

POLICY PLAN

for the

RIO LINDA and ELVERTA COMMUNITY PLAN

**prepared by the
Sacramento County Planning and Community Development Department**

**adopted by the
Sacramento County Board of Supervisors
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TABLE OF CONTENTS

GUIDING PRINCIPLES	1
LAND USE POLICIES	2
LAND USE STRATEGIES FOR GROWTH ACCOMMODATION	2
<i>DEVELOPMENT OF THE EXISTING URBAN AREA</i>	2
<i>DEVELOPMENT OF NEW URBAN AREAS</i>	2
<i>DEVELOPMENT OF THE AGRICULTURAL-RESIDENTIAL AREAS</i>	3
LAND USE STRATEGIES FOR GROWTH MANAGEMENT	4
<i>COMMUNITY DESIGN POLICIES AND GUIDELINES</i>	4
HOUSING	8
URBAN RESIDENTIAL USES	8
AGRICULTURAL RESIDENTIAL USES	9
RETAIL COMMERCIAL USES	9
OFFICE EMPLOYMENT USES	10
INDUSTRIAL USES	10
AGRICULTURAL USES	11
OPEN SPACE USES	12
LAND USE CONSTRAINTS/HAZARDOUS MATERIALS	12
CIRCULATION POLICIES	13
ROADWAY FACILITIES	13
PUBLIC TRANSIT	14
GRADE IMPROVEMENTS AT RAILROAD STREET CROSSINGS	14
ALTERNATIVE TRANSPORTATION ROUTES: BIKEWAYS AND TRAILS	15
COMPREHENSIVE LAND USE PLANS (CLUPs) FOR THE RIO LINDA AIRPORT AND McCLELLAN AFB	15
PUBLIC INFRASTRUCTURE AND SERVICES POLICIES	15
WASTEWATER COLLECTION AND TREATMENT	15
WATER SUPPLY AND QUALITY	16
COMMUNITY DRAINAGE AND FLOODPLAIN MANAGEMENT	17
SOLID WASTE DISPOSAL	18
ENERGY FACILITIES AND SERVICES	18
SHERIFF SERVICES	19
FIRE PROTECTION	19
LIBRARY FACILITIES	20
SCHOOL FACILITIES	20
PARK AND RECREATION FACILITIES	21
NATURAL RESOURCES POLICIES	22
CONSERVATION OF VIABLE AGRICULTURAL LANDS	22
WETLANDS REGULATION PROGRAMS	22
HABITAT PROTECTION AND MITIGATION	23
AIR QUALITY	24
NOISE	25
CULTURAL RESOURCES	26
APPENDIX	28
POLICY CORRESPONDENCE TABLE	28

GUIDING PRINCIPLES

- A. Retain the rural character of the communities.*
- B. Maintain agricultural and agricultural-residential uses.*
- C. Design and location of new growth should encourage alternative modes of travel.*
- D. Maintain a balance of housing types and ownership patterns.*
- E. Prevent inappropriate land uses from encroaching upon McClellan AFB.*
- F. Discourage any net increase in industrial areas within the Community Plan Area.*
- G. Require provision of adequate public infrastructure and services, including financing, prior to approval of new urban development.*
- H. Recognize and maintain opportunities for trail systems and public transit corridors.*
- I. Support the future Dry Creek Parkway and the Natomas East Main Drainage Canal as major open space/recreational features within the Community Plan Area.*
- J. Preserve and enhance areas of natural resources.*

LAND USE POLICIES

LAND USE STRATEGIES FOR GROWTH ACCOMMODATION

GOAL:

Accommodate growth in an efficient manner creating pleasant neighborhood environments for existing and future residents.

DEVELOPMENT OF THE EXISTING URBAN AREA

- ❖ ***Objective:*** *Continued improvement of existing neighborhoods with investment in well-designed new and reused residential, commercial and employment uses.*
- ❖ ***Policies:***
 - LU-1 Support flexibility in development standards to promote the continued investment of private funds into commercial and residential developments in the existing urban area.
 - LU-2 The reuse of industrial or commercial properties for residential uses is encouraged within the existing urban area especially where in close proximity to transit stops.
 - LU-3 Housing construction in infill areas should consider the land use strategies of increased development densities and intensities while considering community compatibility and the availability of infrastructure and services.
 - LU-4 Promote infill within existing urbanized areas.

DEVELOPMENT OF NEW URBAN AREAS

- ❖ ***Objective:*** *Well planned new neighborhoods with adequate funding and timing of services and infrastructure compatible with existing urban and rural uses.*
- ❖ ***Policies:***
 - LU-5 Small expansions of the urban area should be integrated into the existing urban fabric and their design shall contribute positively to the existing neighborhoods.

LU-6 Prior to the approval of any rezone or tentative maps in the Urban Policy Area in eastern Elverta, a Specific Plan shall be prepared including an infrastructure assessment and financing plan. The Specific Plan and infrastructure financing plan shall include that entire area (which includes approximately 1190 acres of "urban" land and 480 acres of "agricultural-residential" land), plus the 150± acre agricultural-residential area that is north and northwest of Palliday Road that will serve to "square off" the Specific Plan area. Within the "urban" area, the maximum residential holding capacity shall be 4,500 dwelling units. Within the "agricultural-residential" area, the land may be designated AR-1 or AR-2 as part of the Specific Plan. The urban area land plan shall include areas of varying residential densities with one RD-20 site, and low density residential areas in all of the following density ranges: RD 1-2; RD 3-4; RD-5; RD 6-7. No less than 15% of the low density residential land area shall be designated in each of the RD 1-4 density range. The Specific Plan shall include a section which sets forth Design Guidelines for development of the area governed by the Specific Plan. (See also policies LU-9 and LU-21.)

(This policy implements EIR mitigation measure LA-1 which states: To allow consistency with General Plan policy (LU-8), both Alternatives B and C should include Infrastructure Financing Plans which would be implemented prior to the approval for all entitlements for Subareas A and B.)

LU-7 The Agricultural-Urban Reserve (AUR) land use designation on property in western Elverta (generally located north of Elverta Road and west of Elwyn Avenue) is intended to identify land that may be appropriate for urbanization at some future time. The County General Plan indicates that the AUR category identifies land that may urbanize beyond the 20-year planning period. That time frame may be shorter in Elverta depending upon such factors as the rate of buildout of the urban growth area and timing with respect to the extension of needed urban infrastructure. At such time as the AUR area in Elverta is converted to urban land use designations, the emphasis should be on "large lot" designations such as RD-2 and RD-3 (consistent with land use south of Elverta Road), while recognizing that some neighborhood service commercial may be appropriate along Elverta Road. Prior to the approval of any rezone or tentative maps, the property owners/applicants must work with the County Public Infrastructure and Financing Section to address the provision and financing of infrastructure.

DEVELOPMENT OF THE AGRICULTURAL-RESIDENTIAL AREAS

❖ *Objective: A Plan that allows residents to pursue a semi-rural lifestyle on agricultural-residential lots.*

❖ *Policies:*

LU-8 Maintain Agricultural-Residential 2 zoning within the adopted 65 CNEL noise contour of McClellan AFB to minimize potential noise complaints and accident hazards and allow development consistent with adopted infill criteria.

- LU-9 The location and design of “buffers” shall be addressed during the specific planning process for the new growth area in eastern Elverta. Buffers shall be required. Locations to be considered include:
- ♦ between existing agricultural-residential uses and new urban uses
 - ♦ along drainage corridors to mitigate environmental impacts and provide trail access to equestrian properties
- LU-10 Establish an Agricultural-Residential 2 buffer area generally between the urban area of Rio Linda and West 6th Street to act as a transition area between urban uses and industrial and agricultural activities along the NEMDC.
- LU-11 The Agricultural-Residential 10 designated area, located in the northwest portion of Rio Linda-Elverta should be maintained to protect surrounding agricultural activities.

LAND USE STRATEGIES FOR GROWTH MANAGEMENT

GOAL:

A pattern of development that minimizes the impacts of new growth through well-designed, traditional neighborhoods emphasizing neighborhood identity while maintaining a majority of the Plan area in agricultural, agricultural-residential, open space or recreational uses.

COMMUNITY DESIGN POLICIES AND GUIDELINES

- ❖ ***Objective:*** *A development pattern that emphasizes traditional, small-town mixed-use retail and residential land use patterns in the urban areas, encourages buildout of agricultural-residential areas and maintains agricultural and open space lands.*
 - ❖ ***Policies:***
- LU-12 Maintain the rural character of the Rio Linda and Elverta Communities through the establishment of areas of open space, agricultural and agricultural-residential uses.
- LU-13 New development in the urban portions of Rio Linda and Elverta should be designed to improve pedestrian and bicycle access.
- LU-14 Public spaces such as community facilities, schools and parks shall be designed as central points for neighborhoods within the community.
- LU-15 The location, design and density of uses in the urban portions of the community should support improved transit service to the Plan area.

- LU-16 Neighborhoods should be designed with the highest densities located adjacent to a mixed-use downtown core with densities decreasing outwards from that core.
- LU-17 Discourage downzones within the urban area, particularly adjacent to existing or proposed transit corridors.
- LU-18 Within the Plan's mixed-use commercial areas, multi-family residential projects (excluding duplexes) that front on a commercial street shall include a commercial component constructed in a mixed-use design facing the commercial street.
- LU-19 Support the development of residential and office uses above commercial uses.

❖ *General Guidelines*

Land Use Transit Linkage: Higher density residential and higher intensity commercial uses should be physically related to and within walking distance of transit stops in order to minimize vehicle trips and expand the use of transit.

Building Setbacks: Building setbacks from public streets should be minimized in the mixed-use downtown areas to create lively and walkable shopping streets.

Building Facades and Architectural Character: Building facades should be varied and articulated to provide visual interest to pedestrians. Street level windows and numerous building entries are encouraged. Arcades, porches, bays and balconies are also encouraged. The facade of a building should not consist of an unarticulated blank wall or an unbroken series of garage doors. Arcades, outdoor seating and patios are strongly encouraged along mixed-use commercial streets. Out-door storage and loading areas should not face public streets or parks, and should be screened from public view.

❖ *Commercial Guidelines*

Configuration of commercial "main streets": The configuration of shops in the downtown, mixed-use areas should seek a balance between pedestrian comfort, visibility and accessibility. Street-level retail space should form at least one pedestrian-oriented "main street" in each core commercial area. While anchor stores may orient to the arterial and parking lots, smaller shops should front pedestrian-oriented main streets. Anchor stores are encouraged to have one entrance on the main street commercial street. Streets, sidewalks and landscaping along "main streets" should utilize alternative building materials to help distinguish them from other streets in the core commercial area.

Parking Lots: Parking lots should not dominate the frontage of commercial main streets. Parking areas should be located to the side or behind buildings although small parking areas in front of buildings may be appropriate. On street parking is encouraged to provide additional parking spaces.

***Commercial Building
Entries:***

Primary ground floor commercial building entrances should orient to plazas, parks, or pedestrian-oriented streets, not to interior blocks or parking lots. Secondary entries may occur from the interior of a block or parking lots. Anchor retail buildings may have their main entries from off-street parking lots, however, on-street entries are strongly encouraged. Anchor stores without on-street entries should provide a landscaped pedestrian path from the main street to the store entries. Street access to potential residences or offices on upper floors should be frequent. Internal shopping "malls" are discouraged.

Downtown Rio Linda:

Approximately 30% of the Downtown Rio Linda area is zoned for commercial uses. In order to enhance the mix of uses in the area, commercial office and residential uses are recommended to be combined within single buildings. Ground floor commercial with apartments are encouraged as a means of increasing units within the area while preserving the integrity of the surrounding single family neighborhoods.

❖ ***Urban Residential Guidelines***

***Residential Design and
Orientation:***

In the urban areas, primary ground floor residential building entrances should orient to streets, not to interior blocks or parking lots. This is particularly important for multi-family uses. Secondary and upper floor entries from the interior of a block are acceptable. Setbacks should be minimized, particularly around the downtown areas. The prominence of garages should be minimized in neighborhood design. This may be achieved by placing garages behind or recessed from the front of the home.

***Residential Design -
Architectural Detail:***

Within new subdivisions, a variation in architecture, number of models and building facade materials should be maximized. Homes are encouraged to have well-defined entrances. Useable porches are encouraged.

Neighborhood Parks:

In addition to open space areas that may be provided along waterways and areas of natural resources, active neighborhood parks should be provided. These parks should be visible from the street to provide for adequate surveillance for safety. In addition, surrounding buildings should orient to the park to provide visual surveillance and contribute to a sense of community identity. Parks and discouraged from being surrounded by the backyards of residences.

❖ ***Rural Residential Guidelines***

Visual impacts:

The visual impacts of rural residential development on rural character should be minimized through techniques such as clustering in which structures are placed so as to maximize open areas and natural features. Clustering should be used to preserve open space, rather than as a means to increase densities. Approval of plans using clustering techniques may include provisions for the continued maintenance and management of the open space areas.

Landscaping: The creation of extensive lawn areas should be discouraged and other types of landscaping such as the use of existing vegetation or native, drought tolerant species encouraged instead.

Trails: In larger, master planned agricultural-residential areas, multi-use trails should be provided focusing on links to larger trail systems such as the Natomas East Main Drainage Canal (NEMDC), Dry Creek, and Gibson Ranch. Multi-use trails, unlike pedestrian ways in the more urban areas, should be located away from roadways and along natural stream or drainage corridors, where feasible.

Streets and Driveways: The design of local streets in agricultural-residential areas shall consider the retention of rural character. For example, roadway improvements such as sidewalks and curbs may not be appropriate or consistent with rural character.

❖ *Circulation Guidelines*

The Street System: The street system should be direct and interconnected, continuing the generally grid street pattern of the area. In the urban areas, multiple, direct linkages to the core commercial area should be created. Cul-de-sac and "dead end" streets should be avoided. Particular attention should be given to allow children to walk to school while avoiding major arterials.

Street Dimensions: Within neighborhoods, street widths and intersections should be constructed to minimum width standards whenever possible.

Street Trees: Shade trees should be provided along all streets.

Pedestrian Routes: The pedestrian system should provide clear, comfortable and direct pedestrian access between residential, commercial, recreational and public uses. Pedestrian routes should be located along or visible from streets to enhance safety. Primary residential routes and bikeways should be bordered by residential fronts (rather than backyards), public parks, plazas, or commercial uses. Short cuts through parks are exceptions, however, alternative paths along streets should be provided around parks for night use.

Sidewalks: Neighborhoods should encourage pedestrian activity by providing sidewalks that are fairly straight and smooth. Along busy arterials and collectors, sidewalks should be set back from the street by landscape buffers.

❖ *Public Area Guidelines*

Public Spaces in downtown areas: Public spaces should form the core of each commercial downtown area. For example, downtown Rio Linda should continue to enhance the central public spaces of the Community Center, Depot Park, the bikeway and open space corridor along Front Street. A central public space may be desirable for downtown Elverta such as along the former railroad right-of-way.

Public Uses:

To fulfill public use needs, the following types of uses should be considered: public buildings such as government branch offices, civic uses including village greens, a transit plaza, community center, post office and library. These uses should be strategically located with easy access from residential and core commercial areas.

HOUSING

❖ **Objective:** *An adequate mixture of housing affordability dispersed throughout the Plan area.*

❖ **Policies:**

LU-20 Promote the improvement of existing substandard housing within the Plan area through the application of appropriate programs of the Sacramento Housing and Redevelopment Agency, as well as programs operated by the Sacramento County Code Enforcement Section of the Planning and Community Development Department.

LU-21 Within the Urban Growth Area, residential development projects should include a variety of lot sizes and housing types to promote social and economic diversity and to avoid visual monotony in the appearance of the neighborhood.

URBAN RESIDENTIAL USES

❖ **Objective:** *An efficient use of urban residential land through approval of appropriate infill projects and new urban areas designed with a wide variety of lot sizes.*

❖ **Policies:**

LU-22 Encourage the development of multifamily housing such that the Rio Linda and Elverta Community Plan accommodates its fair share of multifamily housing within the existing and planned urban areas.

LU-23 Support compatible low and/or medium density development for infill projects proposed within downtown Rio Linda and Elverta.

LU-24 Protect McClellan AFB from urban encroachment.

LU-25 Require adequate infrastructure prior to approving infill projects.

AGRICULTURAL RESIDENTIAL USES

- ❖ *Objectives: Viable agricultural-residential areas with one and two acre lots served by public water and public sewer.*

Protection of agricultural-residential areas from urban encroachment.

- ❖ *Policies:*

- LU-26 Agricultural-Residential projects shall be designed to present an open, natural appearance compatible with the character of the community as a whole while avoiding the appearance of urban subdivisions.
- LU-27 Consider the use of on-site clustering in the design of new agricultural-residential areas in order to enhance the provision of necessary public services and maintain larger concentrations of open space.
- LU-28 Agricultural-Residential uses located next to urban areas should be buffered by open space or lower density residential uses.
- LU-29 Restrict the expansion of urban uses outside of the Urban Policy Boundary over the twenty year planning period to protect surrounding agricultural-residential lands and open space.
- LU-30 An Agricultural-Residential Preservation Area (ARPA) overlay land use category shall be placed on all land designated in an agricultural-residential land use category on the Land Use Diagram. The purpose of this overlay category is to highlight the importance of protecting agricultural-residential land from urban encroachment in Rio Linda and Elverta, to demonstrate a commitment to maintaining an agricultural-residential lifestyle, and to establish a basis for applying an Agricultural-Residential Preservation Area (ARPA) overlay zone, should such a zoning category be created and incorporated into the Zoning Code in the future.

RETAIL COMMERCIAL USES

- ❖ *Objective: A wide range of well planned commercial services, conveniently accessible to all residents of Rio Linda and Elverta.*

- ❖ *Policies:*

- LU-31 Support additional commercial uses in downtown Rio Linda and downtown Elverta and allow each area to develop with their own unique and individual small-town character.
- LU-32 Provide a neighborhood commercial center within the new growth area in eastern Elverta. The size and types of uses in this commercial center shall be designed to serve the surrounding neighborhood.

- LU-33 Outside of the commercial centers of downtown Rio Linda, downtown Elverta and the new growth area in eastern Elverta, approve only small neighborhood commercial uses. These small neighborhood commercial uses should provide local convenience shopping services to the immediate neighborhood.
- LU-34 Locate new community shopping facilities only within downtown Rio Linda, downtown Elverta, already zoned commercial sites, or in the commercial portion of the new growth area in eastern Elverta (to be determined through the Specific Plan process).
- LU-35 Provide adequate pedestrian access to and within commercial areas. All community shopping facilities should be served by public transit.
- LU-36 Prohibit the establishment and build-out of linear, strip pattern, commercial centers.
- LU-37 As part of any comprehensive planning processes, review use permits within the planning area and make recommendations concerning the long-term disposition of those permits. If appropriate, apply commercial, business and professional, or other designations.

OFFICE EMPLOYMENT USES

❖ *Objective: Increased office employment uses within the community particularly local serving offices.*

❖ *Policies:*

- LU-38 Approve additional higher intensity office uses in downtown Rio Linda, downtown Elverta and in the mixed-use core of the new growth area in eastern Elverta while ensuring design compatibility with surrounding residential development.
- LU-39 Downtown Rio Linda shall be supported as a major commercial center of the Rio Linda and Elverta planning area.
- LU-40 Lower intensity office uses such as offices with warehousing, should be located in the plan area's industrial sites.

INDUSTRIAL USES

❖ *Objective: A sufficient amount of properly located industrial areas within the community, addressing compatibility with residents and natural resources.*

❖ ***Policies:***

- LU-41 Encourage additional employment opportunities within the Plan area by maintaining adequately sized and appropriately located industrial lots in previously approved industrial areas.
- LU-42 Prohibit or adequately mitigate impacts from industrial uses that would create odor, noise, dust or air pollution problems, within or immediately adjacent to residential or commercial areas.
- LU-43 Locate heavy industrial uses, including warehousing and manufacturing, along major transportation routes such as Elkhorn Boulevard and the Union Pacific Railroad south of Elkhorn Boulevard.
- LU-44 Prohibit the development of industrial uses that would generate liquid or solid waste that may cause surface or groundwater contamination.
- LU-45 Expansion of industrial areas surrounding McClellan AFB must meet the following criteria:
a) additional industrial uses be contiguous with existing industrially designated properties;
b) conflicts with existing residential uses must be mitigated
c) roadway access to industrial uses not impact substantial number of existing residences.
- LU-46 Discourage the establishment, expansion or continuation of automobile dismantling operations or automobile wrecking yards in the industrial areas along W. 6th Street and Straugh Road.

AGRICULTURAL USES

❖ ***Objective:*** *Viable permanent agricultural lands in the northwest portion of the plan area and continued passive agricultural activities in the Dry Creek Parkway consistent with the Dry Creek Parkway Plan.*

❖ ***Policies:***

- LU-47 Maintain areas designated for Permanent Agriculture in the northwest portion of Rio Linda-Elverta to enhance the viability of agricultural areas in North Natomas.
- LU-48 Adequately mitigate impacts associated with nuisance, pollutant, and other problems that exist between urban and non-urban uses.
- LU-49 Lot reduction requests should be approved only if it is demonstrated that such requests will not be detrimental to the agricultural use of the property.

OPEN SPACE USES

❖ *Objective: Abundant open space areas on public and private lands including agricultural lands, public parks, and natural resource areas managed as open space.*

❖ *Policies:*

- LU-50 New development should contribute to the preservation of open space through the dedication of permanent park and open space areas in accordance with the natural resource policies of this Plan.
- LU-51 Preserve the stream environment of the Natomas East Main Drainage Canal (NEMDC) tributaries in their natural condition.
- LU-52 Encourage design concepts, including landscaped corridors, that help retain a rural character along major transportation routes.
- LU-53 Preserve the stream environment and floodplain of Robla Creek and its tributaries in their natural condition.

Note: Additional policies related to Open Space are found in the "Community Drainage and Floodplain Management" and the "Park and Recreation Facilities" sections of the Public Infrastructure Policies, and in the Natural Resources Policies.

LAND USE CONSTRAINTS/HAZARDOUS MATERIALS

❖ *Objective: Existing and future development protected from potential hazardous materials.*

❖ *Policies:*

- LU-54 Implement the following EIR mitigation measures:
- HM-1 The list of hazardous materials sites provided by Dames and Moore shall be included in the Community Plan with the following provisions for development at those sites:
1. Perform Phase I Environmental Assessments in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527.93.
 2. Investigate areas of possible contamination, remediate as necessary.
- HM-2 Future development shall identify existing septic tanks and/or water wells and abandon according to State and County requirements.
- HM-3 Any former landfill sites, including the Monroe dump, shall be properly closed, subject to RWQCB and CIWMB regulations, prior to any proposed development of such sites.

CIRCULATION POLICIES

GOAL:

A safe, efficient and organized pattern of circulation within the community that is linked with land use.

ROADWAY FACILITIES

❖ ***Objective:*** *Enhanced accessibility into and within the community through additional roadway facilities and improvement of existing roadway facilities emphasizing trip reduction measures and multiple access routes.*

❖ ***Policies:***

CI-1 New streets within the plan area shall continue the existing grid system to provide multiple street connections within the Plan area while recognizing that numerous crossings for the Sacramento Northern Railroad right-of-way, the Union Pacific Railroad, Dry Creek and Natomas East Main Drainage Canal may not be desirable or feasible.

CI-2 Improved roadway connections into and out of the Plan area are essential, particularly enhanced north/south connections.

CI-3 In the review of street widths and design, balance the need for public safety access with other goals and objectives of the Community Plan including neighborhood design, and access by pedestrians, bicycles and other non-motorized forms of transportation.

CI-4 A consistent street naming system of all new streets in the community shall be established and maintained.

CI-5 Roadway widening projects shall, as an alternative, consider roadway realignments as a potential mechanism to reduce impacts to existing residences. Roadway improvements shall be designed and implemented so as to minimize impacts to existing neighborhoods.

CI-6 Implement the following EIR mitigations as appropriate. Note that the adopted land use plan, Alternative H-1, is intermediate to Alternatives B and C.

TC-1 If either Alternative B or C are selected as the preferred alternative, it shall be necessary to widen Elverta Road between East Levee Road and Elwyn Avenue from two to four lanes, consistent with the post-2010 transportation network of the County General Plan. *(This improvement is shown on the adopted Transportation Diagram.)*

TC-2 Should the West Placer Specific Plan be adopted by Placer County, it shall be necessary to widen Elverta Road between Highway 99 and Elwyn Avenue from two

to four lanes, consistent with the post-2010 transportation network of the County General Plan. *(This improvement is shown on the adopted Transportation Diagram.)*

- TC-3 If Alternative C is selected as the preferred alternative and/or the West Placer Specific Plan is adopted by Placer County, the proposed new north-south Dry Creek Road/16th Street arterial corridor shown on the proposed Transportation Plan for Alternative C shall be implemented to accommodate projected travel demand in the area. *(This improvement is shown on the adopted Transportation Diagram.)*

PUBLIC TRANSIT

❖ ***Objective:*** *Efficient public transit including express bus service for internal community circulation and commuting to worksites outside the community.*

❖ ***Policies:***

- CI-7 Establish more frequent peak hour express transit service and more frequent all day service connecting downtown Rio Linda, downtown Elverta, and the new growth area in eastern Elverta (as well as other appropriate stops along the corridor) with the future Antelope Road/Roseville Road light rail station and the existing Arden/Del Paso and Watt Avenue light rail stations.
- CI-8 Preserve the Sacramento Northern Railroad abandoned right-of-way for a range of transportation alternatives, such as a busway, multi-purpose trails, and Light-Rail transit, and minimize the number of road crossings through acquisition of the right-of-way within the Plan area.
- CI-9 Support implementation of an appropriate transportation facility (such as a park-and-ride lot/bus transfer station) within the Rio Linda and Elverta community as a joint development project with Regional Transit and the developers of the new growth area in eastern Elverta, through the use of the infrastructure financing plan.
- CI-10 Support higher intensity uses and mixed-use development around any developed transit centers.

GRADE IMPROVEMENTS AT RAILROAD STREET CROSSINGS

❖ ***Objective:*** *Protect heavy rail access for industrial and commercial purposes.*

❖ ***Policies:***

- CI-11 Minimize crossings of the Union Pacific Railroad, recognizing that at-grade crossings are likely given anticipated traffic levels.

ALTERNATIVE TRANSPORTATION ROUTES: BIKEWAYS AND TRAILS

❖ *Objective: Provide on and off road bikeways and trails for recreation and alternative transportation.*

❖ *Policies:*

CI-12 Support the provision of multi-use trails through adoption and implementation of the Sacramento County Open Space Task Force, Trails and Bikeway Report and implementation of the Rio Linda and Elverta Park and Recreation Master Plan.

CI-13 Examine opportunities and options for expanding the on- and off-street bikeway system throughout the community.

COMPREHENSIVE LAND USE PLANS (CLUPs) FOR THE RIO LINDA AIRPORT AND McCLELLAN AFB

❖ *Objective: Viable general aviation services within the community and a viable air force base protected from encroachment by urban uses.*

❖ *Policies:*

See General Plan Policies and Community Plan Policies LU-8 and LU-24.

PUBLIC INFRASTRUCTURE AND SERVICES POLICIES

GOAL:

Ensure the timely provision of public infrastructure and services to the Plan area.

WASTEWATER COLLECTION AND TREATMENT

❖ *Objective: A well-planned sewer system with adequate carrying capacity to service the urban areas and AR-1 and AR-2 areas of Rio Linda and Elverta.*

❖ *Policies:*

PF-1 Provide sewers to those areas where growth is identified on the Community Plan diagram. Complete interceptor and trunk line expansions prior to development in new growth areas. Provide lateral line expansions in conjunction with proposed new developments.

- PF-2 Support the provision of sewer services to existing urban subdivisions (i.e. RD-5 subdivision at West 4th Street and E and along Rio Linda Boulevard, north of Elverta Road), that are currently on private septic systems. Evaluate their provision as part of any additional urban development or in conjunction with the approval of new AR-1 or AR-2 areas.
- PF-3 Intensification efforts proposed within the downtown Rio Linda area must be consistent with strategy of the Water Quality Division to upgrade existing sewer lines. Such proposals must individually contribute to ensure the upgrading of existing lines.
- PF-4 All new development in urban zones must have public sewer. New development on lots of two acres or less in agricultural-residential zones must provide or make provisions for public sewer service.

WATER SUPPLY AND QUALITY

- ❖ *Objectives: A reliable, high quality, long-term source of water to meet the community's needs along with a water distribution system capable of conveying that water to urban and agricultural-residential users.*

The groundwater aquifer(s) protected from long-term damage from draw-down by public and private wells.

No negative impact to groundwater quality, pursuant to State and local standards, by contamination from septic tank systems.

- ❖ *Policies:*

- PF-5 All new development in urban zones must have public water. New development on lots of two acres or less in agricultural-residential zones must provide or make provisions for public water service.
- PF-6 The Rio Linda Water District and the Citizens Utility Water District are encouraged to pursue a conjunctive use water supply (surface and ground water) for their respective service areas.
- PF-7 In the event a conjunctive use water supply is not obtained, the County shall not take actions that will result in long-term damage from draw-down to the groundwater aquifer(s).
- PF-8 In the new growth area in eastern Elverta, and other comprehensively planned development areas, entitlements for urban development shall not be granted until adequate, long term agreements and financing for supplemental water supplies are in place. "Supplemental water supplies" means any water supply (i.e., surface water, reclaimed water, etc.) that results in no net increase in groundwater pumping. The land use planning process may proceed, and specific plans and rezoning may be approved, *while water plan is being developed.*

COMMUNITY DRAINAGE AND FLOODPLAIN MANAGEMENT

❖ *Objective: A community protected from the impacts of flooding.*

❖ *Policies:*

PF-9 Improvements for drainage and flood protection shall not cause adverse impacts to others without mitigation.

PF-10 Implement the following EIR mitigation measures:

DR-1 Significant increases in peak flows within the Natomas East Stream Group (NESG), specifically Natomas East Main Drainage Canal Tributaries F, G and I, shall be mitigated through the implementation of regional detention facilities. In addition, restoration of any lost floodplain storage within the NESG (particularly Tributary G) shall require in-kind replacement, preferably on site.

DR-2 Potential cumulative impacts to water quality resulting from construction activities within the Rio Linda and Elverta Community Plan area shall be mitigated through the enforcement of all appropriate "Best Management Practices" and other requirement under the NPDES program.

PF-11 Detention basins for the purposes of stormwater detention and water quality requirements shall be located on site if technically feasible to mitigate all impacts from additional runoff emphasizing the protection of existing homes and properties.

PF-12 Building permits for new construction of habitable structures shall not be granted within the Dry Creek floodway, as defined by County Water Resources Division.

PF-13 Removal of vegetation in the Dry Creek floodway and located in the boundaries of the Dry Creek Parkway shall be subject to the following conditions, as determined by the County Department of Water Resources, in order to enhance the parkway and protect wildlife habitat:

- ♦ removal of vegetation with the riparian area shall not be permitted except when it is a threat to persons or property or contributes to the dangerous restriction of the conveyance of floodwater;
- ♦ removal of vegetation shall be confined to the minimum necessary to protect natural riparian areas and shall be supervised by the Park and Recreation Department resource ecologist;
- ♦ if vegetation is to be removed to convey floodwaters, then a management plan must be prepared and implemented which fosters the development of a mature overstory tree community and a grassland/sedge understory.

PF-14 The natural topography of the floodway shall be used to convey floodwaters of Dry Creek. Natural variation, including meandering characteristics, shall be provided for. Modifications to the channels for flood control purposes should consider and demonstrate sensitivity toward environmental values, including riparian vegetation, wildlife, and natural stream processes.

- PF-15 Alignment of the channels of Dry Creek shall be permitted only when absolutely necessary to eliminate flood hazards and when alternative flood protection measures are not feasible. Bioengineering methods of bank stabilization shall be preferred to structural stabilization measures, such as riprap. Where structural stabilization measures are necessary, the design of the structures shall include overplanting with vegetation to create a natural appearance. Appropriate materials should be used for stabilization.
- PF-16 Channel modification shall maintain riparian vegetation whenever possible. Modifications resulting in loss of vegetation will be mitigated on a 2:1 basis within or adjacent to the parkway.
- PF-17 Prevent encroachment (by fill or building) into the floodplains of the tributaries of the NEMDC and Robla Creek, unless compensating flood storage capacity acceptable to the Water Resources Division is provided.
- PF-18 Police the encroachment into floodplains of creeks and tributaries within the community plan area, including agricultural activities that adversely affect flooding situations.

SOLID WASTE DISPOSAL

❖ *Objective: Provide and maintain a solid waste collection and disposal service to all areas of the community while reducing the amount of solid waste generated within the community area through source reduction and recycling.*

❖ *Policies:*

- PF-19 Support the continuation of the annual Neighborhood Cleanup Program and encourage the Sacramento County Solid Waste Management Division to provide more frequent service as needed.
- PF-20 Minimize the community's generation of solid waste materials by expanding public and private recycling programs including locating additional recycling centers in the design of new neighborhoods.
- PF-21 Encourage the Sacramento County Solid Waste Management Division to proceed with the curbside recycling program in Rio Linda and Elverta and provide all new development with curbside recycling services.

ENERGY FACILITIES AND SERVICES

❖ *Objective: Provision of adequate energy facilities and services for all areas of the community.*

❖ ***Policies:***

- PF-22 Require property developers to work closely with SMUD or PG&E to ensure compatibility between the siting of electrical subtransmission facilities and the land development process.
- PF-23 Large commercial and industrial developments should work with SMUD to incorporate energy conservation techniques and design including utilization of "district heating and cooling" systems.

SHERIFF SERVICES

❖ ***Objective: Safe neighborhoods for all Rio Linda and Elverta residents.***

❖ ***Policies:***

- PF-24 Incorporate crime prevention techniques in the urban design of all new developing areas within Rio Linda and Elverta. Development plans shall address crime prevention measures including increased visibility and interaction between uses.
- PF-25 In the review of development plans, ensure the provision of street, open space and lot patterns that maximize neighborhood surveillance and protection by the Sheriff patrols.
- PF-26 Support public education programs and participation in crime prevention programs including local neighborhood and business watch programs, and personal safety programs, and the establishment of a community service substation within the community area if feasible.

FIRE PROTECTION

❖ ***Objective: Provision of adequate fire protection services for all areas of the community.***

❖ ***Policies:***

- PF-27 Support the County-wide "Mutual Aid Agreement" that allows fire stations in adjacent fire districts to respond to calls generated from the Rio Linda-Elverta planning area.
- PF-28 Promote the use of fire mitigation measures, such as automatic sprinkler systems, smoke alarms and other fire detection devices, for appropriate development projects.
- PF-29 New development in rural and Agricultural-Residential areas must meet the American River Fire Protection District's most current Policy Statement for Rural Fire Flows.

- PF-30 Require that new urban development be provided an with adequate amount of water supply, in gallons per minute, to meet all fire flow standards as established by the American River Fire Protection District.
- PF-31 Developers shall coordinate with the American River Fire Protection District, the Rio Linda Water District, and the Citizens Utility District early in the project design stage in designing water distribution systems, hydrant locations and fire flow requirements for all new development proposed within the community area.

LIBRARY FACILITIES

❖ *Objective: Provision of adequate library services to meet the performance standards for library services, including facilities, material and equipment levels, to all rural and urban areas of Rio Linda-Elverta.*

❖ *Policies:*

- PF-32 Support efforts to provide a permanent location for the Rio Linda Library.
- PF-33 The Sacramento Public Library must be given the option to locate a new library facility within the new growth area in eastern Elverta. If a library is determined to be appropriate, funding for construction shall be considered in the financing component of the Specific Plan. Consideration should be given to a multi-use facility.

SCHOOL FACILITIES

❖ *Objective: Construction of adequate school facilities consistent with residential development.*

❖ *Policies:*

- PF-34 Prior to the approval of any development within the new urban growth area, a financing plan is required to ensure the adequate funding of school facilities. The financing plan must be adopted prior to issuance of any building permits.
- PF-35 Development shall not be approved if school overcrowding will result and the provision of adequate facilities cannot be provided in a timely manner.
- PF-36 Project proponents shall coordinate with the appropriate school district(s) in the adequate siting, funding, and construction of any necessary new school facilities.

PF-37 The Elverta School District, Center School District, and Grant High School District are encouraged to coordinate the siting, funding, construction and operation of schools within the new growth area in eastern Elverta.

PARK AND RECREATION FACILITIES

❖ *Objective: A diverse network of local and regional parks and recreation facilities, to meet adopted park acreage standards.*

❖ *Policies:*

(See also the policies of the Natural Resources section.)

PF-38 Encourage the Rio Linda and Elverta Parks and Recreation District to participate in joint use agreements with school districts to provide for the use of school recreation facilities including school grounds and classrooms.

PF-39 Support the implementation of the Rio Linda and Elverta Parks and Recreation Area Master Plan by requiring project proposals to be consistent with the recommendations of the Master Plan.

PF-40 The Sacramento County Park and Recreation Department should continue supporting and maintaining the proposed Dry Creek Parkway area, Gibson Ranch, Cherry Island Golf and Soccer Complex as one of the major regional recreation facilities within the community plan area.

PF-41 Support implementation of the Dry Creek Parkway Plan and encourage the Sacramento County Parks and Recreation Department and the Rio Linda & Elverta Recreation and Park District to develop proposed recreation facilities and activities as identified in the Plan.

PF-42 The Rio Linda & Elverta Recreation and Park District shall acquire proposed neighborhood and community parks sites and open space in advance or in conjunction with future urban development.

PF-43 Residential neighborhoods should be designed to incorporate small neighborhood parks of between two to five acres as a central public space focus within the neighborhood.

PF-44 A village green and community center is required in the new growth area in eastern Elverta area to serve Elverta residents, with funding to be addressed through the Specific Plan finance plan.

PF-45 Support the Natomas East Main Drainage Canal and levee and the Ueda Parkway as an open space, natural resource, and recreational component within the community.

NATURAL RESOURCES POLICIES

GOAL:

Protect and conserve Natural Resources including agricultural lands, open space, and sensitive habitats.

CONSERVATION OF VIABLE AGRICULTURAL LANDS

- ❖ *Objectives: Recognize agricultural lands as a resource and seek mechanisms to conserve and protect such agricultural areas from urban encroachment.*

Continue agricultural activities that provide habitat for wildlife species.

- ❖ ***Policies:***

- NR-1 Promote the use of areas designated for permanent agriculture as one of the places to be used for wetlands mitigation.

WETLANDS REGULATION PROGRAMS

- ❖ *Objective: Conserve and protect wildlife habitat, including wetlands and other unique natural environments, through federal, state and local regulatory programs such as the California Environment Quality Act and Section 404 of the Clean Water Act.*

- ❖ ***Policies:***

- NR-2 Ensure no net loss of wetlands habitat acreage, values or functions. If the loss of wetlands habitat cannot be avoided, the replacement of wetlands habitat should be located within the Rio Linda-Elverta area.
- NR-3 Establish and identify wetland mitigation/compensation requirements for projects subjected to "no net loss" policy.
- NR-4 Public or private projects involving the filling or removal of marsh/ riparian habitat or wetlands habitat outside of areas designated Natural Preserve where on-site mitigation is not desirable or appropriate shall be mitigated through the purchase of mitigation credits for restored wetlands/riparian areas at a ratio of 2:1.

HABITAT PROTECTION AND MITIGATION

- ❖ *Objectives: Conservation of lands with significant natural resources such as vernal pools, riparian areas, oak woodlands, including but not limited to resources within the Dry Creek Parkway area and the Natomas East Main Drainage Canal.*

Protect and create natural environmental corridors along the two channels of Dry Creek, the Natomas East Main Drainage Canal, and in other areas where significant natural resources are found (e.g. the NEMDC tributaries) as means to preserve and protect natural features, including but not limited to riparian areas, oak woodlands, grasslands and other wildlife habitat.

- ❖ *Policies:*

- NR-5 The County or local park district should obtain through acquisition and dedication of conservation easements, portions of property designated for Natural Preserve where public ownership is not anticipated or desired. Acquisition or imposition of conservation easements shall be dependent on the willingness of the property owner to grant this easement. The County Parks and Recreation Department and the Rio Linda & Elverta Recreation and Park District shall work with property owners in dedicating these easements.
- NR-6 No new developments shall be allowed within the riparian corridor, established from the edge of the outside bank of each channel of Dry Creek, as defined within the adopted Dry Creek Parkway Plan. Developments adjacent to these riparian corridors shall be compatible with the existing natural environment to ensure that any impact on its natural habitat is minimized.
- NR-7 Target trail use and other passive recreational/educational uses along the Dry Creek Parkway and Natomas East Main Drainage Canal in a manner consistent with the preservation of the natural habitat and environment values and sensitive to adjacent property owners.
- NR-8 The Dry Creek Parkway, the Natomas East Main Drainage Canal, and other appropriate areas within the community shall be utilized as areas for off-site mitigation of wetlands or riparian habitat.

(This policy implements EIR mitigation measure BR-2 which states: Mitigation for impacts to biological resources within the Community Plan area shall be accomplished within the boundaries of the Plan area. Potential mitigation sites include: the Dry Creek Corridor; Elverta Villages; Liddawi Diversified property, Natomas East Main Drainage Canal; West 6th and U Streets; south of Straugh Road; and agricultural lands located throughout the Community Plan area.)

- NR-9 Native vegetation shall be used in any riparian or wildlife habitat restoration efforts.

- NR-10 Public agencies shall work to restore and recreate marsh and riparian vegetation and wildlife habitat where appropriate and in areas under public ownership along Dry Creek and Natomas East Main Drainage Canal.
- NR-11 The use of native drought tolerant plant species is encouraged in developed areas adjacent to Dry Creek and other environment corridors.
- NR-12 Parcel splits in areas designated Natural Preserve on the Community Plan shall not be supported, if the parcels created by the division are comprised of primarily marsh or riparian habitat, except where the parcel division is for the purpose of conveying title to a public agency responsible for natural area management.
- NR-13 The Sacramento County Parks and Recreation Department should establish an interpretive center and educational programs within the Dry Creek Parkway area to enhance community awareness and knowledge of the importance of preserving the natural areas and their ecosystem.
- NR-14 Provide recreation trails and other passive recreation activities along the natural environment corridors, including but not limited to NEMDC, Dry Creek Parkway, Sacramento Northern, utility corridors and Ueda Parkway, connecting to the American River Parkway, thus creating linkages and networks of linked trails.
- NR-15 In addition to the Dry Creek and the Natomas East Main Drainage Canal areas, the County should acquire conservation easements to protect other adjacent properties with natural environmental features through purchase, dedication and private donations.
- NR-16 Acquisition and preservation of natural habitat and recreation areas shall strive to create linkages and networks of linked preserves rather than isolated sites.
- NR-17 Implement the following EIR mitigation measure:
- BR-1 Future development within the Community Plan area shall minimize impacts to biological resources through the implementation of the following measures, where appropriate:
- Addition of natural preserve designations;
 - Avoidance of significant resource areas;
 - Enhancement of existing high- or medium-quality habitats;
 - Restoration of degraded, polluted or otherwise disturbed low-quality habitats.

AIR QUALITY

- ❖ *Objective: Air quality protected from short term construction impacts and long term degradation from auto and other emission sources.*

❖ ***Policies:***

NR-18 Implement the following EIR mitigation measures:

- AI-1 Applicants for future development proposals within the Plan area shall prepare and implement a plan designed to control dust emissions resulting from project activities. At a minimum, the contents of this plan shall contain requirements for the following:
- Application of dust palliatives (e.g., water) at least twice daily (at the beginning and end of daily construction activities) and more often as necessary;
 - Watering the construction area or applying some other dust palliatives whenever visible dust clouds appear; and
 - Ceasing grading activities whenever sustained winds exceed 25 miles per hour.
- AI-2 To reduce construction-related ROG and No_x impacts to a less than significant level, all construction vehicles and equipment shall be maintained according to manufacturers specifications. Construction contractors shall be required to show written evidence of appropriate maintenance prior to bringing equipment on site.
- AI-3 Applicants for future development proposals within the Plan area shall include educational materials regarding air quality in homeowners/renters packages for all residential occupants. Information contained in these packages shall, at a minimum, provide information regarding transportation-related amenities at the project site, including ridesharing and mass transit availability and schedules. The applicant should also provide maps showing pedestrian and bicycle paths to community centers, shopping areas, recreational areas and schools.
- AI-4 All wood-burning devices in proposed project residences shall be EPA-certified devices.

NOISE

❖ ***Objective: Protection from excessive noise.***

❖ ***Policies:***

NR-19 Implement the following EIR mitigation measure:

- NS-1 Future development projects within the Rio Linda and Elverta Community Plan area shall comply with the noise standards of the County's General Plan, implementing noise attenuation measures where necessary to ensure compliance.

CULTURAL RESOURCES

❖ *Objective: Protection of cultural resources.*

❖ *Policies:*

NR-20 Implement the following EIR mitigation measures:

- CR-1 Encourage the retention of important cultural features in the design of future projects.
- CR-2 When projects are located in areas of sensitivity for Native American cultural resources, the Native American Heritage Commission and members of the local Native American community shall be contacted.
- CR-3 If ground disturbing activities are planned within or adjacent to the boundaries of any known archaeological sites, the following shall be required:
- (A) The site area will be inspected by a qualified, professional archaeologist to assess the condition of the property and to determine the current status of the deposit.
 - (B) Based on this review and, as appropriate, a subsurface testing program will be developed and implemented to determine if the property meets criteria specified in Appendix K of CEQA to qualify as an important archaeological resource. The course of the testing program should be clearly delineated in a research design which outlines prehistory of the area; research domains, questions and data requirements; research methods inclusive of field and laboratory studies; report preparation; and significance criteria.
 - (C) Following field investigations, a technical report describing the evaluation program should be prepared. At a minimum, this report shall include the elements discussed in the research design, as well as a description of the recovered site assemblage and a significance evaluation. If, based on the results of the testing program, a site is not determined to be an important archaeological resource, then effects to it would have been reduced to less than significant.
 - (D) If the site is determined to be an important archaeological resource, then additional mitigation measures, namely data recovery investigations may be necessary to reduce impacts to less than significant.
 - (E) As Native American archaeological resources are involved, identification and treatment shall be conducted in consultation with the local Native American community.

(F) Archaeological investigations shall be conducted by a qualified, professional archaeologist who either meets the federal standards as stated in the Code of Federal Regulations (36 CFR 61) or is certified by the Society of Professional Archaeologists (SOPA).

CR-4 An historic architectural study shall be performed by a qualified, professional architectural historian if previously identified historic structures or buildings are present on the particular parcel subject to development. This inventory should comply with NEPA or CEQA and include consultation with the NCIC, Native American groups, and the Rio Linda/Elverta Historical Society. The resulting report should include results of the background literature search and field survey, an historic context statement, and analysis of the potential significance of noted resources, and recommendations for their preservation and/or mitigation.

CR-5 In order to reduce potential impacts to previously unidentified cultural resources, an archaeological field survey shall be performed by a qualified, professional archaeologist on any parcel slated for development where there is reasonable potential for impacts to cultural resources. This inventory should comply with NEPA or CEQA and include consultation with the NCIC, Native American groups, and the Rio Linda/Elverta Historical Society. The resulting report should include, at a minimum, a description of the project and background of the history and archaeology of the area, results of the field survey, complete records of any remains found, an analysis of the potential significance of noted resources, and recommendations for their preservation and/or mitigation.

An historic architectural study should be performed by a qualified, professional architectural historian if historic structures or buildings are present on the particular parcel slated for development. This inventory should comply with NEPA and CEQA and include consultation with the NCIC, Native American groups, and the Rio Linda/Elverta Historical Society. The resulting report should include results of the background literature search and field survey, and historic context statement, an analysis of the potential significance of noted resources, and recommendations for their preservation and/or mitigation.

CR-6 Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any future development activities, work shall be suspended. Depending on the location of the activities, the appropriate Lead Agency shall be immediately contacted. This agency will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the county Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

APPENDIX

POLICY CORRESPONDENCE TABLE

During the public hearings on the Rio Linda and Elverta Community Plan, numerous policies were amended, added or deleted. In some cases, the additions/deletions were due to public testimony received during the hearing process. However, many of the modifications were due to the fact that the hearing process began with three different land use alternatives that were addressed in the Environmental Impact Report, and some of the community plan policies were "customized" based upon one land use alternative or another. As the hearing process progressed and other intermediate land use plan alternatives evolved, the Policy Plan was "corrected" to reflect the Board of Supervisor's preferred plan and the policy numbers were adjusted as necessary to provide a continuous numbering sequence.

The purpose of this Correspondence Table is to provide any interested reader with a tool to assist in locating a particular policy in the adopted Plan based upon that reader's knowledge of the policy number as it was earlier numbered in the January 1995 version of the Policy Plan.

Policy Number in January 1995 Draft	Adopted Policy Number
LU-1	LU-1
LU-2(a)	LU-2
LU-2(b)	n/a
LU-3	LU-3
LU-4	LU-4
LU-5	LU-5
LU-6	LU-6
LU-7	LU-7
LU-8	LU-8
LU-9	n/a
LU-10	LU-9
LU-11	LU-10
LU-12(a)	LU-11
LU-12(b)	n/a
LU-13	LU-12
LU-14	LU-13
LU-15	LU-14
LU-16	LU-15
LU-17	LU-16
LU-18	LU-17
LU-19	LU-18
LU-20	LU-19
LU-21	LU-20
LU-22	LU-21
LU-23	LU-23

LU-24	LU-24
LU-25	LU-25
LU-26	LU-26
LU-27	LU-27
LU-28	LU-28
LU-29	LU-31
LU-30	LU-32
LU-31(a)	n/a
LU-31(b)	LU-33
LU-32(a)	n/a
LU-32(b)	LU-34
LU-32(c)	n/a
LU-33	LU-35
LU-34	LU-36
LU-35	LU-37
LU-36(a)	n/a
LU-36(b)	LU-38
LU-37	LU-40
LU-38	LU-41
LU-39	LU-42
LU-40	LU-43
LU-41	LU-44
LU-42	LU-45
LU-43	LU-47
LU-44	LU-48
LU-45	LU-29
LU-46	LU-49
LU-47	LU-50
LU-48	LU-51
CI-1	CI-1
CI-2	CI-2
CI-3	CI-3
CI-4	CI-4
CI-5	CI-7
CI-6	CI-8
CI-7	CI-9
CI-8	CI-10
CI-9	CI-11
CI-10	CI-12
PF-1	PF-1
PF-2	PF-2
PF-3	PF-3
PF-4	PF-4
PF-5	PF-5
PF-6	PF-6

PF-7	PF-7
PF-8	PF-8
PF-9	PF-11
PF-10	PF-12
PF-11	PF-13
PF-12	PF-14
PF-13	PF-15
PF-14	PF-16
PF-15	PF-19
PF-16	PF-20
PF-17	PF-21
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PF-19	PF-23
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PF-23	PF-27
PF-24	PF-28
PF-25	PF-29
PF-26	PF-30
PF-27	PF-31
PF-28	PF-32
PF-29	PF-33
PF-30	PF-34
PF-31	PF-35
PF-32	PF-36
PF-33	PF-37
PF-34	PF-38
PF-35	PF-39
PF-36	PF-40
PF-37	PF-41
PF-38	PF-42
PF-39	PF-43
PF-40	PF-44
PF-41	PF-45
NR-1	NR-1
NR-2	NR-2
NR-3	NR-3
NR-4	NR-4
NR-5	NR-5
NR-6	NR-6
NR-7	NR-7
NR-8	NR-8
NR-9	NR-9
NR-10	NR-10

NR-11	NR-11
NR-12	NR-12
NR-13	NR-13
NR-14	NR-14
NR-15	NR-15
NR-16	NR-16
Mitigation Measure in EIR	Adopted Policy Number
LA-1	LU-6
TC-1	CI-6
TC-2	CI-6
TC-3	CI-6
AI-1	NR-18
AI-2	NR-18
AI-3	NR-18
AI-4	NR-18
NS-1	NR-19
DR-1	PF-10
DR-2	PF-10
BR-1	NR-17
BR-2	NR-8
CR-1	NR-20
CR-2	NR-20
CR-3	NR-20
CR-4	NR-20
CR-5	NR-20
CR-6	NR-20
HM-1	LU-54
HM-2	LU-54
HM-3	LU-54