - (b) inactive districts**
  - (c) overlaying limited purpose districts that could be consolidated into a single multipurpose district**
  - (d) districts that include significant areas where no services are provided**
  - (e) districts which appear to provide an inadequate level of service**
  - (f) districts which are overlain by a city and may be merged into the city****
- (2) POLICY: If the special district studies determine that some type of governmental reorganization is appropriate, the Commission may initiate a consolidation, a dissolution, a merger, or the formation of a subsidiary district.**
- (3) POLICY: The Commission may identify possible opportunities to reduce the number of special districts through the establishment of coterminous spheres of influence and sphere of influence determinations that recommend ultimately dissolving, merging, or consolidating districts (zero spheres of influence). Such opportunities shall consist of those special districts that fall into the categories listed in Policy c(1).**

- (4) **POLICY:** The initiation of consolidations, mergers, dissolutions, and the formation of subsidiary districts by the affected governing bodies and/or the affected landowners and voters shall be encouraged.
- (5) **POLICY:** The Commission shall utilize its authority to condition proposals in a manner that will discourage agency proliferation and encourage special district consolidation or dissolution where appropriate.
- (6) **POLICY:** The Commission encourages special districts and other affected agencies to identify and evaluate possible opportunities to consolidate, merge, or dissolve local agencies.
- (7) **POLICY:** If a proposal to the Commission includes the formation of a new government, the Commission shall determine whether existing agencies can feasibly provide the needed service or services in a more efficient and accountable manner. If a New single-purpose agency is deemed necessary, the Commission shall consider reorganization with other single-purpose agencies that provide related services.
- (8) **POLICY:** When considering the extensions of service to an area the Commission shall favor the provision of services by multipurpose agencies over limited or single purpose agencies. Generally, priority shall be given as follows:
- (a) annexation to an existing city
  - (b) annexation to an existing county service area
  - (c) annexation to an existing independent multipurpose district
  - (d) annexation to an existing independent single purpose district
  - (e) formation of an independent multipurpose district
  - (f) formation of an independent single purpose district
- (9) **POLICY:** Every proposed new district formation, district consolidation, merger, or formation of a subsidiary district shall be accompanied by a feasibility study that contains, at a minimum, the following elements.
- (a) an explanation of the reasons for the purposed formation and a brief description of the characteristics of the study area
  - (b) a description of the local agencies presently serving the area, and their range and level of service, and a discussion of the potential impacts that the proposed formation would have on these districts
  - (c) a description of and rationale for the proposed boundaries
  - (d) a description of the proposed district services and service financing plan
  - (e) a five year budget projecting all expected revenues and expenditures
  - (f) an analysis of other governmental options for service
  - (g) a list of the pros and cons of the proposed formation
- (10) **POLICY:** An application to the Commission for district consolidation, district merger, or the formation of a subsidiary district shall include proof of at least one public hearing on the subject held within each

**district applying for consolidation or merger. Notice for the hearing shall be published in a newspaper of general circulation within each district affected. The notice shall be published at least fourteen days but no more than thirty days before the scheduled hearing and shall be no less than 1/8 of a page in size.**

#### D. BOUNDARIES

The Cortese-Knox-Hertzberg Act encourages the logical formation and determination of local agency boundaries and requires LAFCOs to consider "the nonconformance of proposed boundaries with lines of assessment..." when reviewing a proposal for jurisdictional change.

The Commission finds that boundaries that follow lines of assessment are clearer, more understandable, and more readily identifiable. They facilitate service provision, assist in the determination of permissible land uses, simplify the assessment and property tax process, and encourage consistent mapping of jurisdictions. The Commission recognizes that there are times when the strict use of assessor parcels will result in an awkward proposal boundary. In such cases, it may be necessary to consider minor adjustments to the proposal boundaries or a change in the parcel lines.

One of the Commission's most powerful tools is the ability to amend the boundaries of a proposal in order to create a boundary that the Commission feels is more equitable or effects better service provision. Related to this power is the ability of the Commission to expand a proposal to include additional jurisdictional changes. For example, a proposal to annex to a full service city may need to be expanded to include a detachment from a local fire district to prevent a duplication of service.

- (1) POLICY: Sphere of influence revisions and jurisdictional changes involving assessor parcel splits shall be avoided whenever possible. Exceptions may be made where the applicant is able to prove that the split cannot reasonably be avoided without incurring undue hardship.**
  
- (2) POLICY: The Commission will generally honor an agreement between a city and the County, or a city and a city with respect to the inclusion or exclusion of roads adjacent to one or more of the boundaries of a proposed annexation. If no such agreement is in place, the entire width of any roadway which is adjacent to the property to be annexed should be included within the annexation when one or more of the following conditions apply:**
  - (a) the roadway will include significant new facilities (such as sewer lines, water lines, storm drains, or notable traffic control measures) that will be maintained by the annexing jurisdiction;**
  - (b) based upon existing and future potential land uses in the area, the primary users of that portion of the road would most likely be generated by the annexing entity; or**
  - (c) whenever the Commission, after considering the overall impacts, adjacent land uses, historic and perceptual boundary concerns, and**

other factors relevant to LAFCO policy, determines that annexation of the roadway would be appropriate.

- (3) **POLICY:** The environmental documentation prepared for each project which proposes annexation of property to a city in which one or more of the boundaries between the city and the County or the city and another city are delineated by a road, shall include analyses which place the road within each of the jurisdictions. The environmental document or a supplemental document prepared by the applicant shall address the long-term maintenance costs associated with each of these potential scenarios.
- (4) **POLICY:** Special districts shall be detached from an area when a city annexes that area and assumes the role of service provider in place of the special district.
- (5) **POLICY:** Unless otherwise specified in the Commission's resolution, the area successfully detached from a local agency is also deemed removed from that agency's sphere of influence.

#### E. MUNICIPAL SERVICE REVIEWS

When the Cortese-Knox Local Government Reorganization Act of 1985 was rewritten and became the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 a significant new mandate was included. This mandate (Government Code Section 56430) specifies that "In order to prepare and update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission." While the new mandate lists the factors that must be addressed, it does not provide a plan or process for accomplishing this task. The Placer Commission has, therefore, adopted the following policies to provide some initial and interim organizational direction. (This section adopted 12/12/01.)

- (1) **POLICY:** LAFCO will encourage regional Municipal Service Reviews over project-specific reviews. Regional reviews are those that cover "logical" geographic areas defined by such things as a general or community plan or a drainage basin, et cetera.
- (2) **POLICY:** If an agency or private party submits a request to initiate a proposal for a Municipal Service Review to LAFCO, staff will review the proposal with the applicant to discuss the potential parameters of the study. Following this, staff will make a recommendation to the Commission regarding the request. The Commission may or may not authorize the study and adopt parameters for it.
- (3) **POLICY:** If a particular party is interested in initiating a project that will require a Municipal Service Review, they will be liable for the costs associated with doing the study.
- (4) **POLICY:** LAFCO may choose to initiate certain studies on its own volition when there appears to be a need to study the organization and provision of services in a specified area.

- (5) POLICY: When up-dating a general or community plan the County and cities should coordinate with LAFCO to see that a corresponding municipal services review is completed in conjunction with the plan.**

**II. PLACER LAFCO ENCOURAGES THE PRESERVATION OF AGRICULTURAL LAND AND OPEN SPACE RESOURCES**

While the Commission is prohibited from imposing any conditions "which would directly regulate land use density or intensity, property development, or subdivision requirements," the Commission is required to consider land use and related data in their review. While rezoning is required, the Commission may not specify how a particular area should be zoned or developed.

The premature conversion of farmland and open space to other uses is discouraged by the Cortese-Knox-Hertzberg Act. In the pursuit of this goal, the Commission has authority to modify the proposal's boundaries or to deny an untimely proposal. Information regarding land use designations and existing and proposed land uses assists the Commission in its determinations as to the appropriateness of a proposal's timing and boundaries.

- (1) POLICY: The Commission encourages all agencies within the County to adopt and exercise development policies that promote orderly development and logical boundaries and protect productive agricultural lands and significant open space areas, including riparian areas.**
- (2) POLICY: Unless the subject area is substantially developed to its ultimate use, annexation to a city or special district will be linked to a proposal to develop and not be speculative in nature. Development plans, including a timetable, will be required as part of the LAFCO application for annexation.**
- (3) POLICY: Generally annexation of farmlands shall not be permitted when significant areas of non-productive farmland are already available. Development of vacant land within a city or district should be developed prior to fringe areas.**
- (4) POLICY: The Commission may set spheres of influence for unincorporated preserves for specified reasons such as to preserve the agricultural and open space areas or areas of possible future incorporation. Annexation of these areas by adjacent cities shall be discouraged. Annexation of these areas to special districts shall be approved only when the district's purposes are consistent with the sphere in question.**

### III

#### **ENCOURAGE LOGICAL PATTERNS OF GROWTH AND DISCOURAGE URBAN SPRAWL**

One of the primary mandates of LAFCO is to encourage orderly growth and development, yet LAFCO is prohibited from directly regulating land use. With varying effect LAFCO can fulfill its mandate through the determination of jurisdictional boundaries and the extension of local agency services. The Commission recognizes that under existing circumstances, such goals will only be completely successful when they are embraced by all the area's local governments.

While the statutes encourage orderly growth and discourage urban sprawl, they do not define or set standards to quantify these concepts. The parameters for these concepts must be made at the local level where we find that one person's orderly growth is another's urban sprawl.

Spheres of influence play an important role in the process of encouraging orderly growth. Under law each local agency is required to have a sphere of influence. These spheres provide direction and growth for the planning of the affected local agency and all adjacent agencies. Spheres can be critically important tools in the goal to establish logical boundaries, yet their value is often underestimated. As a result they are not used as effectively as they might be. Spheres define the future boundaries of the entity. Once spheres of influence are established, the question of annexation within the sphere is primarily one of timing.

#### A. ORDERLY GROWTH

- (1) POLICY: The Commission encourages the urbanization of certain lands over others and hereby establishes a priority list for urbanization:**
  - (a) vacant or underdeveloped land within the existing boundaries of a city**
  - (b) vacant or underdeveloped land within the adopted sphere of influence of a city**
  - (c) vacant or underdeveloped land outside the adopted sphere of influence of a city**
  
- (2) POLICY: The commission will consider the following factors in determining logical growth patterns in reviewing proposals for annexation to a city or expansion of a city's sphere of influence:**
  - (a) adjacency with existing and planned growth pattern of the city**
  - (b) projected growth demand and relationship to remaining lands to be developed within the city and its existing sphere**
  - (c) ability of the city to provide and fund needed services (utilities, transportation, public safety, recreation, libraries) to the levels defined by the city's general plan**
  - (d) pending or anticipated development applications to the County for areas within a city's existing sphere**
  
- (5) POLICY: The Commission discourages urban level development in unincorporated areas adjacent to city boundaries.**

**B. SPHERES OF INFLUENCE**

- (1) POLICY: To allow for the evaluation of projected growth demand and its relationship to remaining lands to be developed within the city and the city's sphere, proposals for sphere of influence revisions (other than minor adjustments) shall require certain data for the consideration of the Commission. It is recognized that sphere reviews associated with periodic updates of the general plan will be more conceptual than those associated with specific projects. In any case, the data provided shall be as accurate, thorough, and pragmatic as possible. The data provided shall include the following:**
- (a) A market absorption study analyzing proposed uses in relation to similar uses within the city and the city's sphere. The study shall:**
    - I. cover a 15 to 20 year planning horizon,**
    - II. include all major land use categories proposed within sphere revision (residential, commercial, office and industrial),**
    - III. identify project and citywide buildout capacities for the proposed land uses,**
    - IV. provide an analysis of the competitive strength of the affected city and land uses within the regional market, and the proposed project land uses within the anticipated capture**
    - V. contain a breakdown of projected absorption and supply margins over time by both land use and by geographic planning area within the city. At minimum, the analysis should distinguish projected absorption between the proposed sphere are and the existing (infill) portion of the city and the city's sphere are, and**
  - (b) Analysis of alternative project sites located elsewhere within the city or its existing sphere. This analysis shall be included as an alternative in the environmental document prepared for the proposed sphere expansion. If such alternative sites are determined not to be feasible as defined by CEQA, the environmental document shall include a discussion of the reasons and relevant data used to make such determinations. LAFCO staff shall be afforded the opportunity to comment on the adequacy of the alternatives analysis prior to certification of the environmental document.**
- (2) POLICY: Expansions of city spheres of influence shall be discouraged if there is feasible land appropriate for the proposed uses already within the sphere of influence.**
- (3) POLICY: City Spheres of influence shall be reviewed when the general plan is up-dated or when there is a general plan amendment that would affect the city boundaries. In addition at LAFCO's request cities shall review their spheres no more frequently than every five years, advising LAFCO of their findings and submitting sphere amendment requests to LAFCO if circumstances warrant.**
- (4) POLICY: If the Commission determines that a request for expansion of a city's sphere of influence would have the effect of exceeding the market demand for a particular use within the planning horizon, the Commission may approve the requested sphere expansion conditional upon detachment of other areas from the sphere.**

- (5) **POLICY:** Special district spheres of influence will include only those areas that may benefit from the services provided by that district. This determination will be made based upon the relevant general and/or community plan for the area.

#### C. ANNEXATIONS

- (1) **POLICY:** To allow for the evaluation of projected growth demand and its relationship to remaining lands to be developed within the city, proposals for annexations to a city or reorganizations including annexation to a city (except unincorporated islands and minor adjustments) shall be accompanied by the following:
- (a) A market absorption study analyzing proposed uses in relation to similar uses within the city. The study shall:
- I. cover a 15 to 20 year planning horizon,
  - II. include all major land use categories proposed within annexation (residential, commercial, office and industrial),
  - III. identify project and citywide buildout capacities for the proposed land uses,
  - IV. provide an analysis of the competitive strength of the affected city land uses within the regional market, and the proposed project land uses within the anticipated city capture of that regional market,
  - V. contain a breakdown of projected absorption and supply margins over time by both land use and by geographic planning area within the city. At a minimum, the analysis should distinguish projected absorption between the proposed annexation area and the existing (infill) portion of the city, and
  - VI. include a summary of key assumptions and methodologies used in generating the absorption projections.
- (b) Analysis of alternative project sites located elsewhere within the city or its existing sphere. This analysis shall be included as an alternative in the environmental document prepared for the proposed annexation or reorganization including annexation. If such alternative sites are determined not to be feasible as defined by CEQA, the environmental document shall include a discussion of the reasons and relevant data used to make determinations. LAFCO staff shall be afforded the opportunity to comment on the adequacy of the alternatives analysis prior to certification of the environmental document.
- (2) **POLICY:** Unless special circumstances can be demonstrated, city annexations or reorganizations including city annexations shall be discouraged if there are feasible alternative sites for the annexation proposal already within the city.
- (3) **POLICY:** Large development proposals that are proposed to be developed in phases may be annexed in phases, ensuring that growth occurs in a logical pattern.

- (4) All city annexations shall be pre-zoned. No subsequent change may be made to the general plan or zoning for the annexed territory that is not in conformance to the pre-zoning designations for a period of two years after the completion of the annexation.**

**D. UNINCORPORATED ISLANDS**

The creation and continued existence of unincorporated islands is expressly discouraged and/or prohibited. Unincorporated islands must continue to be serviced by the County and other local agencies serving unincorporated areas, but because these service areas are isolated from other service areas, they are difficult and expensive to serve.

Unincorporated islands, therefore, are not consistent with logical and efficient government.

- (1) POLICY: The Commission shall discourage the creation of islands or areas not in a city but substantially surrounded by a city or cities, or by a city or cities and a county boundary or a major body of water.**
- (2) POLICY: The Commission shall deny city annexations or reorganizations that include city annexations that create areas that are substantially or totally surrounded by a city. The Commission shall consider an area to be "substantially surrounded" when it is surrounded by a city or cities, or by a city or cities and a county boundary or a major body of water on at least 75% of its boundaries, unless one of the following conditions have been met:**
- (a) The Commission determines that denial of the proposal would be detrimental to the orderly development of the community and that the area that would be enclosed by the annexation cannot be reasonably annexed to another city or incorporated as a new city.**
- (b) In the case of areas which are substantially surrounded, the applicant provides written results of a landowner (uninhabited or inhabited) or registered voter (inhabited) survey that shows that inclusion of the unincorporated area would successfully subvert the proposal.**
- (3) POLICY: The Commission shall discourage the annexation of a portion of an existing island to a city unless the applicant provides written proof through a survey that the proposed annexation is the largest possible portion of that island that may be successfully annexed.**

## IV

### ADMINISTRATIVE POLICIES

#### A. GENERAL

The following list of policies is generally administrative in nature and has been adopted for the purpose of refining and defining the Commission's process.

- (1) POLICY: If a proposed jurisdictional change between one or more agencies involves fiscal considerations beyond the adopted or standard arrangements, each affected agency shall study the effects of the proposal. If any affected agency feels that potential inequities exist, the agencies shall work together to reach and adopt a compromise.**
- (2) POLICY: Unless otherwise specified by Commission action, the effective date of a change of organization or reorganization shall be the date that the Certificate of Completion is issued.**
- (4) POLICY: All requests made pursuant to Government Code Section ~~56833.3~~ 56801 for State Controller review of an applicant's incorporation fiscal analysis must be submitted within thirty days of the Commission's first published notice of the proposal. The costs associated for all such requests will be borne by the party making the request.**
- (4) POLICY: Staff shall schedule protest hearings within the time constraints identified by the statutes but in conjunction with regularly scheduled LAFCO hearings unless otherwise directed by the Commission.**
- (6) POLICY: If an agency does not remit its required LAFCO payment to the Auditor within the timeframes established by statute, the County Auditor is authorized and requested to collect an equivalent amount from the property tax or any fee or eligible revenue owed to the agency along with any expenses incurred in the process of collecting the late payments or challenging nonpayment, unless otherwise directed by the Commission within the 60 day time limit.**
- (7) POLICY: Notice of all public hearings and Commission meetings shall be made available in electronic format on the LAFCO website.**

#### B. ENVIRONMENTAL ISSUES

Most LAFCO actions are subject to environmental review under the California Environmental Quality Act (CEQA). The Commission has an established environmental procedure which follows the mandates found in CEQA. This procedure is outlined in the procedure section of this manual.

The State CEQA Guidelines encourage the review of a project in its entirety and at the earliest possible point in the planning process in order to assess the cumulative impacts of the proposal.

The Commission recognizes that an organization or reorganization most often represents only a step in a series required in a larger project. This project may include rezoning, the approval of land development plans, and possibly a general plan amendment. Ideally there should be a single environmental review that addresses all aspects of the project. In these cases the primary agency (usually a city) is in the position to review land use designation changes, service extension plans, land development plans, and organization or reorganization. In these cases, the Commission shall generally act as responsible agency.

- (1) **POLICY: Whenever an agency is considering a project (such as rezoning, a general plan amendment, site development, or the installation of infrastructure) that requires annexation or some other jurisdictional reorganization, the environmental review for that project shall include consideration of the environmental impacts of annexation or jurisdictional reorganization, and LAFCO shall be treated as a responsible agency.**

#### C. RECONSIDERATION

Any party may file a written statement requesting amendments to or reconsideration of any resolution adopted by the Commission. The following policies shall govern reconsideration by the Commission:

- (1) **POLICY: Requests for amendment to or reconsideration of a resolution of the Commission making determinations must include a statement as to what new or different facts that could not have been presented previously, or applicable new law, warrant the reconsideration. The requests shall state the specific modification to the resolution being requested.**
- (2) **POLICY: Any request shall be submitted within thirty days of the Commission's decision and prior to the completion of the proceedings of the conducting authority. Any rehearing is subject to full public notice.**
- (3) **POLICY: No request shall be deemed filed unless appropriate filing fees are submitted.**

**APPENDIX L**

**CREEKVIEW SPECIFIC PLAN  
CONSISTENCY WITH ROSEVILLE  
GENERAL PLAN POLICIES**

**Creekview Specific Plan  
Consistency with City of Roseville General Plan**

An EIR must discuss “any inconsistencies between the proposed project and the applicable general plans.” CEQA Guidelines, §15125(d). For the proposed project, the applicable plan is the City of Roseville General Plan. The focus of this appendix is the identification of policies in the General Plan that apply to the proposed land uses of this particular project. This appendix does not discuss policies that apply to the City itself or policies that apply only to some other type of land use not included in the proposed project. Policies that are not applicable to the proposed project for either reason have not been included in the following discussion.

Although not required under CEQA, this Appendix discusses consistencies as well as inconsistencies between the proposed project and the relevant policies of the General Plan. If an inconsistency has been identified, the analysis in this EIR focuses on whether that inconsistency may contribute to some direct or reasonably foreseeable indirect environmental impact. An inconsistency between the proposed project and a policy in the General Plan does not in itself mandate a finding of significance. Rather, like social and economic effects, a planning inconsistency is a factor to be considered in determining the significance of changes in the physical environment caused by the proposed project. Finally, while this EIR analyzes the proposed project’s consistency with applicable policies, it is the City Council who will make the ultimate determination in regard to the proposed project’s consistency with the General Plan.

Policy Number	Policy Text	Consistency	Analysis
<b>GOAL: COMMUNITY FORM</b>			
<b>Policies – Community Form - General</b>			
Policy 1	Ensure high quality development in new and existing development areas as defined through specific plans, the development review process and community design guidelines.	Consistent	Future land uses and development within the CSP area will be governed by an adopted Specific Plan, as well as development standards and design guidelines, ensuring high quality development.
Policy 3	Continue to provide a full range of public services and maintain high levels of service, as specified in other elements of this Plan, including the Public Facilities, Open Space and Conservation, Safety, Circulation and Parks and Recreation Elements	Consistent	The CSP will contribute toward the provision of necessary public services, and will include areas dedicated for parks, open space and school purposes.
Policy 4	Promote a diversity of residential living options (e.g. density ranges, housing types, affordability ranges)	Consistent	The CSP will provide for residential development at a variety of densities,

	while ensuring community compatibility and well-designed residential development.		<p>ranging from low-to high density. In addition, the CSP will provide affordable housing consistent with City requirements. The City requires that 10% of all new housing built be affordable. The CSP would add 2,098 dwelling units to the city, for a requirement of 210 affordable units. In addition, of the total units, approximately 25% would be zoned high-density residential (HDR), which provides opportunities for affordable housing.</p>
Policy 5	Promote land use patterns that result in the efficient use of urban lands and preservation of open space as specified in the Open Space and Conservation Element.	Consistent	<p>Approximately 133 acres of the CSP are proposed as Open Space (OS), comprising nearly 30 percent of the total project site acreage. The CSP represents an efficient use of land, combining residential development at a range of densities with commercial uses.</p>
<b>Policies - Community Form – Relationship to Transit, Pedestrian, Air Quality (RTPAQ)</b>			
Policy 1	Promote land use patterns that support a variety of transportation modes and accommodate pedestrian mobility.	Consistent	<p>The proposed CSP circulation system includes a hierarchy of roadways, a pedestrian and bikeway network, and public transit linkages that are designed to connect with existing city and regional systems. The CSP planned circulation system provides for connectivity of streets to adjacent land uses within, as well as outside, the CSP with the extension of Blue Oaks Boulevard (a west/east arterial designed to accommodate a potential future connection to Watt Avenue/Placer Parkway in Placer County), and Westbrook Drive (a north/south roadway that will connect to the West Roseville Specific Plan. Further, a comprehensive system of pedestrian and bikeway paths is proposed throughout the CSP. This system of pedestrian paths and bikeways provides off-street linkages throughout the community, connecting to Roseville’s existing and planned facilities to the south and east of the CSP.</p>
Policy 2	Allow for land use patterns and mixed use development that integrate residential and non-residential land uses, such that residents may easily walk or bike to shopping, services, employment and leisure activities.	Consistent	<p>The CSP land use plan provides for an integration of residential uses with non-residential uses such as commercial areas, parks, open space and an elementary school. As described above under RTPAQ Policy 1, these uses are connected by roadways, bicycle and pedestrian linkages.</p>
Policy 3	Concentrate higher intensity uses and appropriate support uses within close proximity of transit and bikeway corridors as identified in the Bicycle Master Plan. In addition, some component of public use such as parks, plazas, public buildings, community centers and/or libraries should be located within the corridors.	Consistent	<p>Commercial and High-Density Residential uses within the CSP are generally located along Westbrook and Blue Oaks Boulevards, which are planned as 6-lane arterials with transit and bicycle corridors present. The planned park facilities and elementary school are readily accessible to these arterials as well</p>

Policy 4	Promote and encourage the location of employee services such as childcare, restaurants, banking facilities, convenience markets, etc., within major employment centers for the purpose of reducing midday service-related vehicle trips.	Consistent	These uses would generally be permitted in the Commercial area within the CSP.
Policy 6	Through City land use planning and development approvals, require that neighborhood serving uses (e.g. neighborhood commercial uses, day care, parks, schools, and other community facilities) be physically linked with adjacent residential neighborhoods.	Consistent	Parks and school facilities within the CSP are linked with adjacent residential uses. See Figure 2-4 of the Draft EIR, for example.
<b>Policies – Community Form – Relationship of New Development (RND)</b>			
Policy 1	Require that new development areas and associated community-wide facilities (open space resources, parks, libraries, etc.) Be linked and oriented to existing developed areas of the community through road networks, public transit systems, open space systems, bike way and pedestrian systems, and other physical connections.	Consistent	See analysis of RTPAQ Policies, above.
<b>Policies – Community Form – Jobs/Housing and Economic Development (JH&amp;ED)</b>			
Policy 1	Strive for a land use mix and pattern of development that provides linkages between jobs and employment uses, will provide a reasonable jobs/housing balance, and will maintain the fiscal viability of the City.	Consistent	See analysis of RTPAQ Policies above. Overall, the CSP is projected to add more housing than jobs. This will cause a decrease in the City's overall jobs/housing ratio, and provide additional housing opportunities. As a result, over time the preponderance of housing within the CSP will help the City to achieve the environmental benefits (reduced commuter mileage, etc.) associated with an improved jobs/housing ratio. See Section 4.2 of the Draft EIR, under Impact 4.2-1.
Policy 3	Establish a standard process to analyze the fiscal impacts of proposed development and require a fiscal impact analysis of all projects proposing a significant General Plan land use change as defined through the Economic Development Study/Plan.	Consistent	A fiscal analysis has been prepared for the CSP.
Policy 4	The City may approve a project that is identified as having a negative fiscal impact on the City if overriding findings are made that the project benefits outweigh its impacts. Such benefits may relate to the	Consistent	The fiscal analysis prepared for the CSP identifies that the Specific Plan would result in a slight net operating deficit to the City. At the estimated buildout year of 2031, this operating deficit would be approximately three percent of the annual general fund expenditures that would be incurred by

	provision of affordable housing, significant open space or recreation facilities, job creation or other public benefit.		the City to provide public services to the CSP. The CSP will provide a number of significant benefits to the City, including housing opportunities (both market-rate and affordable), and an improvement to the City's existing job/housing ratio.
Policy 5	Maintain land use patterns, intensities and densities that promote a positive business climate (e.g. supply of business professional, commercial and industrial lands).	Consistent	The CSP includes commercial uses. The development of these uses is anticipated to increase employment within the CSP project area.
<b>GOAL: COMMUNITY DESIGN</b>			
<b>Policies – Community Design</b>			
Policy 1	Through the design review process, apply design standards that promote the use of high quality building materials, architectural and site designs, landscaping signage, and amenities.	Consistent	Future land uses and development within the CSP area will be governed by an adopted Specific Plan, as well as development standards and design guidelines, ensuring high quality development.
Policy 2	Continue to develop and apply design standards that result in efficient site and building designs, pedestrian friendly projects that stimulate the use of alternative modes of transportation, and the establishment of a functional relationship between adjacent developments.	Consistent	Future land uses and development within the CSP area will be governed by an adopted Specific Plan, as well as development standards and design guidelines, ensuring high quality development. The CSP land use plan provides for an integration of residential uses with non-residential uses such as commercial areas, parks, open space and an elementary school. As described above under RTPAQ Policy 1, these uses are connected by roadways, bicycle and pedestrian linkages.
Policy 3	Encourage designs that strike a balance between the incorporation of aesthetic and development requirements, and the economic considerations associated with development.	Consistent	Future land uses and development within the CSP area will be governed by an adopted Specific Plan, as well as development standards and design guidelines, ensuring high quality development
Policy 4	Promote flexibility in the design review process to achieve design objectives, and encourage projects with innovative, unique and creative architectural style and design.	Consistent	Future land uses and development within the CSP area will be governed by an adopted Specific Plan, as well as development standards and design guidelines, ensuring high quality development.
Policy 6	Through the design review process, encourage site and building designs that are in scale and compatible with adjacent development with respect to height, bulk, form mass, and community character.	Consistent	Development within the CSP will be compatible with similar residential and commercial development areas adjacent to the CSP and elsewhere within the City.

Policy 7	Encourage project designs that place a high priority and value on open space, and the preservation, enhancement and incorporation of natural resources and other features including consideration of topography, vegetation, wetlands, and water courses.	Consistent	Approximately 133 acres of the CSP are proposed as Open Space (OS), comprising nearly 30 percent of the total project site acreage. OS land use and zoning are generally applied to lands that are environmentally sensitive or otherwise significant due to habitat, natural features, or man-made features. Open space corridors provide for passive recreation opportunities, preservation of significant resources, viewsheds, potential flood water conveyance and retention, resource mitigation, wildlife movement corridors, and can function to improve the interface between uses. In many locations, the preserve area accommodates a dedicated Class I pedestrian pathway to be shared with a vehicle maintenance road for maintenance activities.
Policy 8	Encourage and promote the preservation of historic and/or unique, culturally and architecturally significant buildings, features and visual environments.	Consistent	The CSP area does not contain any known historic or cultural resources.
Policy 9	The location and preservation of native oak trees and oak woodlands shall be a primary factor in determining site design, building location, grading, construction and landscaping, and in establishing the character of projects through their use as a unifying element in both new an existing development.	Consistent	The majority of the site is treeless and no oak woodland habitat occurs within the study area except for a narrow band of Valley Oak Riparian associated with Pleasant Grove Creek. Blue oaks and interior live oaks also occur in this zone. These areas of the site would be preserved from development. Where oak tree removal is necessary, mitigation would be provided in accordance with City requirements. See discussion under Impact 4.8-9 of the Draft EIR.
<b>GOAL: GROWTH MANAGEMENT</b>			
<b>Policies – Growth Management - General</b>			
Policy 1	Growth must provide a strong diversified economic base and a reasonable balance between employment and affordable housing.	Consistent	See analysis under JH&ED Policy 4, above
Policy 2	Growth should occur on the basis that projected revenue should be sufficient to meet public costs.	Consistent	See analysis under JH&ED Policy 4, above
Policy 3	The City shall encourage a development pattern that is contiguous with existing developed areas of the City.	Consistent	The development pattern of the CSP will integrate with existing adjacent development areas within the City.
Policy 4	Growth shall be managed to ensure that adequate public facilities and services, as defined in the Public Facilities Element, are planned and provided and the public health, safety and welfare is protected.	Consistent	As described in the Draft EIR, the CSP will provide for adequate public services to serve project residents, and to protect public health, safety and welfare. See Section 4.11 of the Draft EIR. The CSP would include public facilities and services required to serve the project site in accordance with the City of Roseville's General Plan. The utility

			infrastructure system would be designed to accommodate buildout of the CSP area and would be constructed in phases. Easements and dedications of improvements would be provided consistent with the CSP, the project development agreement, and other applicable standards and requirements of the City of Roseville.		
Policy 5	The City shall accommodate projected population and employment growth in areas where the appropriate level of public infrastructure and services are planned or will be made available concurrent with development.	Consistent	The CSP will provide infrastructure as needed to serve site development. See analysis of Growth Management Policy 4, above.		
Policy 6	The City shall use the specific plan process to ensure a comprehensive, logical growth process for new development areas (e.g., annexations) or any areas where significant land use changes are considered.	Consistent	The Specific Plan process applied to development of the CSP area is intended to satisfy the requirements of this Policy.		
Policy 7	The City shall oppose urban density residential, commercial or industrial development in unincorporated areas unless adequate public facilities and services can be provided and mechanisms to ensure their availability and provision are secured during the land use entitlement process. It is the City's preference that urban development occur within incorporated area.	Consistent	The CSP site is currently unincorporated, but would be annexed into the City as a condition of development. The CSP would include public facilities and services required to serve the project site in accordance with the City of Roseville's General Plan. The utility infrastructure system would be designed to accommodate buildout of the CSP area and would be constructed in phases. Easements and dedications of improvements would be provided consistent with the CSP, the project development agreement, and other applicable standards and requirements of the City of Roseville.		
Policy 8	Manage growth in such a way to ensure that significant open space areas will be preserved.	Consistent	Approximately 133 acres of the CSP are proposed as Open Space (OS), comprising nearly 30 percent of the total project site acreage.		
Policy 9	Retain and enhance Roseville's identity and character to ensure that Roseville, even as it grows, remains consistent with the Growth Management Visioning Committee's Vision Statement.	Consistent	Development of the CSP would be consistent with the Vision Statement. See Section 7 of the Draft EIR.		
Policy 10	Work aggressively to address traffic generated outside of Roseville by working in collaboration with neighboring jurisdictions, regional, state, and federal entities to ensure traffic through Roseville is mitigated by regional solutions. Ensure that transportation solutions are supported by land-use and design policies that promote walking, biking, and transit, consistent with the Growth Management Visioning Committee's	Consistent	Traffic impacts associated with the development of the CSP as proposed are analyzed in Section 4.3 of the EIR. As identified, the CSP will participate in a number of fee programs adopted by both the City and other regional entities to address future infrastructure improvements needs. The proposed CSP circulation system includes a hierarchy of roadways, a pedestrian and bikeway network, and public transit linkages that are designed to connect with existing city and regional systems. The CSP planned circulation system provides for connectivity of streets to		

	Vision Statement.		adjacent land uses within, as well as outside, the CSP with the extension of Blue Oaks Boulevard (a west/east arterial designed to accommodate a potential future connection to Watt Avenue/Placer Parkway in Placer County), and Westbrook Drive (a north/south roadway that will connect to the West Roseville Specific Plan. Further, a comprehensive system of pedestrian and bikeway paths is proposed throughout the CSP. This system of pedestrian paths and bikeways provides off-street linkages throughout the community, connecting to Roseville's existing and planned facilities to the south and east of the CSP.
<b>Policies – Growth Management – Growth Areas</b>			
Policy 1	<p>The City may consider modification to the General Plan land use allocation where adequate public services and facilities and preservation and conservation of natural resources can be provided in conjunction with the following:</p> <ol style="list-style-type: none"> <li>a. Additional land to accommodate demand for housing or employment uses</li> <li>b. Projects that will provide public benefit to the City, including the provision of public transit services</li> <li>c. Ensure that growth provides benefits to the Community as a whole and weigh community benefits against fiscal costs</li> </ol>	Consistent	As described in the EIR, adequate public services and facilities can be provided to serve the CSP. The fiscal analysis prepared for the CSP identifies that the Specific Plan would result in a slight net operating deficit to the City. The Specific Plan will also be subject to a Community Services Assessment (CSA) that will provide funding for public services and to achieve fiscal neutrality to the City. At the estimated buildout year of 2031, this operating deficit would be approximately three percent of the annual general fund expenditures that would be incurred by the City to provide public services to the CSP. The CSP will provide a number of significant benefits to the City, including housing opportunities (both market-rate and affordable), and an improvement to the City's existing job/housing ratio. The CSP will provide a transit center.
Policy 2	<p>Prior to the consideration of any General Plan amendment to modify the land use allocation or expand the City's boundaries or sphere of influence, the City shall complete or cause to be completed the following City-wide studies/plans:</p> <ol style="list-style-type: none"> <li>a. Long-Range Transit Plan</li> <li>b. Economic Development Studies</li> <li>c. Public Facilities and Services Capacity Study</li> <li>d. Transportation System Capacity Study</li> </ol> <p>The studies shall define overall holding capacities and identify additional performance standards that will need to be met to ensure the achievement of the goals and policies of the General Plan.</p>	Consistent	These studies have been, or will be, completed prior to City Council consideration of the CSP. Impacts of the CSP on public services, public facilities, and transportation and circulation have been analyzed in the Draft EIR.
Policy 3	The City shall require the submittal of a specific plan	Consistent	These studies have been, or will be, completed prior to City Council

	<p>for the consideration of new development areas or any areas where a significant modification to the General Plan land use allocation is proposed. The specific plan process shall, at a minimum, include the following:</p> <ol style="list-style-type: none"> <li>a. General Plan Amendment</li> <li>b. Development Agreement</li> <li>c. Zoning Entitlements</li> <li>d. Environmental Impact Report</li> <li>e. Phasing, Financing, Capital Improvements Plan</li> <li>f. Fiscal Impact Analysis</li> </ol>		<p>consideration of CSP.</p>
<p>Policy 4</p>	<p>Specific plans will be evaluated based on the following minimum criteria:</p> <ol style="list-style-type: none"> <li>a. Government Code requirements for specific plans</li> <li>b. Demonstrated consistency with General Plan goals and policies</li> <li>c. Demonstrated consistency with the identified City-wide studies and holding capacity analysis</li> <li>d. Justification for proposed specific plan boundaries</li> <li>e. Community benefit</li> <li>f. Ability to mitigate impacts</li> <li>g. Impact on the City's growth pattern</li> </ol> <p>Each specific plan proposal shall include, with its initial submittal, a full analysis of how the plan complies with and relates to the above factors. The specific plans' consistency with the General Plan, and its relation to other identified criteria, will be a primary factor in determining whether the proposal will or will not be considered by the City.</p>	<p>Consistent</p>	<p>These studies have been, or will be, completed prior to City Council consideration of the CSP.</p>
<p>Policy 5</p>	<p>Apply the City's adopted Guiding Principles to any new development proposed in and out of City's corporate boundaries, which is not already part of an adopted Specific Plan or within the infill area:</p> <ol style="list-style-type: none"> <li>1. Any development proposal west of Roseville shall, on a stand-alone basis, have an overall neutral or positive fiscal impact on the City's General Fund Services.</li> </ol>	<p>Consistent</p>	<p>Consistency with the Guiding Principles is discussed in Section 7 of the Draft EIR. The project's fiscal impact is near neutral. At the estimated buildout year of 2031, this operating deficit would be approximately three percent of the annual general fund expenditures that would be incurred by the City to provide public services to the CSP. The CSP will complement the adjacent WRSP to the east and south. The CSP does not conflict with either the Pleasant Grove WWTP or the Roseville Energy Park. The CSP will contribute CIP funds for improvements to City and regional</p>

	<ol style="list-style-type: none"> <li>2. Any development proposal west of Roseville shall include logical growth/plan boundaries and an east to west growth pattern.</li> <li>3. Any development proposal west of Roseville shall not conflict with the Pleasant Grove Wastewater Treatment Plant and future Power Generation Facility.</li> <li>4. Any development proposal west of Roseville shall maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods.</li> <li>5. Any development proposal west of Roseville shall include a plan to ensure full funding and maintenance of improvements and services at no cost to existing residents (including increased utility rates). A proposal shall not burden/increase the cost, or diminish the supply and reliability of services.</li> <li>6. Any development proposal west of Roseville shall aid in regional traffic solutions and in right of way preservation.</li> <li>7. Any development proposal west of Roseville that does not have a sufficient supply of surface water shall secure additional supplies above what the City currently has available. Development proposals shall also provide financial assistance to incorporate the new source of supply into the City's water supply portfolio (surface water, groundwater and recycled water); and development proposals shall include measures to reduce water demand by implementing the use of conservation best management practices, recycled water and other off-sets.</li> <li>8. Any development proposal west of Roseville shall consider development potential within the entire City/County Memorandum of Understanding Transition Area in the design and sizing of</li> </ol>	<p>roadways. As described in Section 4.11.1 of the Draft EIR, adequate water supplies exist to serve the CSP. The CSP lies within the City/County MOU area. The CSP will provide on-site flood control improvements, and will contribute fees toward City improvements to the regional retention facility proposed for the Reason Farms site. The CSP will provide for a new elementary school, and will provide fee funding under the terms of the proposed Development Agreement. The CSP will maintain the Pleasant Grove Creek corridor as connecting open space through the plan area.</p>
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	<p>infrastructure improvements.</p> <p>9. Any development proposal west of Roseville shall aid in resolution of regional storm water retention.</p> <p>10. Any development proposal west of Roseville shall incorporate mechanisms to ensure new schools are available to serve the residents and shall not impact existing schools.</p> <p>11. Any development proposal west of Roseville shall include a significant interconnected public open space component/conservation plan in coordination with the City of Roseville/ U.S. Fish and Wildlife Service Memorandum of Understanding.</p> <p>12. Any development proposal west of Roseville shall include a public participation component to keep the public informed and solicit feedback throughout the specific plan process.</p> <p>13. Any development proposal west of Roseville shall provide a “public benefit” to the City and residents.</p>		
Policy 6	<p>As new development is proposed in City’s Sphere of Influence to the west of Fiddlyment Road, require project proponents to provide a transitional area between City and County lands, through a system of interconnecting Open Space land areas.</p>	Consistent	<p>The CSP will be complimentary of the development within the West Roseville Specific Plan. The CSP is adjacent to the City’s Reason Farms property on the west, which will provide an open space transition to the rural areas remaining in County jurisdiction</p>
Policy 8	<p>New development proposals to the west of Fiddlyment Road within the County/City Memorandum of Understanding Transition Area shall meet the objectives and terms of the Memorandum of Understanding between the City of Roseville and the County of Placer.</p>	Consistent	<p>See Section 7 of the Draft EIR.</p>
Policy 9	<p>Development proposed on the western edge of the City shall provide a distinctive open space transition to create a physical and visual buffer between the City and County to assure that the identity and uniqueness of the City and County will be maintained.</p>	Consistent	<p>The CSP will be complimentary of the development within the West Roseville Specific Plan. The CSP is adjacent to the City’s Reason Farms property on the west, which will provide an open space transition to the rural areas remaining in County jurisdiction.</p>

Policy 10	Consistent with the County/City Memorandum of Understanding Transition Area, the City shall continue to support and endorse the maintenance of the one-mile buffer zone around landfill operations, as set forth in Policy No. 4.G.11 of the Placer County General Plan, adopted in August 1994.	Consistent	The CSP Project area is located beyond the one-mile buffer zone identified by the Placer County General Plan as protective of existing landfill operations.
<b>Policies – Growth Management</b>			
Policy 1	The City may determine, in accordance with the goals and policies of this element, that it is appropriate to amend its General Plan land use allocation and expand. Under such circumstances, a specific plan will be required to comprehensively plan each of the areas.	Consistent	The City has determined that development within the CSP area must occur pursuant to an adopted Specific Plan
Policy 2	<p>In addition to being consistent with the other goals and policies of the General Plan, specific plans shall comply with the following:</p> <ol style="list-style-type: none"> <li>a. Provide a public focal point, community, and/or theme feature. These features shall be specific to each area and be designed to contribute to the promotion and enhancement of community character. A special feature may include, but is not limited to, a community plaza, central park, or some other type of gathering area; outdoor amphitheater; community garden; regional park with special facilities; sports complex; or cultural facilities.</li> <li>b. Provide entryways at entrances to the City in accordance with the Community-wide Design Guidelines. Where possible, the entryways shall take advantage of and incorporate existing natural resources into the entry treatment. The specific plans shall identify the location and treatment of the entryways, and shall consider the use of open space, oak regeneration areas, signage and/or special landscaping to create a visual edge or</li> </ol>	Consistent	The CSP will provide a series of parks as community focal points, along with a commercial center. The preserved Pleasant Grove Creek corridor will also provide a focal amenity. The CSP will complement the adjacent WRSP to the east and south. The CSP will be subject to adopted design guidelines that will, among other things, address compatibility between on-site land uses and public utility infrastructure. The CSP will provide for mitigation of impacts to sensitive habitat, and for the preservation of open space and agricultural land resources on- and off-site.

	<p>buffer that provides a strong definition to entryways into the City.</p> <p>c. The specific plan areas shall be planned and oriented to be an integral part of the City consistent with the policies of the Community Form Component of this element.</p> <p>d. Develop design guidelines, specifying screening and a transition between public utilities (e.g. substations, pump stations) and other uses, in conjunction with the public utility departments and agencies. In addition, development along power line and pipeline easements shall incorporate design treatment to insure compatibility and safety. Design guidelines and treatment may include minimum setbacks, building and landscape design standards and possible limitations on certain types of uses and activities.</p> <p>e. Preserve natural resource areas where they exist, and where feasible, along new roadways. Such roadways may create a public boundary between the resource area and other uses. The specific plans shall identify locations and standards for the preservation of natural resources along roadways, and shall identify sources of financing for such road segments.</p> <p>f. The specific plans shall include a resource mitigation/banking plan to be developed in accordance with the provisions of the Open Space and Conservation Element</p>		
<b>Policies – Growth Management – Annexations and Sphere of Influence</b>			
Policy 1	The City may initiate studies to investigate the potential of (1) annexing areas within its sphere of	Consistent	The CSP area is within the existing Sphere of Influence for the City of Roseville.

		<p>influence; and (2) expanding its sphere of influence boundaries. The studies should be focused on those areas that, both long and short term, may affect General Plan goals and policies and would be logically served and planned by the City. The studies shall include the identification, availability and funding of public services, as well as the costs and impacts to the City and other service providers. Issues to be analyzed include, but are not limited to, present and planned land uses, water, sewer, electric, library, parks, schools, circulation and affordable housing. Based on these studies, and resident and property owner input, the City may take steps to annex or expand its sphere of influence</p>		
<p>Policy 2</p>	<p>Consistent</p>	<p>The City may consider annexations that:</p> <ol style="list-style-type: none"> <li>Are contiguous with City boundaries and provide for a logical expansion of the City;</li> <li>Create clear and reasonable boundaries;</li> <li>Are beneficial from a fiscal standpoint to the City and its residents;</li> <li>Are consistent with State Law and Placer County Local Agency Formation Commission (LAFCO) standards and criteria;</li> <li>Ensure the preservation of open space and agriculture lands; and</li> <li>Are consistent with the General Plan.</li> </ol>	<p>The project site is located in unincorporated Placer County, adjacent to the western boundary of the City of Roseville. Lands located within the City of Roseville include the West Roseville Specific Plan to the east and south, and the City-owned 1,700-acre Reason Farms Stormwater Retention basin project site to the west. These areas, together with the CSP once annexed, create a clear and reasonable boundary for the City. As described under the analysis of the Growth Management Policies above, the annexation and development of the CSP would be beneficial to the City and its residents. Annexation would be required to be consistent with State Law and LAFCO requirements. Approximately 133 acres of the CSP are proposed as Open Space (OS), comprising nearly 30 percent of the total project site acreage. As described throughout this Appendix, the development of the CSP as proposed is consistent with the General Plan, upon the adoption of the requested General Plan Amendments.</p>	
<p>Policy 3</p>	<p>Consistent</p>	<p>The City may consider expanding its sphere of influence to incorporate areas that, in the future, should be logically planned and serviced by Roseville. The City shall consider the following factors, as identified by LAFCO, when making determinations involving sphere of influence boundaries:</p> <ol style="list-style-type: none"> <li>Present and planned land uses in the area;</li> </ol>		<p>The CSP area is within the existing Sphere of Influence for the City of Roseville.</p>

	<p>b. Present and probable need for public facilities and services in the area;</p> <p>c. Present capacity of public facilities and adequacy of public services;</p> <p>d. Existence of any social or economic communities of interest in the area; and Open space and agricultural lands.</p>		
<b>GOAL: FUNCTIONAL CLASSIFICATION</b>			
<b>Policies – Level of Service</b>			
Policy 1	<p>Maintain a level of service (LOS) "C" standard at a minimum of 70 percent of all signalized intersections and roadway segments in the City during the p.m. peak hours. Exceptions to the LOS "C" standard may be considered for intersections where the City finds that the required improvements are unacceptable based on established criteria identified in the implementation measures. In addition, Pedestrian Districts may be exempted from the LOS standard.</p>	Consistent	<p>As described in Section 4.3 of the Draft EIR, Transportation and Circulation, development within the CSP would not cause traffic volumes within the City to fall below the threshold established by this Policy.</p>
Policy 2	<p>Strive to meet the level of service standards through a balanced transportation system that reduces the auto emissions that contribute to climate change by providing alternatives to the automobile and avoiding excessive vehicle congestion through roadway improvements, Intelligent Transportation Systems, and transit improvements.</p>	Consistent	<p>The CSP provides for a balanced transportation system that promotes the use of transit, bicycle and pedestrian travel along with automobiles. The on-site roadways are designed to accommodate expected future traffic volumes under cumulative growth conditions, and thus will minimize vehicle congestion. As described in Section 4.5 of the Draft EIR, <i>Climate Change</i>, the CSP will implement numerous measures to reduce emissions of greenhouse gases that contribute to climate change.</p>
<b>Policies - Transit</b>			
Policy 1	<p>Pursue and support transit services within the community and region and pursue land use, design and other mechanisms that promote the use of such services</p>	Consistent	<p>Public transit in the CSP would utilize bus service systems from Roseville Transit and Placer County Transit. These services would use the CSP's circulation systems to provide local and regional transit connections for community residents. Roseville Transit provides fixed route and Dial-A-Ride services within the City, as well as fixed route commuter services between Roseville and downtown Sacramento. A Transit Transfer Station is planned as part of commercial center at the northeast corner of Blue Oaks and Westbrook Boulevards. In addition, Blue Oaks Boulevard and Westbrook Boulevard are planned to accommodate a future route for bus rapid transit (BRT). The CSP would be designed to support BRT along the</p>

			proposed Blue Oaks Boulevard and Westbrook Boulevard rights-of-way.
<b>GOAL: BIKEWAY AND TRAILS</b>			
<b>Policies – Bikeway and Trails</b>			
Policy 1	Develop a comprehensive and safe system of recreational and commuter bicycle routes and trails that provides connections between the City's major employment and housing areas and between its existing and planned bikeways.	Consistent	A comprehensive system of pedestrian and bikeway paths is proposed throughout the CSP. This system of pedestrian paths and bikeways provides off-street linkages throughout the community, connecting to Roseville's existing and planned facilities to the north and east of the CSP. The pedestrian and bikeway network includes a combination of Class I and Class IA bike paths, and Class II bike lanes. Class I bikeways are off-street, uninterrupted, and are typically located within the project site's open space areas. Within the Pleasant Grove Creek open space the Class-I trail will cross under the Westbrook Blvd bridge structure. Class IA bikeways are typically located in the landscape corridors along arterial roadways and within paseos. Class II bike lanes are typically provided along the street edge of arterial and collector roads.
<b>GOAL: AIR QUALITY</b>			
<b>Policies – Air Quality - General</b>			
Policy 4	As part of the development review process, develop mitigation measures to minimize stationary and area source emissions.	Consistent	As identified in Sections 4.4, Air Quality, and 4.5, Climate Change, of the Draft EIR, the CSP will implement numerous mitigation measures and project design features to reduce air emissions to the extent feasible.
<b>Policies – Air Quality – Transportation and Circulation Related</b>			
Policy 5	Develop transportation systems that minimize vehicle delay and air pollution.	Consistent	The CSP provides for a balanced transportation system that promotes the use of transit, bicycle and pedestrian travel along with automobiles. The on-site roadways are designed to accommodate expected future traffic volumes under cumulative growth conditions, and thus will minimize vehicle congestion. As described in Section 4.5 of the Draft EIR, <i>Climate Change</i> , the CSP will implement numerous measures to reduce emissions of greenhouse gases that contribute to climate change.
Policy 6	Develop consistent and accurate procedures for mitigating transportation emissions from new and existing projects.	Consistent	As identified in Sections 4.4, Air Quality, and 4.5, Climate Change, of the Draft EIR, the CSP will implement numerous mitigation measures and project design features to reduce air emissions to the extent feasible.
Policy 7	Encourage alternative modes of transportation including pedestrian, bicycle, and transit usage.	Consistent	See analysis of Bikeways and Trails Policy 1 and Transit Policy 1, above.

<b>Policies – Air Quality – Land Use Related</b>			
Policy 8	Separate air pollution-sensitive land uses from sources of air pollution.	Consistent	The CSP would not contain any significant stationary sources of air pollution, and thus would not place sensitive receptors adjacent to such uses within the CSP area. The Roseville Energy Park (REP) represents the largest potential source of Toxic Air Contaminants (TACs) upwind of CSP. The REP is an energy facility that generates TACs from natural gas combustion and from diesel emergency generator testing. The California Energy Commission conducted a screening level health risk assessment (HRA) for the REP prior to its construction. That analysis found that the REP would not cause significant acute, chronic or carcinogenic health risks to existing or future residences in the vicinity. Mitigation will be imposed to require that at the time subdivisions are planned for development within the CSP, nearby and internal uses will be reviewed to determine the potential for exposure to TACs. With the mitigation identified in the Draft EIR, this impact would be less than significant.
Policy 9	Encourage land use policies that maintain and improve air quality.	Consistent	The CSP land use plan provides for an integration of residential uses with non-residential uses such as commercial areas, parks, open space and an elementary school. As described above under RTPAQ Policy 1, these uses are connected by roadways, bicycle and pedestrian linkages. These project design features, along with the mitigation measures and requirements described in Section 4.5 of the Draft EIR, Climate Change, substantially reduce emissions compared to a base-case scenario where such requirements and features are not incorporated.
<b>Policies – Air Quality – Energy Conservation Related</b>			
Policy 10	Conserve energy and reduce air emissions by encouraging energy efficient building designs and transportation systems.	Consistent	The CSP will implement efficient building designs, in accordance with City and State requirements, including the California Green Building Code. The CSP provides for a balanced transportation system that promotes the use of transit, bicycle and pedestrian travel along with automobiles. The on-site roadways are designed to accommodate expected future traffic volumes under cumulative growth conditions, and thus will minimize vehicle congestion. As described in Section 4.5 of the Draft EIR, <i>Climate Change</i> , the CSP will implement numerous measures to reduce emissions of greenhouse gases that contribute to climate change.
<b>Policies – Air Quality – Hazardous Materials Related</b>			
Policy 11	Protect City residents from the risks involved in the transport, distribution, storage, use, and disposal of	Consistent	The potential for the CSP to expose City residents to hazardous materials is considered low, due to the mix of proposed land uses. This is addressed

	hazardous materials.			in Section 4.10 of the Draft EIR, <i>Hazardous Materials and Public Safety</i> .
<b>GOAL: OPEN SPACE SYSTEM</b>				
<b>Policies – Open Space System</b>				
Policy 1	Provide an interconnecting system of open space corridors that, where feasible, incorporate bikeways and pedestrian paths.	Consistent	The CSP provides a significant open space corridor along Pleasant Grove Creek. Pleasant Grove Creek traverses the site diagonally, through the center of the Plan Area, in an east-west direction. The creek corridors (Parcels C-53 and C-54) provide an opportunity to create a linear open space amenity that functions as a natural feature and connection for a bicycle/pedestrian pathway through the CSP. In addition to the vehicular crossing of Pleasant Grove Creek at Westbrook Boulevard, two pedestrian/bicycle creek crossings are planned across the open space corridor, one upstream and the other downstream of the Westbrook Boulevard bridge. The creek is planned for permanent preservation as open space.	
Policy 2	Provide interconnected open space corridors between open space and habitat resources, recreation areas, schools, employment, commercial service and residential areas.	Consistent	See analysis under Open Space System Policy 1 above.	
Policy 4	Require all new development to provide linkages to existing and planned open space systems. Where such access cannot be provided through the creation of open space connections, identify alternative linkages.	Consistent	See analysis under Open Space System Policy 1 above.	
Policy 6	Take into account consideration of natural habitat areas in developing linkages and in preserving open space areas. Identify alternate sites for linkages where sensitive habitat areas have the potential to be adversely impacted.	Consistent	See analysis under Open Space System Policy 1 above.	
Policy 7	Maximize opportunities for preservation and maintenance of open space resources, including establishment of private open space areas. Consider coordination with non-profit organizations and investigate the potential for conservancy ownership and/or management of open space areas.	Consistent	See analysis under Open Space System Policy 1 above. Provisions for management of dedicated open space areas within the CSP are described in Section 4.8 of the Draft EIR, <i>Vegetation and Wildlife</i> .	
Policy 10	Consider the use of open space for the location of flood control facilities where such facilities allow compatible passive recreational use and resource preservation.	Consistent	The CSP project includes construction of a bypass channel adjacent to Pleasant Grove Creek to provide additional conveyance and floodplain storage capacity through the CSP. The system, created by the bypass	

			channel and Pleasant Grove Creek together, will function to reclaim the historic floodplain of the Pleasant Grove Creek within the CSP area and remove developable lands from the 100-year floodplain. The bypass channel will divert a portion of the high water flows from Pleasant Grove Creek upstream of the major channel constriction, and re-introduce the flows back into the existing channel downstream of the constriction. The bypass channel would be constructed generally parallel to, and south of the southern bank of the main channel of Pleasant Grove Creek. In the CSP, the bypass channel would be located within the open space corridor
<b>GOAL: VEGETATION AND WILDLIFE</b>			
<b>Policies – Vegetation and Wildlife</b>			
Policy 1	Incorporate existing trees into development projects, and where preservation is not feasible, continue to require mitigation for the loss of removed trees. Particular emphasis shall be placed on avoiding the removal of groupings or groves of trees.	Consistent	The majority of the site is treeless and no oak woodland habitat occurs within the study area except for a narrow band of Valley Oak Riparian associated with Pleasant Grove Creek. Blue oaks and interior live oaks also occur in this zone. These areas of the site would preserved from development. Where oak tree removal is necessary, mitigation would be provided in accordance with City requirements. See discussion under Impact 4.8-9 of the Draft EIR.
Policy 2	Preserve and rehabilitate continuous riparian corridors and adjacent habitat along the City's creeks and waterways	Consistent	The CSP provides a significant open space corridor along Pleasant Grove Creek. Pleasant Grove Creek traverses the site diagonally, through the center of the Plan Area, in an east-west direction. The creek corridor is planned for permanent preservation as open space.
Policy 3	Require dedication of the 100-year flood plain or comparable mechanism to protect habitat and wildlife values in perpetuity.	Consistent	See analysis under <i>Vegetation and Wildlife</i> Policy 1 and 2 above, and Section 4.8, <i>Vegetation and Wildlife</i> , of the Draft EIR.
Policy 4	Require preservation of contiguous areas in excess of the 100-year flood plain as merited by special resources or circumstances. Special circumstances may include, but are not limited to, sensitive wildlife or vegetation, wetland habitat, oak woodland areas, grassland connections in association with other habitat areas, slope or topographical considerations, recreation opportunities, and maintenance access requirements.	Consistent	See analysis under <i>Vegetation and Wildlife</i> Policy 1 and 2, and Section 4.8, <i>Vegetation and Wildlife</i> , of the Draft EIR.
Policy 5	Limit recreation activities within the 100-year flood plain and require additional setback areas for trails and other public recreation uses so that natural resource	Consistent	Trails within the Pleasant Grove Creek corridor within the CSP will be designed so as to minimize impacts to sensitive natural resource areas, such as wetlands.

Policy 7	areas are not adversely impacted. Require cumulative mitigation plans for wetlands, where feasible, in association with specific plans.	Consistent	Development within the CSP will provide mitigation to achieve a “no net loss” standard in accordance with federal Section 404 Permit requirements. The goal of the CSP conservation strategy is to achieve no net loss of wetlands through a combination of onsite avoidance and preservation, onsite enhancement and creation of wetlands, offsite acquisition and preservation of existing vernal pool complexes, and purchase of vernal pool credits at an agency approved mitigation bank. These wetlands, both onsite and offsite, would be preserved and managed in perpetuity to provide for the long-term viability of the protected wetlands. Project participation and inclusion in regional habitat conservation and mitigation efforts is described in Section 4.8 of the Draft EIR.
Policy 8	Consider substitute site mitigation for federally non-regulated wetlands, provided that such mitigation will provide comparable habitat values.	Consistent	As described in Section 4.8 of the Draft EIR, a total of 33.83 acres of wetlands or “other waters” of the U.S. have been identified in the CSP area. All wetlands identified in the CSP area were determined to be federally jurisdictional. No non-jurisdictional wetlands are present.
Policy 9	Limit the access of pedestrians and cyclists to vernal pool and wetland areas so that access is compatible with long-term protection of these natural resource areas.	Consistent	Mitigation measures listed in Section 4.8 of the Draft EIR require that fencing be installed to restrict access to protected wetlands, vernal pools and riparian areas within the CSP.
Policy 10	Manage public lands with special-status species to encourage propagation of the species and discourage non-indigenous, invasive species.	Consistent	Management Plans for open space preserve areas within the CSP will provide for the management of invasive non-native species.
Policy 11	Habitat preservation and mitigation for woodlands, creeks, riparian and seasonal wetland areas should occur within the defined boundaries of the impacting projects where long-term resource viability is feasible and desirable.	Consistent	Approximately 19.66 acres of wetland habitat would be preserved as part of the Project, within areas designated as open space. The on-site preservation includes all preserved vernal pools and depressional seasonal wetlands within occupied vernal pool shrimp watersheds that will be located more than 250 feet from the edge of development. Based on extensive consultation with the Corps, U.S. EPA, USFWS and CDFG, the CSP land plan is designed to avoid and preserve the highest quality wetland resources present on the project site.
<b>GOAL – GROUNDWATER RECHARGE AND WATER QUALITY</b>			
Policies – Groundwater Recharge and Water Quality			
Policy 1	Utilize cost-effective urban run-off controls, including Best Management Practices, to limit urban pollutants from entering the watercourses.	Consistent	Consistent with current and anticipated NPDES Phase II stormwater requirements, the <i>Creekview Specific Plan Drainage and Stormwater Master Plan</i> identifies both source control LID strategies and treatment

			<p>control water quality BMPs. The specific LID strategies and structural BMPs that could be used in the CSP area, either individually or in combination will be refined at the tentative map and site development stage to account for site specific plans. Drainage features will be designed to comply with the standards established as part of the City's Phase II Stormwater Management Program, and the City's <i>Stormwater Management Design Manual</i>. Compliance with the NPDES regulations and Mitigation Measure 4.13-2 which requires implementation of Stormwater Management measures would ensure stormwater treatment devices specific to the land uses in the CSP are implemented to the maximum extent practicable.</p>
Policy 2	Implement erosion control and topsoil conservation measures to limit sediments within watercourses.	Consistent	<p>Implementation of Mitigation Measure 4.13-1 requires the creation and implementation of a Stormwater Pollution Prevention Plan (SWPPP), and the use of Best Management Practices (BMPs) to minimize erosion and the risk of polluted runoff from construction sites. Further, compliance with the State's General Construction Permit and City Improvement Standards, combined with the City's inspection efforts under its Stormwater Management Program, would ensure that construction related sediment or other contaminants would be reduced to the maximum extent practicable as required by law. As a result, the CSP will not result in the violation of any water quality standards, will not create substantial additional sources of polluted runoff, and will not otherwise substantially degrade water quality.</p>
Policy 3	Ensure a buffer area between waterways and urban development to protect water quality and riparian areas.	Consistent	<p>The CSP provides a significant open space corridor along Pleasant Grove Creek. Pleasant Grove Creek traverses the site diagonally, through the center of the Plan Area, in an east-west direction. The creek corridor is planned for permanent preservation as open space, buffering the creek from development.</p>
Policy 5	Continue to monitor groundwater resources and investigate strategies for enhanced sustainable use. Areas where recharge potential is determined to be high shall be considered for designation as open space.	Consistent	<p>Soils containing hardpan occupy over half the valley on the east side of the Sacramento River (which includes the project area) and these hardpans severely restrict downward movement of water. Soil Group D (poor infiltration) accounts for the majority of soil cover in the Project area. The abundance of Group D soils limits percolation and groundwater recharge under existing conditions. Consequently, the project area is not considered a significant recharge source in the regional context.</p>
Policy 6	Where feasible, locate stormwater retention ponds in areas where subsoil is suitable for groundwater	Consistent	<p>See analysis under Policy 5 above.</p>

	recharge.		
<b>GOAL: ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES</b>			
Policies – Archaeological, Historic and Cultural Resources			
Policy 1	When items of historical, cultural or archaeological significance are discovered within the City, a qualified archaeologist or historian shall be called to evaluate the find and to recommend proper action.	Consistent	Development within the CSP will comply with these requirements. See Mitigation Measure 4.9-1 in the Draft EIR.
Policy 2	When feasible, incorporate significant archaeological sites into open space areas.	Consistent	The CSP area does not contain any known historic or cultural resources.
Policy 3	Subject to approval by the appropriate federal, state, local agencies, and Native American Most Likely Descendant (MLD), artifacts that are discovered and subsequently determined to be "removable" should be offered for dedication to the Maidu Interpretive Center.	Consistent	Development within the CSP will comply with these requirements. See Mitigation Measure 4.9-1 in the Draft EIR.
<b>GOAL: PARKS AND RECREATION</b>			
Policies – Parks and Recreation			
Policy 1	The City shall ensure the provision of 9 acres of park land per 1,000 residents, except in certain instances in the Riverside and Downtown Specific Plan areas.	Consistent	The CSP will satisfy this requirement through a combination of land dedication and in-lieu fees. See discussion under Impact 4.11-5 in the Draft EIR.
Policy 8	Require that parks and recreational facilities be phased or fully completed so as to be available as adjacent residential uses are developed.	Consistent	Park and recreation facilities within the CSP will be phased concurrently with development.
Policy 12	Ensure that new public parks and recreation facilities, open space, paseos, landscape areas and greenways provide adequate funding for initial development, as well as ongoing maintenance and operation.	Consistent	The CSP will contribute funds for park and recreation facility maintenance through participation in City fee programs. Funding for facility maintenance will be collected through assessments, among other sources. See discussion under Impact 4.11-5 in the Draft EIR.
<b>GOAL: PUBLIC LIBRARY SYSTEM</b>			
Policies – Public Library System			
Policy 3	Provide libraries throughout the City to service residents within a five-mile radius of each facility.	Consistent	Development of the CSP would contribute to the General Fund that finances libraries, such as the Riley Library at Mahany Park, which is proximate to the project area. Adequate capacity is available at this library to serve the entire new population in the CSP area. The CSP area would be adequately served by existing libraries.
<b>GOAL: SCHOOLS</b>			
Policy 2	Adequate facilities must be shown to be available in a timely manner before approval will be granted to new	Consistent	The project would generate approximately 512 elementary school children and as a result there would be a total need in the project area for

	residential development.		<p>approximately one elementary school. All high school students would attend high school outside the plan area. High school students would attend a future high school located to the south in the West Roseville Specific Plan. The high school district has adequate capacity to serve the high school student population. Capacity is available at schools outside of the CSP, such as Cooley Middle School or Chilton Middle school. Middle School students (grades 6-8) will attend school in the WRSP. Elementary (K-5) school students will attend the elementary school planned within the project. Consistent with City policy, the project applicant will voluntarily enter into mutual benefit impact fee agreements with the school districts to fully mitigate school impacts in accordance with the Creekview Development Agreement and the funding agreements with the respective school districts.</p>
Policy 3	Financing for new school facilities will be identified and secured before new development is approved.	Consistent	The CSP will fully mitigate school impacts in accordance with the Creekview Development Agreement and funding agreements with the respective school districts. These measures are voluntary measures taken by the applicants that go beyond what state law typically requires.
Policy 7	Designate public/quasi-public land uses in clusters so that the use of schools, parks, open space, libraries, child care, and community activity and service centers create a community or activity focus.	Consistent	The proposed elementary school site within the CSP would be located adjacent to planned parkland, allowing for potential joint use opportunities and the creation of a community center.
Policy 8	Schools, where feasible, shall be located away from hazards or sensitive resource conservation areas, except where the proximity of resources may be of educational value and the protection of the resource is reasonably assured.	Consistent	The proposed school site within the CSP is acceptable under State Department of Education siting criteria. See discussion under Impact 4.1-2 of the Draft EIR.
<b>GOAL: ELECTRIC UTILITY</b>			
Policy 3	Develop siting and land use compatibility standards for energy facilities	Consistent	The CSP does not propose any new energy facilities within the plan area. The Roseville Energy Park (REP), to the south of the CSP area, represents the largest potential source of Toxic Air Contaminants (TACs) upwind of CSP. The REP is an energy facility that generates TACs from natural gas combustion and from diesel emergency generator testing. The California Energy Commission conducted a screening level health risk assessment (HRA) for the REP prior to its construction. That analysis found that the REP would not cause significant acute, chronic or carcinogenic health risks to existing or future residences in the vicinity. Mitigation will be

				<p>imposed to require that at the time subdivisions are planned for development within the CSP, nearby and internal uses will be reviewed to determine the potential for exposure to TACs. With the mitigation identified in the Draft EIR, this impact would be less than significant. The CSP will provide a site for an electrical substation facility, which will be separated from residential development by on-site roadways, eliminating potential land use incompatibilities.</p> <p>The CSP will provide a site for a new substation, along with all necessary easements and right-of-way for utility alignments.</p>
Policy 10	Require new development to pay a fair share of the cost of new sub-transmission and distribution needed to serve the development and to dedicate sites and easements needed for substations, transmission, sub-transmission, and distribution.	Consistent		
<b>GOAL: WATER SYSTEM</b>				
<b>Policies – Water System</b>				
Policy 1	Secure sufficient sources of water to meet the needs of the existing community and planned growth.	Consistent		As described in Section 4.12.1 of the Draft EIR, <i>Water – Public Utilities</i> , adequate water supply will be available to serve development within the CSP.
Policy 2	Provide sufficient water treatment capacity and infrastructure to meet projected water demand.	Consistent		The average day water treatment demand for buildout of the City and the CSP is 52.1 mgd. Using the maximum day peaking factor of 1.83 described above, a water treatment plant capacity of 95.4mgd would be required. The City's water treatment plant currently has a capacity of 100 mgd. Treatment plant capacity exceeds anticipated buildout plus project demands.
Policy 4	Establish a process for monitoring growth trends to anticipate water consumption needs.	Consistent		The City prepared and adopted a 2005 Urban Water Management Plan (UWMP). This plan was prepared to comply with the Urban Water Management Planning Act of the California Water Code. UWMPs must be developed by urban water providers supplying more than 3,000 customers or supplying more than 3,000 acre-feet of water annually and submitted to the California Department of Water Resources (DWR) every 5 years. The UWMP describes the availability of water and discusses water use, recycled water use and water conservation. Under SB 610, the City is required to assess the availability of water supplies to serve future growth on a 20-year horizon. As described in Section 4.12.1 of the Draft EIR, <i>Water – Public Utilities</i> , adequate water supply will be available to serve development within the CSP.
Policy 5	Ensure all development provides for and pays a fair share of the cost for adequate water distribution,	Consistent		The CSP will construct or contribute funding for the costs of necessary water supply infrastructure, and will participate in existing City fee

	including line extensions, easements, and plant expansions.		programs.
<b>GOAL: WASTEWATER AND RECYCLED WATER SYSTEMS</b>			
<b>Policies – Wastewater and Recycled Water Systems</b>			
Policy 3	Initiate upon 75 percent utilization of treatment plant capacity, expansion studies to determine necessary improvements to meet projected wastewater treatment demands.	Consistent	Mitigation Measure 4.12.3-1 provides that prior to obtaining building permits in the CSP, the applicant must demonstrate to the City that the SPWA 2005 Service Area Boundary has been expanded to include the CSP area. While there exists current capacity in the Pleasant Grove WWTP to serve the CSP, cumulative demand from future growth may require expansion of the WWTP in the future. The CSP will pay connection fees to support the construction of additional wastewater treatment capacity sufficient to accommodate projected flows. The CSP will also participate on a fair share basis in other financial mechanisms for any additional environmental review required to secure approvals necessary to increase wastewater discharges from the plant, including approval by the SPWA for expansion of the service area boundary.
Policy 5	Explore potential alternatives to treatment and discharge.	Consistent	The CSP will utilize recycled water from the City for landscaping and other non-potable purposes. See Section 4.12-2 of the Draft EIR, <i>Recycled Water</i> .
Policy 6	Develop, plan, and provide incentives for use of recycled water by the public and private sectors.	Consistent	The CSP will utilize recycled water from the City for landscaping and other non-potable purposes. See Section 4.12-2 of the Draft EIR, <i>Recycled Water</i> .
<b>GOAL: SOLID WASTE, SOURCE REDUCTION AND RECYCLING</b>			
<b>Policies – Solid Waste, Source Reduction and Recycling</b>			
Policy 2	Comply with the source reduction and recycling standards mandated by the State by reducing the projected quantity of solid waste disposed at the regional landfill by 50%, as well as any mandated future reductions.	Consistent	The CSP will comply with AB 939 requirements. See Section 4.12-4, <i>Solid Waste – Public Utilities</i> , of the Draft EIR.
<b>GOAL – SEISMIC AND GEOLOGIC HAZARDS</b>			
<b>Policies – Seismic and Geologic Hazards</b>			
Policy 3	Minimize soil erosion and sedimentation by maintaining compatible land uses, suitable building designs, and appropriate construction techniques.	Consistent	Development within the CSP will adhere to all building code and water quality requirements to minimize soil erosion and sedimentation. See Section 4.7, <i>Geology, Soils and Hydrology</i> , and Section 4.13, <i>Hydrology</i>

		<i>and Water Quality, of the Draft EIR.</i>	
<b>GOAL: FLOOD PROTECTION</b>			
Policy 1	Continue to regulate, through land use, zoning, and other restrictions, all uses and development in areas subject to potential flooding and require new development to comply with the State Plan of Flood Control.	Consistent	The CSP would not place development within the 100-year flood elevation, nor would the project significantly increase floodwater elevations outside the plan area. See Section 4.13, Hydrology and Water Quality, of the Draft EIR.
Policy 5	Minimize the potential for flood damage to public and emergency facilities, utilities, roadways, and other infrastructure.	Consistent	The CSP would not place development within the 100-year flood elevation, nor would the project significantly increase floodwater elevations outside the plan area. See Section 4.13, Hydrology and Water Quality, of the Draft EIR.
Policy 6	Require new developments to provide mitigation to insure that the cumulative rate of peak run-off is maintained at pre-development levels.	Consistent	The project includes the construction of in-stream stormwater detention improvements as identified in the <i>Creekview Specific Plan Drainage and Stormwater Master Plan</i> . By constricting flows through the western bicycle/pedestrian bridge structure, which has two separate spans across each of the bypass channel and the existing Pleasant Grove Creek channel, the incremental difference between the existing 100-year peak flow and the fully developed 100-year peak flow would be throttled so that the post development downstream flow would be equal to the pre-development 100-year flow rates. The inclusion of this detention facility would maintain the pre-development hydraulic grade lines downstream of the project site.
Policy 8	Establish flood control assessment districts or consider other funding mechanisms to mitigate flooding impacts.	Consistent	Under Mitigation Measure WMM 4.12-2, the CSP will pay the City's Pleasant Grove Drainage fee prior to the approval of each building permit, which would cover the cost of retention for that development's portion of the Roseville regional retention basin at Reason Farms.
Policy 9	Where feasible, maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality, and open space functions.	Consistent	The CSP project includes construction of a bypass channel adjacent to Pleasant Grove Creek to provide additional conveyance and floodplain storage capacity through the CSP. The system, created by the bypass channel and Pleasant Grove Creek together, will function to reclaim the historic floodplain of the Pleasant Grove Creek within the CSP area and remove developable lands from the 100-year floodplain. The bypass channel will divert a portion of the high water flows from Pleasant Grove Creek upstream of the major channel constriction, and re-introduce the flows back into the existing channel downstream of the constriction. The bypass channel would be constructed generally parallel to, and south of the southern bank of the main channel of Pleasant Grove Creek. In the

			CSP, the bypass channel would be located within the open space corridor
<b>GOAL: POLICE SERVICES</b>			
<b>Policies – Police Services</b>			
Policy 1	Provide a high level of visible patrol services within the City.	Consistent	The increased residential population resulting from the CSP would create additional demand for police services. The CSP would create additional neighborhood areas within the City's western patrol beat. The CSP would contribute a total of 5,329 new residents to the area. Based on a desired ratio of 1.2 officers per 1,000 population, approximately 6 new officers would be required. Expansion of the Police Headquarters would likely not be needed for the additional police staff and is not proposed as part of the CSP. Police serve areas based on beats, and a satellite facility would not be warranted by the proposed development. Revenues generated by sales tax and property taxes associated with development of the CSP would increase the City's General Fund, a portion of which could pay for the additional law enforcement personnel needed to serve the plan area.
<b>GOAL: FIRE PROTECTION</b>			
<b>Policies – Fire Protection</b>			
Policy 2	Strive to achieve the following service levels: Urban Areas: <ul style="list-style-type: none"> <li>• Four-minute response time for all emergency calls</li> <li>• ISO rating of 3 or better</li> <li>• 500 gallons of water per minute within 10 minutes of an alarm</li> </ul> Rural Areas: <ul style="list-style-type: none"> <li>• Fifteen to twenty-minute response time for all emergency calls</li> <li>• ISO rating of 8 or better</li> </ul>	Consistent	The Creekview Development Agreement will require the project applicant to fund additional fire protection resources to serve the project site. Staff funding could come from developer fees, other user fees, the General Fund, or from an agreement between the City and the CSP applicant whereby a percentage of the funds necessary to increase staff to serve the CSP would come from the project. Future fire station #9 on Hayden Parkway, planned south of the project site within the WRSP, would provide primary emergency response. Existing Fire Station #5, located east of the project site in Mahany Park on Pleasant Grove Boulevard, and future permanent Fire Station #8, planned for the area of Blue Oaks Boulevard and Woodcreek Oaks Boulevard would provide secondary response. Fire station #9 within the WRSP would meet City response times and standards for serving CSP residents and businesses.
Policy 6	Phase the timing of the construction of fire stations to be available to serve the surrounding service area.	Consistent	See analysis under Policy 2, above.

<b>GOAL: ELECTROMAGNETIC FIELDS</b>			
Policy 2	Limit public use within electrical power line easements to parking and low-density recreational activities such as undeveloped nature areas, bicycle, or jogging paths.	Consistent	The CSP would not allow for the development of sensitive uses within electrical powerline corridors.
<b>GOAL: NOISE ELEMENT</b>			
<b>Policies – Transportation Noise Sources</b>			
Policy 1	<p>Allow the development of new noise-sensitive land uses (which include but are not limited to residential, schools, and hospitals) only in areas exposed to existing or projected levels of noise from transportation noise sources which satisfy the levels specified in Table IX-1. Noise mitigation measures may be required to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table IX-1.</p> <p>Recognizing that in increasingly urban areas it is difficult to maintain suburban noise standards, and in order to facilitate the City's goals to encourage reinvestment and economic development in the Riverside and Downtown Specific Plan areas, the City may elect to allow new noise-sensitive land uses on a case by case basis in proximity to transportation sources. Noise mitigation, including an acoustical analysis, would be required to reduce interior space noise levels to the standards specified in Table IX-1. Exterior noise levels would require mitigation to the extent feasible using building orientation, construction and design features; however ultimately, noise levels may exceed the noise standards identified in Table IX-1.</p>	Consistent	Implementation of Draft EIR Mitigation Measure 4.6-3 includes measures that would be needed to reduce noise levels to 60 dB Ldn in residential outdoor activity areas include a combination of setbacks, berms, landscaping, and masonry walls. However, relative elevations of the roadways and elevations of building pads affect the ability to reduce noise levels. Significant traffic noise impacts at existing noise-sensitive areas associated with growth of communities are generally very difficult to mitigate. Some areas may already have noise barriers, or new noise barriers may be infeasible from a cost standpoint, or ineffective due to openings in the barriers that are required for roadway or driveway ingress and egress. Feasible measures are not available to reduce the CSP's contribution to traffic noise within the City of Roseville immediately adjacent to major roadways. Therefore, this impact is considered by the Draft EIR to be significant and unavoidable. The City of Roseville interior noise level standard is 45 dB Ldn. Generally, new construction practices consistent with the UBC, would result in an exterior to interior noise reduction of 30 dB Ldn (j.c. Brenman, 2010). Therefore, traffic noise from the project would not exceed 45 dB Ldn in the interior of buildings.
Policy 2	Require new roadway improvement projects to be mitigated so as not to exceed the noise levels specified in Table IX-1 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.	Consistent	See analysis under Policy 1 above.
Policy 4	Require an acoustical analysis where: <ul style="list-style-type: none"> <li>a. Noise sensitive land uses are proposed in areas</li> </ul>	Consistent	See analysis under Policy 1 above.

	<p>exposed to existing or projected noise levels exceeding the levels specified in Table IX-1;</p> <p>b. Proposed transportation noise source projects are likely to produce noise levels exceeding the levels specified in Table IX-1 at existing or planned noise-sensitive uses.</p> <p>An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered in the project design.</p>		
<b>Policies – Fixed Noise Sources</b>			
<b>Policy 6</b>	<p>Allow the development of new noise-sensitive uses (which include, but are not limited to, residential, school, and hospitals) only where the noise level due to fixed (non-transportation) noise sources satisfies the noise level standards of Table IX-3. Noise mitigation may be required to meet Table IX-3 performance standards.</p> <p>Recognizing that in increasingly urban areas it is difficult to maintain suburban noise standards, and in order to facilitate the City’s goals to encourage reinvestment and economic development in the Riverside and Downtown Specific Plan areas, the City may elect to allow new noise-sensitive land uses on a case by case basis in a mixed-use environment. Noise levels would require mitigation to the extent feasible using building orientation, construction and design features; however ultimately, noise levels may exceed noise standards identified in Table IX-1.</p>	Consistent	<p>Commercial land uses within the CSP would be primary generator of noise, potentially impacting nearby residential uses. Mitigation Measure 4.6-2 requires the CSP to implement measures such as building orientation, shielding (e.g., berms, masonry walls, landscaping), restriction of delivery hours, and screening of HVAC equipment, to be used to reduce noise levels at residences within 150-feet of commercial uses. With implementation of these or other effective design measures identified in site specific acoustical analyses in the commercial developments, noise levels associated with commercial uses are expected to meet the acceptable noise level criteria. Mitigation Measure 4.6-2 further requires that an acoustic analysis be performed to demonstrate that the measures selected for the commercial development within 100-feet of residences would ensure that City noise standards are met.</p>
<b>Policy 8</b>	<p>Require an acoustical analysis where:</p> <p>Noise-sensitive land uses are proposed in areas where existing or anticipated future fixed noise sources may</p> <p>a. Proposed non-residential or other fixed noise sources are likely to produce noise levels exceeding the performance standards of Table IX-</p>	Consistent	See analysis under Policy 6, above.

	<p>3 at existing or planned noise-sensitive uses.</p> <p>An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered during project design.</p>		
<b>Policy – Noise – General</b>			
<p>Policy 9</p>	<p>Where noise mitigation measures are required to achieve the standards of Tables IX-1 and IX-3, the emphasis of such measures should be placed on site planning and project design. These measures may include, but are not limited to, building orientation, setbacks, landscaping, and building construction practices. The use of noise barriers, such as soundwalls, should be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.</p>	<p>Consistent</p>	<p>See analysis of Policies 1 and 6 above.</p>
<p>Policy 10</p>	<p>Regulate construction-related noise to reduce impacts on adjacent uses consistent with the City's Noise Ordinance.</p>	<p>Consistent</p>	<p>Mitigation is included in the project to reduce impacts resulting from construction noise, including Mitigation Measure 4.6-1 which requires that equipment warm up areas, water tanks, and equipment storage areas be located in an area as far away from existing residences as feasible. MM 4.6-1(d) requires that well drilling occur prior to construction of the adjacent subdivision. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall be used including; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible, as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence. Even with implementation of MM 4.6-1, there is a potential that noise from construction activities would be significant, because construction-related noise would occur beyond the hours in which such noise is considered acceptable under the City's Noise Ordinance (i.e., between 7:00 a.m. and 7:00 p.m. on weekdays and 8:00 a.m. and 8:00 p.m. on weekends). Therefore, this is considered a significant and unavoidable impact by the Draft EIR.</p>
<b>GOAL – AFFORDABLE HOUSING</b>			
<b>Policies – Affordable Housing</b>			
<p>Policy 1</p>	<p>The City shall pursue programs which can provide a</p>	<p>Consistent</p>	<p>The CSP would add 2,098 new units. The CSP would comply with the</p>

	range of purchase and rental units affordable to all income categories.		General Plan Housing Element by designating 10% of the total CSP housing stock for participation in the affordable housing program defined in this section. Twenty percent of affordable housing requirements would be met through purchase housing, affordable to middle-income residents (42 units). Eighty percent of the affordable units would consist of rental units for very low- and low-income households (84 low income and 84 very low income, or 40% each). Affordable units would be dispersed throughout the neighborhoods within the CSP. In addition, of the total units, approximately 25% would be zoned high-density residential (HDR), which provides opportunities for affordable housing.
Policy 2	Efforts to develop affordable units will be focused on multi-family rental units, with an emphasis on units affordable to the lowest income categories. Multi-family rental units provide the most cost efficient way to provide affordable housing opportunities to extremely low, very low and low income households.	Consistent	See analysis under Policy 1, above
Policy 3	The 10% Affordable Housing Goal shall apply to all new residential properties planned for 4+ units.	Consistent	See analysis under Policy 1, above.
Policy 8	Encourage construction of affordable housing units to be intermixed with market rate units to minimize low income pocket areas.	Consistent	See analysis under Policy 1, above.
Policy 10	Promote efficient and cost effective development types, such as mixed use projects and small lot subdivisions, as a means of achieving housing affordability and carrying out the provisions of the Land Use Element.	Consistent	See analysis under Policy 1, above