

CHAPTER 4.0

LAND USE

The following section discusses the existing land uses, zoning designations, and agricultural resources, in the vicinity of the project site. Following an overview of the existing land uses in the region and the relevant regulatory setting, the project's consistency with relevant land use regulations is evaluated. Project-related impacts and mitigation measures are presented, as applicable.

4.1 ENVIRONMENTAL SETTING

4.1.1 EXISTING LAND USE

PROJECT AREA

As described in **Chapter 3.0**, Project Description, the project site and offsite improvement are located within the northeast portion of the Sunset Industrial Area (SIA) in unincorporated Placer County. The SIA includes approximately 9,000 acres in unincorporated southwest Placer County (**Figure 4-1**). Approximately two-thirds of the SIA is currently undeveloped and/or used for agricultural activities. The proposed project is located within the Orchard Creek Planning Area of the SIA, which includes two distinct areas of industry and agriculture. As shown in **Figure 4-1**, unincorporated Placer County lands, and the cities of Roseville, Rocklin, and Lincoln, border the SIA.

The developed uses within the SIA generally consist of light and heavy industrial, private and public utilities and services, recreation, and agricultural. A majority of the industrial uses are located in the southeastern portion of the SIA in the general vicinity of Sunset Boulevard, Industrial Boulevard, and Cincinnati Avenue. Prominent uses in the SIA include the Herman Miller facility, Atherton Technical Center, Rio Bravo Rocklin Biomass Power Plant, Western Regional Sanitary Landfill, Western Placer Waste Management Authority Material Recovery Facility, Reynolds Aluminum, Doorcraft, and Federal Express.

PROJECT SITE USES

Existing facilities on the project site include Thunder Valley Casino, an approximately 237,000-square-foot structure with a gaming floor, four restaurants, five fast food outlets, and two lounges. Onsite parking is provided with approximately 2,729 parking spaces. In addition to the current gaming and entertainment facility, the site also includes a 5,400-square foot fire station with four engine bays, two groundwater wells, a 3.9-acre stormwater detention basin and related drainage facilities, a central plant, and wastewater treatment plant. **Figure 4-2** shows existing facilities on the project site.

Figure 4-1: Sunset Industrial Area and Surrounding Jurisdiction

Figure 4-2: Existing Facilities on Project Site

SURROUNDING LAND USES

Figure 4-3 shows views looking north, south, east, and west from the project site. A description of land uses surrounding the project site is provided below, with an emphasis on existing uses. **Figure 4-4** shows the location of several of these surrounding land uses. Other planned and/or approved uses are discussed in **Chapter 16.5**.

North of the Project Site

Areas to the north of the project site include unincorporated areas of Placer County and the City of Lincoln. Current land uses include agriculture (livestock grazing) and the 632-acre Orchard Creek Conservation Bank, which borders the project site to the immediate north, east, and west. The conservation bank was established in 1997 for the preservation of vernal pools and wetlands (Wildlands, Inc., 2007).

The 1,070-acre Lincoln Crossing project in the City of Lincoln is located north of the Orchard Creek Conservation Bank, approximately 0.85 miles from the project site. The first phase of the Lincoln Crossing project has been completed. Two additional phases are currently under construction with a planned buildout of 2,901 residential units (City of Lincoln, 2007).

South of the Project Site

The offsite improvement area including the temporary overflow parking lot, Thunder Valley Court, and Athens Avenue are located south of the project site. Vacant grazing lands are located immediately west of the overflow parking area, west of Thunder Valley Court. Thunder Valley Court serves as the entrance to the 50-acre Rio Bravo Rocklin 25-Megawatt Biomass Power Plant and the 62,000 square foot Lincoln Super Storage, located approximately 0.35 miles south of the project site. There are six 300-foot-tall radio transmission towers located approximately 0.35 miles south of the project site. These towers are affiliated with KFIA, which is operated by Salem Communications and broadcasts on 710 AM.

For a distance of approximately two miles, lands south of the project site are located within unincorporated Placer County and more specifically within the portion of the SIA that is designated for industrial development. This area includes vacant lands, livestock grazing, and some industrial uses. Various industrial warehouses are located in the vicinity of Cincinnati Avenue and Sunset Boulevard. The site of the proposed Placer Ranch development is located between the project site and the City of Roseville boundary. The proposed development would include 2,213 acres of mixed industry and commercial space, and a 300-acre satellite campus of Sacramento State University and 10 million square feet of office space.

The City of Roseville's boundary is approximately two miles south of the project site. Existing uses within this portion of the City include industrial, residential, agricultural, livestock grazing, and vacant land. Industrial uses within approximately four miles of the project site include Albertson's Warehouse,

Figure 4-3: View From Site Looking North, South, East, and West

Figure 4-4: Surrounding Land Uses

NEC Corporation, and Hewlett Packard. Recently constructed developments and approved projects within the City of Roseville include the approved and developing Del Webb project (approximately six miles from the project site) and the North Roseville Specific Plan (approximately four miles from the project site). The Del Webb project consists of an active adult community with 3,210 dwelling units, 477 acres of parks and recreation uses and 21 acres of commercial uses. The developing North Roseville Specific Plan consists of approximately 3,084 dwelling units, 38 acres of commercial uses, four acres of business professional uses, 210 acres of open space and park uses, and 42 acres of public uses. In addition, the Roseville Galleria Mall is located approximately five miles southeast of the project site.

East of the Project Site

A portion of the Orchard Creek Conservation Bank is located immediately east of the project site between the project site's eastern boundary and the UPRR. Industrial Boulevard is located east of the UPRR. Between Industrial Boulevard and Highway 65 the land is vacant. The Lincoln City limits are located on the eastern side of Highway 65 and approximately one-half mile from eastern border of the project site. The Rocklin City limits are located southeast of the project site, along with a portion of unincorporated Placer County.

Approximately one mile east of the project site and within the City of Lincoln is the Twelve Bridges residential project, which at buildout will include 9,775 dwelling units, 100 acres of commercial uses, 81 acres of employment center uses, 88 acres of public uses, and 2,338 acres of open space and recreational uses. Villages 5, 6, 7, and 8 are developed with homebuilders currently constructing Village 9. The nearest schools are Twelve Bridges Middle School and Whitney High School, located approximately one mile east-northeast and east-southeast of the project site, respectively. The nearest medical facilities include Sutter Medical Plaza Lincoln and Kaiser Permanente's Lincoln Medical Offices, which are located approximately 1.25 and 1.3 miles northeast of the project site, respectively. The newly constructed Lincoln Public Library-Twelve Bridges is also located in this vicinity.

Existing land uses within the City of Rocklin, approximately two miles southeast of the project site include vacant land, livestock grazing, industrial uses, and developing residential areas of the Stanford Ranch area, including Whitney Oaks. The Sunset West Development area, also within the City of Rocklin, is located approximately two miles southeast of the project site. The Sunset West Plan includes 16 scheduled phases that will consist of approximately 3,081 dwelling units, 67 acres of commercial uses, 66 acres of industrial uses, 39 acres for schools, and 200 acres of open space and park uses at full build-out (City of Rocklin, 2007b). Construction has begun at the Orchard Creek Business Park located adjacent to the east side of SR 65 between Whitney Boulevard and the City of Lincoln boundary.

West of the Project Site

Areas to the west of the site consist of unincorporated areas of the County and include primarily open space, agricultural uses, industrial sites, and some rural residential areas. Directly to the west of the project site is a portion of the Orchard Creek Conservation Bank, which surrounds the project site on

three sides. Within approximately one mile west of the project site and along the northern side of Athens Avenue are RMC Concrete, a towing yard, sludge dewatering facility, a pallet manufacturer, and a landscape rock material yard. Industrial uses to the west, on the southern side of Athens Avenue, include the Western Regional Sanitary Landfill and Materials Recovery Facility (at Fiddymont Road and Athens Avenue). Between the Placer County Landfill and the project site is the proposed California Motocross Park site. The Antonio Mountain Ranch property, which consists of 1,700 acres, is being considered as a location for offsite mitigation for the proposed Placer Vineyards project, as well as the location for a proposed new pipeline for the South Lincoln Regional Sewer System.

4.1.2 TRIBAL-COUNTY MEMORANDUM OF UNDERSTANDING

As provided in Public Law 103-434 (Auburn Indian Restoration Act, October 31, 1994), the Auburn Rancheria was restored as a federally recognized Indian Tribe and all rights and privileges of the Tribe that were diminished and/or lost under Public Law 85-671 (August 18, 1958) were reinstated. Following passage of the Auburn Indian Restoration Act, the Bureau of Indian Affairs placed the 49-acre site that currently houses Thunder Valley Casino into federal trust. The site was selected in consultation with Placer County Planning Department staff as a location that would minimize environmental impacts. In conjunction with the placement of the land into federal trust, a Memorandum of Understanding (MOU) was executed by the Tribe and Placer County (**Appendix A**). As specified in Section 12 of the MOU, the Tribe agreed to pay Placer County an annual in-lieu fee equivalent to the amount of assessed property taxes for the parcel and all improvements in order to mitigate impacts to Placer County due to the loss of property taxes resulting from the placement of the land into federal trust. The annual in-lieu payments are summarized in **Table 4-1**.

**TABLE 4-1
ANNUAL IN-LIEU PAYMENTS 2002-2007**

Tax Fiscal Year	Payment
September 17, 2002 - June 30, 2003	\$ 63,197.00
July 1, 2003 - June 30, 2004	\$ 1,541,521.00
July 1, 2004 - June 30, 2005	\$ 2,272,648.01
July 1, 2005 - June 30, 2006	\$ 2,339,236.49
July 1, 2006 - June 30, 2007	\$ 2,433,079.85

Source: Crowe, 2007a

The MOU further indicates that the Tribe and Placer County have a mutual interest in protecting open space, and in preservation of the natural and scenic qualities of Placer County. One year following the certification of Thunder Valley Casino, the Tribe contributed \$25,000 to Placer Legacy, a Citizen Advisory Committee and Scientific Work Group. Placer Legacy purchases conservation easements and transfers development credits to meet the objective of open space protection. In accordance with Section 10 of the MOU, the Tribe will continue to “increase that contribution [to Placer Legacy] by \$25,000 each

year until it reaches \$200,000.00 and maintain its annual contribution at that level for the duration of the term of this Agreement.” The UAIC Community Giving Program has made additional contributions since 2004 to promote open space and natural resource preservation in Placer County. Placer Land Trust received \$50,000, Placer Nature Center received \$22,000, and the Forest Foundation received \$25,000.

4.1.3 AGRICULTURAL LANDS

A majority of the Orchard Creek Planning Area is used and designated for open space and agricultural uses. The project site is located on one of four designated sites for industrial use in the Orchard Creek Planning Area, situated along the southern edge of the open space and agricultural area. The project site includes buffers established to avoid impacts to the Orchard Creek Conservation Bank adjacent to the site along Orchard Creek.

The California Land Conservation Act of 1965, or Williamson Act, is designed to preserve agricultural and open space lands. The project site and offsite improvement area do not contain established Williamson Act contracts.

4.1.4 LAND DEVELOPMENT TRENDS

The development trends of the surrounding unincorporated county and local cities have changed drastically over the past few decades. Services and manufacturing have driven the local economy, with large national firms moving into the area due to relatively inexpensive land prices and available labor. This economic sector, which for years was stagnant, has diversified within the past decade. Computer and technology companies have moved to the region, creating an increase in higher wage employment. Hewlett Packard, NEC Corporation, and Oracle have recently employed thousands of residents with their plants in southwest Placer County (Sacramento Regional Research Institute [SRRI, 2007]; Placer County, 2007a).

The area of South Placer County surrounding the project site has seen a large increase in residential development. The land rush has created a huge supply of housing, which recently has overwhelmed the demand. Lincoln Crossing to the north, Sun City at Lincoln Hills, Twelve Bridges, and Whitney Ranch to the east, and the recently approved Placer Vineyards in southwest Placer County include thousands of planned or recently constructed residential units (City of Lincoln, 2007; Placer County, 2007a).

4.2 REGULATORY SETTING

This section discusses the relevant goals, policies, and ordinances for Placer County, including the relevant plans and policies for the SIA and the Orchard Creek Planning Area. In addition, the relevant goals, policies, and zoning ordinances for the cities of Roseville, Rocklin, and Lincoln are discussed, along with their combined sphere of influence area designated by the Placer County Local Agency Formation Commission (LAFCO).

4.2.1 PLACER COUNTY

PLACER COUNTY GENERAL PLAN

The Placer County General Plan was adopted August 16, 1994, and serves as the overall guiding policy document for the unincorporated areas of Placer County. Before the 49-acre site was placed into federal trust for development of Thunder Valley Casino, the Placer County General Plan designated the site as Industrial (IND). The site contained a zoning of Industrial Park – Combining Design Scenic Corridor (INP-DC) in both the Placer County Zoning Ordinance and the SIA (1997). **Figure 4-5** shows the applicable County General Plan designations within the SIA and **Figure 4-6** shows the zoning classifications. As shown in **Figure 4-5**, lands to the immediate north and west of the project site are designated as Agricultural and lands to the immediate south and east are designated Industrial. Further to the east, between the UPRR and Highway 65, lands are designated as Business Park.

Section 2 of the MOU between the Tribe and Placer County states that “[a]ny future changes, additions or modification in the use or development of the parcels shall be subject to the County environmental review process and ordinances, County Plans, and County development standards, design guidelines and fees in effect at the time of the change” (**Appendix A**). The Placer County General Plan goals and policies relevant to the proposed project and the project’s consistency with each goal and policy are presented in **Table 4-2**. In some instances goal and/or policy language has been summarized to condense the information. Consistency assumes inclusion of the mitigation discussed in this TEIR. As presented in the table, the proposed project is consistent with the Placer County General Plan.

PLACER COUNTY ZONING

Before the 49-acre site was placed into federal trust for development of Thunder Valley Casino, the project site was zoned Industrial Park-Combining Design Scenic Corridor (INP-DC). Zoning to the north and west of the project site is Farm-Combining Building Site-20 Acre Minimum (F-BX-20 Acre Minimum) and lands to the south and east are zoned the same as the project site: INP-DC. Lands between the UPRR and Highway 65 are zoned Business Park-Combining Design Scenic Corridor (BP-DC) and Business Park-Combining Design Scenic Corridor and Flood Hazard (BP-DC-FH). Zoning for the project site and vicinity is shown on **Figure 4-6**.

Chapter 17 of the Placer County Code allows hotels and motels with a conditional use permit in the Industrial and Industrial Park Districts and with a minor use permit in the Business Park Zoning District. Parking structures are excluded from lot coverage limitations in the Industrial and Industrial Park zoning districts as long as overall coverage does not exceed 75% with 15% of the site devoted to landscaping. Chapter 17 also allows hotels, public and quasi-public buildings, communications equipment buildings, schools, houses of worship, hospitals, and other institutions in zoning districts with a height limit of 50 feet to exceed the prescribed height limit if authorized through a conditional use permit process that includes an analysis of visual impacts including photo simulations (Placer County, 2007c).

Figure 4-5: Existing Sunset Industrial Area General Plan Designations

Figure 4-6: Existing Sunset Industrial Area Zoning

**TABLE 4-2
PLACER COUNTY GENERAL PLAN RELEVANT GOALS AND POLICIES**

<i>General Plan/ Community Plan Policy</i>	<i>Proposed Project's Consistency</i>	
	YES	NO
<i>Placer County General Plan Policies</i>		
<i>General Land Use</i>		
Promote wise, efficient and environmentally-sensitive use of Placer County lands. (Placer County G.P. Goal 1A)	X	
The County will promote the efficient use of land and natural resources. (Placer County G.P. Goal 1A, Policy 1)	X	
Promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services. (Placer County G.P. Goal 1A, Policy 3)	X	
<i>Industrial Land Use</i>		
Designate land for and promote development of industrial uses to meet the present and future needs of Placer County residents for jobs and maintain economic vitality. (Placer County G.P. Goal 1E)	X	
Approve new industrial development that has: adequate infrastructure and services; convenient connections to the regional transportation network; sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials; minimal significant adverse environmental impacts; and minimal adverse effects on scenic routes, recreation areas and public vistas. (Placer County G.P. Goal 1E, Policy 1)	X	
Designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses. (Placer County G.P. Goal 1E, Policy 2)	X	
Until such time as a Joint Powers Agency (JPA) is created for the Sunset Industrial Area (see Policy 1.N.12), the County shall review all proposed development projects with the adjacent city and jointly prepare appropriate development infrastructure and public service standards for such projects (See also Policy 1.A.5). (Placer County G.P. Goal 1E, Policy 3)	X	
<i>Public/Quasi Public Facilities, Infrastructures</i>		
Designate adequate-sized, well-located areas for the development of public facilities to serve both community and regional needs. (Placer County G.P. Goal 1F)	X	
Encourage concentration of public and quasi-public facilities. (Placer County G.P. Goal 1F, Policy 1)	X	
Require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors and appearance do not adversely affect nearby land uses. (Placer County G.P. Goal 1F, Policy 3)	X	
<i>Recreation Land Use</i>		
Designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors. (Placer County G.P. Goal 1G)	X	
Support the development/relocation of a recreational/sports/fair complex ranging in size from 100 to 300 acres in the area generally west of Rocklin between Roseville and Lincoln. (Placer County G.P. Goal 1G, Policy 4)	X	

**TABLE 4-2 (CONTINUED)
PLACER COUNTY GENERAL PLAN RELEVANT GOALS AND POLICIES**

<i>Agricultural Land Use</i>		
Designate adequate agricultural land and promote development of agricultural uses to support the continued viability of Placer County's agricultural economy. (Placer County G.P., Goal 1H)	X	
Maintain agriculturally designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities. (Placer County G.P., Goal 1H, Policy 1)	X	
Seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas. (Placer County G.P., Goal 1H, Policy 2)	X	
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. (Placer County G.P., Goal 1H, Policy 4)	X	
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. (Placer County G.P. Goal 1H, Policy 5)	X	
Require new non-agricultural development immediately adjacent to agricultural lands to be designated 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. (Placer County G.P. Goal 1H, Policy 6)	X	
<i>Open Space, Habitat and Wildlife Resources</i>		
Establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife including for the enjoyment of the community. (Placer County G.P. Goal 1I)	X	
Require that significant natural, open space and cultural resources be identified in advance of development and incorporated into site-specific development project designs. (Placer County G.P. Goal 1I, Policy 1)	X	
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). (Placer County G.P. Goal 1I, Policy 2)	X	
<i>Scenic Routes</i>		
Protect the visual and scenic resources of Placer County as important quality-of-life amenities for County residents and a principal asset of recreation and tourism. (Placer County G.P. Goal 1K)	X	
Require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas. (Placer County G.P. Goal 1K, Policy 3)	X	
Require that new development incorporates sound soil conservation practices and minimizes land alterations. (Placer County G.P. Goal 1K, Policy 4)	X	
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. (Placer County G.P. Goal 1K, Policy 5)	X	
<i>Jobs-Housing Balance</i>		
To work toward a jobs-housing balance. (Placer County G.P., Goal 1M)	X	
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. (Placer County G.P. Goal 1M, Policy 1)	X	

TABLE 4-2 (CONTINUED)
PLACER COUNTY GENERAL PLAN RELEVANT GOALS AND POLICIES

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 exist. (Placer County G.P. Goal 1M, Policy 3)	X	
<i>Economic Development</i>		
Maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Placer County residents and to expand the economic base to better serve the needs of residents. (Placer County G.P. Goal 1N)	X	
Encourage the retention, expansion and development of new businesses, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators. (Placer County G.P. Goal 1N, Policy 2)	X	
Protect the natural resources upon which the County's basic economy (i.e., recreation, forestry, agriculture, mining and tourism) is dependent. (Placer County G.P. Goal 1N, Policy 3)	X	
Focus economic development efforts on projects that will maximize long-term net revenues to the County. (Placer County G.P. Goal 1N, Policy 4)	X	
Support the development of primary wage earner job opportunities in the South Placer area to provide residents an alternative to commuting to Sacramento. (Placer County G.P. Goal 1N, Policy 10)	X	
<i>Development Form and Design</i>		
To promote and enhance the quality and aesthetics of development in Placer County. (Placer County G.P. Goal 1O)	X	
Require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual. (Placer County G.P. Goal 1O, Policy 1)	X	
Require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban and commercial centers, should be designed and located so that: (a) they do not silhouette against the sky above ridgelines or hilltops; (b) roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline; (c) they fit the natural terrain; and (d) they utilize building materials, colors and textures that blend with the natural landscape (i.e. avoid high contrast). (Placer County G.P. Goal 1O, Policy 3)	X	
Require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the County. (Placer County G.P. Goal 1O, Policy 4)	X	
Discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky. (Placer County G.P. Goal 1O, Policy 9)	X	
<i>Transportation and Circulation: Streets and Highways</i>		
Provide for the long-range planning and development of the county's roadway system to ensure the safe and efficient movement of people and goods. (Placer County G.P. Goal 3A)	X	
Plan, design, and regulate roadways in accordance with the functional classification system described in Part I of this <i>Policy Document</i> and reflected in the <i>Circulation Plan Diagram</i> . (Placer County G.P. Goal 3A, Policy 1)	X	
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. (Placer County G.P. Goal 3A, Policy 2)	X	

TABLE 4-2 (CONTINUED)
PLACER COUNTY GENERAL PLAN RELEVANT GOALS AND POLICIES

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. (Placer County G.P. Goal 3A, Policy 3)	X	
On arterial roadways and thoroughfares, intersection spacing should be maximized. Driveway encroachments along collector and arterial roadways shall be minimized. (Placer County G.P. Goal 3A, Policy 4)	X	
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. (Placer County G.P. Goal 3A, Policy 5)	X	
The County shall require all new development to provide off-street parking, either on site or in consolidated lots or structures. (Placer County G.P. Goal 3A, Policy 6)	X	
Develop and manage its roadway system to maintain the following minimum levels of service (LOS): (a) LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D"; (b) LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D". (Placer County G.P. Goal 3A, Policy 7)	X	
The County's level of service standards for the State highway system shall be no worse than those adopted in the Placer County Congestion Management Program (CMP). (Placer County G.P. Goal 3A, Policy 8)	X	
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. (Placer County G.P. Goal 3A, Policy 9)	X	
Strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile. (Placer County G.P. Goal 3A, Policy 10)	X	
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. (Placer County G.P. Goal 3A, Policy 11)	X	
Require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements that provide benefits to others. (Placer County G.P., Goal 3A, Policy 12)	X	
Secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards. (Placer County G.P. Goal 3A, Policy 13)	X	
Assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. (Placer County G.P. Goal 3A, Policy 14)	X	
Placer County shall participate with other jurisdictions and Caltrans in the planning and programming of improvements to the State Highway system, in accordance with state and federal transportation planning and programming procedures, so as to maintain acceptable levels of service for Placer County residents on all State Highways in the county. (Placer County G.P. Goal 3A, Policy 15)	X	
Placer County shall recommend that a ramp-metering program for the 1-80 corridor between Auburn and the Sacramento County line be included in the next Regional Transportation Plan (RTP) prepared by the Placer County Transportation Commission (PCTC). (Placer County G.P. Goal 3A, Policy 16)	X	

**TABLE 4-2 (CONTINUED)
PLACER COUNTY GENERAL PLAN RELEVANT GOALS AND POLICIES**

Public Facilities and Services		
General Public Facilities and Services		
To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities. (Placer County G.P. Goal 4A)	X	
Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary. (Placer County G.P. Goal 4A, Policy 1)	X	
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: (a) The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and (b) The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant. (Placer County G.P. Goal 4A, Policy 2)	X	
Require that the new urban development is planned and developed according to urban facility standards. (Placer County G.P. Goal 4A, Policy 3)	X	
Require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding. (Placer County G.P. Goal 4A, Policy 4)	X	
Public Facilities and Services Funding		
To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods. (Placer County G.P. Goal 4B)	X	
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. (Placer County G.P. Goal 4B, Policy 1)	X	
Require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development. (Placer County G.P. Goal 4B, Policy 2)	X	
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. (Placer County G.P. Goal 4B, Policy 3)	X	
The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the county. (Placer County G.P. Goal 4B, Policy 4)	X	
Water Supply and Delivery		
To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply. (Placer County G.P. Goal 4C)	X	

TABLE 4-2 (CONTINUED)
PLACER COUNTY GENERAL PLAN RELEVANT GOALS AND POLICIES

The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater. (Placer County G.P. Goal 4C, Policy 1)	X	
The County shall approve new development based on the following guidelines for water supply: <ul style="list-style-type: none"> • Urban and suburban development should rely on public water systems using surface supply. • 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. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable. (Placer County G.P. Goal 4C, Policy 2)	X	
The County shall encourage water purveyors to require that all new water services be metered. (Placer County G.P. Goal 4C, Policy 3)	X	
The County shall require that water supplies serving new development meet state water quality standards. (Placer County G.P. Goal 4C, Policy 4)	X	
The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies. (Placer County G.P. Goal 4C, Policy 5)	X	
The County shall promote efficient water use and reduced water demand. (Placer County G.P. Goal 4C, Policy 6)	X	
The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies. (Placer County G.P. Goal 4C, Policy 7)	X	
The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds. (Placer County G.P. Goal 4C, Policy 11)	X	
Sewage Collection, Treatment, and Disposal		
Ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste. (Placer County G.P. Goal 4D)	X	
Limit the expansion of urban communities to areas where community wastewater treatment systems can be provided. (Placer County G.P. Goal 4D, Policy 1)	X	
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. (Placer County G.P. Goal 4D, Policy 2)	X	
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. (Placer County G.P. Goal 4D, Policy 3)	X	
Promote efficient water use and reduced wastewater system demand. (Placer County G.P. Goal 4D, Policy 4)	X	
Promote functional consolidation of wastewater facilities. (Placer County G.P. Goal 4D, Policy 6)	X	

TABLE 4-2 (CONTINUED)
PLACER COUNTY GENERAL PLAN RELEVANT GOALS AND POLICIES

The County shall permit onsite sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazard. (Placer County G.P. Goal 4D, Policy 7)	X	
The County shall require that the onsite treatment, development, operation, and maintenance of disposal systems complies with the requirements and standards of the County Division of Environmental Health. (Placer County G.P. Goal 4D, Policy 8)	X	
Stormwater Drainage		
To collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment. (Placer County G.P. Goal 4E)	X	
Encourage the use of natural stormwater drainage systems to preserve and enhance natural features. (Placer County G.P. Goal 4E, Policy 1)	X	
Consider using stormwater of adequate quality to replenish local groundwater basins, restore wetlands and riparian habitat, and irrigate agricultural lands. (Placer County G.P. Goal 4E, Policy 3)	X	
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. (Placer County G.P. Goal 4E, Policy 4)	X	
Continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance. (Placer County G.P. Goal 4E, Policy 5)	X	
Continue to support the programs and policies of the watershed flood control plans developed by the Flood Control and Water Conservation District. (Placer County G.P. Goal 4E, Policy 6)	X	
Prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards. (Placer County G.P. Goal 4E, Policy 7)	X	
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). (Placer County G.P. Goal 4E, Policy 10)	X	
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. (Placer County G.P. Goal 4E, Policy 11)	X	
Encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions. (Placer County G.P. Goal 4E, Policy 12)	X	
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. (Placer County G.P. Goal 4E, Policy 13)	X	
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. (Placer County G.P. Goal 4E, Policy 14)	X	

TABLE 4-2 (CONTINUED)
PLACER COUNTY GENERAL PLAN RELEVANT GOALS AND POLICIES

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). (Placer County G.P. Goal 4E, Policy 15)	X	
Flooding and Flood Prevention		
To protect the lives and property of the citizens of Placer County from hazards associated with development in floodplains and manage floodplains for their natural resource values. (Placer County G.P. Goal 4F)	X	
The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions. (Placer County G.P. Goal 4F, Policy 4)	X	
Solid Waste		
The County shall require waste collection in all urban and suburban development. (Placer County G.P. Goal 4G, Policy 1)	X	
The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes. (Placer County G.P. Goal 4G, Policy 2)	X	
Law Enforcement		
To provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the county. (Placer County G.P. Goal 4H)	X	
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): <ul style="list-style-type: none"> • 1: 1,000 for unincorporated areas • 1:7 for jail population • 1:16,000 total county population for court and civil officers. (Placer County G.P. Goal 4H, Policy 1)	X	
The County Sheriff shall strive to maintain the following average response times for emergency calls for service: <ul style="list-style-type: none"> • 6 minutes in urban areas • 8 minutes in suburban areas • 15 minutes in rural areas • 20 minutes in remote rural areas. (Placer County G.P. Goal 4H, Policy 2)	X	
Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards. (Placer County G.P. Goal 4H, Policy 3)	X	
Require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards. (Placer County G.P. Goal 4H, Policy 4)	X	

**TABLE 4-2 (CONTINUED)
PLACER COUNTY GENERAL PLAN RELEVANT GOALS AND POLICIES**

Consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design. (Placer County G.P. Goal 4H, Policy 5)	X	
Fire Protection Services		
To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires. (Placer County G.P. Goal 4I)	X	
Encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings): <ul style="list-style-type: none"> • ISO 4 in urban areas • ISO 6 in suburban areas • ISO 8 in rural areas. (Placer County G.P. Goal 4I, Policy 1)	X	
Encourage local fire protection agencies in the county to maintain the following standards (expressed as average response times to emergency calls): <ul style="list-style-type: none"> • 4 minutes in urban areas • 6 minutes in suburban areas • 10 minutes in rural areas. (Placer County G.P. Goal 4I, Policy 2)	X	
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. (Placer County G.P. Goal 4I, Policy 3)	X	
Work with local fire protection agencies to identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses. (Placer County G.P. Goal 4I, Policy 4)	X	
Work with local fire protection agencies and implement ordinances to control fire losses and fire protection costs through continued use of automatic fire detection, control, and suppression systems. (Placer County G.P. Goal 4I, Policy 5)	X	
Continue to promote standardization of operations among fire protection agencies and improvement of fire service levels. (Placer County G.P. Goal 4I, Policy 6)	X	
Maintain and strengthen automatic aid agreements to maximize efficient uses of available resources. (Placer County G.P. Goal 4I, Policy 7)	X	
Work with local fire protection agencies to maintain a prefire planning program with selected high-risk occupancies reviewed at least annually. (Placer County G.P. Goal 4I, Policy 8)	X	
Ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances. (Placer County G.P. Goal 4I, Policy 9)	X	
Recreational and Cultural Resources		
Private Recreational Facilities and Opportunities		
Encourage development of private recreational facilities. (Placer County G.P. Goal 5B)	X	
Encourage development of private recreational facilities to reduce demands on public agencies. (Placer County G.P. Goal 5B, Policy 1)	X	

**TABLE 4-2 (CONTINUED)
PLACER COUNTY GENERAL PLAN RELEVANT GOALS AND POLICIES**

To identify, protect, and enhance Placer County's important historical, archaeological, paleontological, and cultural sites and their contributing environment. (Placer County G. P. Goal 5D)	X	
The County shall solicit the views of Native American Heritage Commission and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or sites of cultural importance. (Placer County G.P. Goal 5B, Policy 3)	X	
The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a Countywide cultural resource data base, to be maintained by the Department of Museums. (Placer County G.P. Goal 5D, Policy 6)	X	
The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a Less than Significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question. (Placer County G.P. Goal 5D, Policy 7)	X	
Natural Resources		
Water Resources		
To protect and enhance the natural qualities of Placer County's streams, creeks, and groundwater. (Placer County G.P. Goal 6A)	X	
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 best management practices for agricultural activities. (Placer County G.P. Goal 6A, Policy 5)	X	
Discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat. (Placer County G.P. Goal 6A, Policy 7)	X	
The County shall protect groundwater resources from contamination and further overdraft by pursuing the following efforts: a. Identifying and controlling sources of potential contamination; b. Protecting important groundwater recharge areas; c. Encouraging the use of surface water to supply major municipal and industrial consumptive demands; d. Encouraging the use of treated wastewater for groundwater recharge; and e. Supporting major consumptive use of groundwater aquifer(s) in the western part of the County only where it can be demonstrated that this use does not exceed safe yield and is appropriately balanced with surface water supply to the same area. (Placer County G.P. Goal 6A, Policy 10)	X	
Wetland and Riparian Areas		
To protect wetland communities and related riparian areas throughout Placer County as valuable resources. (Placer County G.P. Goal 6B)	X	
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. (Placer County G.P. Goal 6B, Policy 1)	X	

**TABLE 4-2 (CONTINUED)
PLACER COUNTY GENERAL PLAN RELEVANT GOALS AND POLICIES**

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. (Placer County G.P. Goal 6B, Policy 2)	X	
Discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands. (Placer County G.P. Goal 6B, Policy 3)	X	
Require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. (Placer County G.P. Goal 6B, Policy 5)	X	
Air Quality		
To protect and improve air quality in Placer County. (Placer County G.P. Goal 6F)	X	
The County shall develop mitigation measures to minimize stationary source and area source emissions. (Placer County G.P. Goal 6F, Policy 2)	X	
The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of Countywide indirect and areawide source programs and transportation control measures (TCM) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials. (Placer County G.P. Goal 6F, Policy 5)	X	
The County shall encourage development to be located and designed to minimize direct and indirect air pollutants. (Placer County G.P. Goal 6F, Policy 7)	X	
To integrate air quality planning with the land use and transportation process. (Placer County G.P. Goal 6G)	X	
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. (Placer County G.P. Goal 6G, Policy 3)	X	
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. (Placer County G.P. Goal 6G, Policy 5)	X	
Agricultural and Forestry Resources Element Goals and Policies		
Agricultural Land Use		
To provide for the long-term conservation and use of agriculturally-designated lands. (Placer County G.P. Goal 7A)	X	
Protect agriculturally-sensitive areas from conversion to non-agricultural uses. (Placer County G.P. Goal 7A, Policy 1)	X	
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. (Placer County G.P. Goal 7A, Policy 2)	X	
Encourage infill development in urban areas as an alternative to expanding urban boundaries into agricultural areas. (Placer County G.P. Goal 7A, Policy 8)	X	
Agricultural Land Use Conflicts		
To minimize existing and future conflicts between agricultural and non-agricultural uses in agriculturally-designated areas. (Placer County G.P. Goal 7B)	X	

**TABLE 4-2 (CONTINUED)
PLACER COUNTY GENERAL PLAN RELEVANT GOALS AND POLICIES**

<p>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. (Placer County G.P. Goal 7B, Policy 1)</p>	<p>X</p>	
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NOTES: Consistency assumes inclusion of the mitigation discussed in this TEIR.

Section 30 of the Placer County Zoning Ordinance allows the following general uses in zones surrounding the project site:

- | | |
|----------------------------|---|
| Industrial Park (INP) Zone | <ul style="list-style-type: none"> • Agricultural, Resource and Open Space Uses • Manufacturing and Processing Uses • Recreation, Education, and Public Assembly Uses • Residential Uses • Retail Trade • Service Uses • Transportation and Communications • Transient Lodging-Hotel/Motel |
| Business Park (BP) Zone | <ul style="list-style-type: none"> • Agricultural, Resource and Open Space Uses • Manufacturing and Processing Uses • Recreation, Education, and Public Assembly Uses • Residential Uses • Retail Trade • Service Uses • Transportation and Communications • Transient Lodging-Hotel/Motel |
| Farm (F) Zone | <ul style="list-style-type: none"> • Agricultural, Resource, and Open Space Uses • Manufacturing and Processing Uses • Recreation, Education, and Public Assembly Uses • Residential Uses • Retail Trade • Service Uses • Transient Lodging-Bed and Breakfast • Transportation and Communications |

Combining zone districts were created to address special needs or characteristics of the area. These combining zone districts provide additional standards related to, but not limited to, potential land use conflicts created by operation of the Western Regional Sanitary Landfill and the Sunset Industrial Ponds, flooding, or other characteristics. The following is a description of the function of the combining zone districts surrounding the project site:

- | | |
|-----------------------------|---|
| Design Scenic Corridor (DC) | <ul style="list-style-type: none"> • Protect and enhance the aesthetic character of lands and buildings within public view • Protect historic buildings; minimize adverse effects of conflicting land uses • Enhance tourism • Provide special project review procedures for lands and uses which require special attention to landscaping, circulation, and/or energy conservation |
|-----------------------------|---|

Building Site (B-X)	<ul style="list-style-type: none"> • Provides different parcel sizes in new subdivisions that would otherwise be required, based on unique circumstances of the area.
Special Purpose (SP)	<ul style="list-style-type: none"> • Provides discretionary review of proposed uses and allows land uses compatible with other larger and intensive land uses.
Flood Hazard (FH)	<ul style="list-style-type: none"> • Identifies areas where hazards to life or property exist because of the potential for inundation by a 100-year frequency flood.

SUNSET INDUSTRIAL AREA

The project site is within the northeast section of the SIA (**Figure 4-7**). The SIA was specifically set aside for industrial development and the SIA Plan was adopted by the County based on an EIR that addressed issues affecting development. These issues included improving the area’s infrastructure, streamlining the land development review process, and developing consistent land development standards. As described in the SIA Plan, *“The successful development of this area will contribute to the South Placer County economy as the area continues to grow and the need for local, high quality employment opportunities increases.”* Since the release of the SIA Plan, the size of the SIA has decreased due to annexation of unincorporated land by the cities of Rocklin and Roseville. A portion of the SIA on the eastern boundary was annexed by the City of Rocklin and is included in the North West Rocklin General Development Plan. Land on the southern boundary of the SIA was annexed by the City of Roseville and is included in the North Industrial Planning Area and North Roseville Specific Plan.

In June 1997, the Placer County Redevelopment Agency adopted the SIA Redevelopment Project Area, which consists of 2,580 acres within the SIA (**Figure 4-7**). The Redevelopment Project Area is generally bounded by Highway 65 and the City of Rocklin on the east, Western Regional Sanitary Landfill on the west, Athens Avenue on the north, and the City of Roseville on the south. Thunder Valley Casino and the temporary overflow parking lot are located within the Project Area. The Project Area was adopted *“to address conditions of physical and economic blight, and those constraints that interfere with successful revitalization and development of the Project Area as a thriving, job generating light industrial, distribution, and commercial service area”* (Placer County Redevelopment Agency, 2007a).

The unique SIA Plan goals and policies relevant to the proposed project, and the project’s consistency with each goal and policy, are presented in **Table 4-3**. In some instances goal and/or policy language has been summarized to condense the information. Consistency assumes inclusion of the mitigation in this TEIR. As illustrated in **Table 4-3**, the proposed project is consistent with the goals and policies of the SIA Plan.

Figure 4-7: Sunset Industrial Area - Planning Areas

**TABLE 4-3
SUNSET INDUSTRIAL AREA PLAN RELEVANT GOALS AND POLICIES**

General Plan/Community Plan Policy	Proposed Project's Consistency	
	YES	NO
General Land Use		
Promote wise, efficient and environmentally-sensitive use of the Sunset Industrial Area. (SIA Community Plan, Goal 1A)	X	
Protect the Sunset Industrial Area from encroachment by incompatible uses. (SIA Community Plan, Goal 1A, Policy 1)	X	
Encourage industries which are compatible with the established industrial firms in the area. (SIA Community Plan, Goal 1A, Policy 2)	X	
Maintain strong design review standards to insure attractive industrial development. (SIA Community Plan, Goal 1A, Policy 3)	X	
Encourage the development of a diverse and compatible range of employee-generating uses. (SIA Community Plan, Goal 1A, Policy 4)	X	
The Sunset Industrial Area shall be dominated by an industrial land inventory. (SIA Community Plan, Goal 1A, Policy 5)	X	
The <i>Sunset Industrial Area Plan Land Use Diagram</i> shall insure that proposed land uses are compatible with existing and planned adjacent uses, including established industrial firms in both the Sunset Industrial Area and in the surrounding cities. (SIA Community Plan, Goal 1A, Policy 7)	X	
The County shall seek to protect the industrial, commercial, professional and agricultural uses in the Sunset Industrial Area from encroachment by incompatible uses from the surrounding cities and from the unincorporated area development. (SIA Community Plan, Goal 1A, Policy 9)	X	
Industrial Land Use		
Designate land for and promote development of industrial uses to meet the present and future needs of Placer County residents for jobs and maintain economic vitality. (SIA Community Plan, Goal 1B)	X	
The County shall encourage the establishment of industries which include significant numbers of primary wage earner jobs and which are based upon the manufacture, distribution and/or sale of goods and services provided by businesses within the Sunset Industrial Area. (SIA Community Plan, Goal 1B, Policy 4)	X	
Commercial and Office/Professional Land Uses		
To provide goods and services to the Sunset Industrial Area. (SIA Community Plan, Goal 1C)	X	
Commercial development in the Sunset Industrial Area shall emphasize the provision of highway services for S.R. 65 and goods and services for the Sunset Industrial Area employers and employees. (SIA Community Plan, Goal 1C, Policy 1)	X	
The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites. (SIA Community Plan, Goal 1C, Policy 3)	X	
Transportation and Circulation		
To develop a balanced land use and transportation plan which adequately serves the plan area. (SIA Community Plan, Goal 2A)	X	
Approve land uses which are consistent with the capacities of transportation facilities. (SIA Community Plan, Goal 2A, Policy 1)	X	

TABLE 4-3 (CONTINUED)
SUNSET INDUSTRIAL AREA PLAN RELEVANT GOALS AND POLICIES

To establish a safe, efficient and adequate transportation system to serve the needs of the plan area. (SIA Community Plan, Goal 2B)	X	
Maintain a level "C" service standard on plan area roadways. Exceptions to level of service "C" will be allowed at locations within one-half mile of State highways where the standard shall be level of service "D". Other exceptions may be appropriate on a case-by-case basis where specific factors shall be considered (see policy 3.A.7 of the <i>Countywide General Plan – Policy Document</i>). (SIA Community Plan, Goal 2B, Policy 1)	X	
Determine traffic and circulation impacts and identify appropriate mitigation measures for proposed land development projects. (SIA Community Plan, Goal 2B, Policy 3)	X	
Require applicants, who are not required to obtain discretionary permits, to prepare a traffic analysis documenting impacts from their project on the transportation system, including impacts on the offsite road network and offsite intersections. Require applicants to mitigate the impacts identified in the traffic analysis in order to maintain consistency with the goals and policies of this plan. (SIA Community Plan, Goal 2B, Policy 5)	X	
Require new development to fund their fair share of roadway improvements necessary to maintain acceptable levels of service. (SIA Community Plan, Goal 2B, Policy 6)	X	
Prohibit new at-grade intersections on Highway 65. (SIA Community Plan, Goal 2B, Policy 8)	X	
Require dedication of right-of-way for future roadway improvements as part of the land development process. (SIA Community Plan, Goal 2B, Policy 10)	X	
To maximize roadway capacities to match existing and projected traffic levels. (SIA Community Plan, Goal 2C)	X	
Promote the use of transportation systems management (TSM) programs directed at increasing the efficiency of the transportation system, and require proposed developments to meet the County's adopted trip reduction ordinance (TRO) aimed at increasing average vehicle ridership. (SIA Community Plan, Goal 2C, Policy 1)	X	
The County shall promote the use of transportation systems management programs that divert automobile commute trips to transit, walking, and bicycling. At a minimum, such programs shall include requirements for the provision of sidewalks and right-of-way for bike trails on those roads that provide linkages to residential areas to the north, south and east of the plan area boundaries (e.g., Sunset Boulevard, Industrial Boulevard, and Foothills Boulevard). (SIA Community Plan, Goal 2C, Policy 2)	X	
To plan for additional roadway facilities needed to accommodate long-term growth. (SIA Community Plan, Goal 2D)	X	
Preserve right-of-way for a potential extension of Sunset Boulevard as an east-west facility to link western Placer County with Sutter County and Sacramento County. (SIA Community Plan, Goal 2D, Policy 2)	X	
Preserve right-of-way for a potential extension of Foothill Boulevard and a similar parallel road to the west of the Foothill extension, as north-south facilities to link the Sunset Industrial Area to the Cities of Lincoln and Roseville. (SIA Community Plan, Goal 2D, Policy 3)	X	
<i>Sewage Collection, Treatment, and Disposal</i>		
Ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste. (SIA Community Plan, Goal 3D)	X	
Where possible, the County shall require existing industrial uses which utilize onsite sewage disposal systems to convert to a publicly-treated sewage disposal system when such utilities are readily available to the site. (SIA Community Plan, Goal 3D, Policy 4)	X	
To collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment. (SIA Community Plan, Goal 3E)	X	

**TABLE 4-3 (CONTINUED)
SUNSET INDUSTRIAL AREA PLAN RELEVANT GOALS AND POLICIES**

The County shall support efforts to set aside land for drainage or other public uses of floodplains through the use of setbacks and common area lots, or by obtaining easements for drainage and other public uses of floodplains. (SIA Community Plan, Goal 3E, Policy 2)	X	
The County shall protect floodplains and stream channels as critical recharge areas to replenish local groundwater basins, and to protect and/or restore wetlands and riparian habitats, and irrigate agricultural lands. (SIA Community Plan, Goal 3E, Policy 3)	X	
The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's <i>Stormwater Management Manual</i> and the <i>County Land Development Manual</i> . The County shall further require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District. (SIA Community Plan, Goal 3E, Policy 4)	X	
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. (SIA Community Plan, Goal 3E, Policy 5)	X	
The County shall require that new development adequately mitigate increases in stormwater peak flows and/or volume to pre-project levels. (SIA Community Plan, Goal 3E, Policy 7)	X	
The County shall mitigate the potential contamination of surface waters, from urban development runoff, through the use of appropriate and feasible mitigation measures. (SIA Community Plan, Goal 3E, Policy 8)	X	
The County shall encourage project designs that minimize drainage concentrations and impervious coverage. To the extent feasible, 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. (SIA Community Plan, Goal 3E, Policy 9)	X	
The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, the cities in the county, and other public agencies in planning and implementing regional flood control improvements. (SIA Community Plan, Goal 3E, Policy 11)	X	
Water Resources		
To protect and enhance the natural qualities of the Sunset Industrial Area's perennial and ephemeral streams and groundwater. (SIA Community Plan, Goal 4D)	X	
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. (SIA Community Plan, Goal 4D, Policy 6)	X	
The County shall discourage grading activities past October 15 of each year, unless such activities are adequately mitigated to avoid impacts during the rainy season, including but not limited to sedimentation of streams and damage to riparian habitat. (SIA Community Plan, Goal 4D, Policy 8)	X	
The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation. (SIA Community Plan, Goal 4D, Policy 10)	X	

**TABLE 4-3 (CONTINUED)
SUNSET INDUSTRIAL AREA PLAN RELEVANT GOALS AND POLICIES**

New development shall demonstrate to both the County and the Central Valley Regional Water Quality Control Board (Regional Water Board) complete compliance with the provisions of a General Construction Storm Water Discharge NPDES permit authorized and approved by the Regional Water Board, if required for development. Compliance may include a written detailed Storm Water Pollution Prevention Plan (SWPPP) and Monitoring Program (required by the NPDES permit). If special discharge limitations are imposed upon the project applicants by the Regional Water Board, these limitations shall be adhered to. If appropriate to the individual project, the applicant shall demonstrate to the County and the Regional Water Board that the required Water Quality Certification has been approved by the Regional Water Board and that the appropriate best management practices for control of erosion and sedimentation will be incorporated into construction activities. (SIA Community Plan, Goal 4D, Policy 11)	X	
If the need arises to discharge construction-related dewatering wastewaters, the County shall require new development to demonstrate to the satisfaction of the County and the Regional Water Board their complete compliance with the provisions of a General Permit for Dewatering and Other Low Threat Discharges to Surface Waters (Dewatering General NPDES permit) authorized and approved by the Regional Water Board. Compliance shall include a monitoring and reporting program, and shall include Best Management Practices capable of achieving the effluent limitations described in the permit. (SIA Community Plan, Goal 4D, Policy 12)	X	
The County shall require that project applicants for future industrial developments within the SIA apply for a General Industrial Stormwater Permit from the Central Valley Regional Water Quality Control Board for any discharges into area surface waters. (SIA Community Plan, Goal 4D, Policy 13)	X	
The County shall require that project applicants for future industrial developments consult with the Central Valley Regional Water Quality Control Board to determine specific Waste Discharge Requirements for each facility. (SIA Community Plan, Goal 4D, Policy 14)	X	
Cultural Resources		
To identify and protect the significant cultural resources of the Sunset Industrial Area including paleontological, archaeological and historical resources. (SIA Community Plan, Goal 5A)	X	
In areas with a high degree of sensitivity for cultural resources, the County shall require a cultural resource assessment of the site by a qualified professional. (SIA Community Plan, Goal 5A, Policy 1)	X	
The County shall solicit the views of the Native American Heritage Commission and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity. (SIA Community Plan, Goal 5A, Policy 3)	X	
The County shall require all new development to suspend construction activities and contact the County when any cultural resources (e.g., shell, artifacts, human remains, architectural remains, or significant paleontological resources) are discovered. In the event cultural resources or paleontological resources are discovered, the County shall retain a qualified cultural resources specialist or paleontologist to assess the finds and develop mitigation measures for the protection, recordation, or removal of the cultural resources or paleontological resources. These measures may also include consultation with local Native American communities and the native American Heritage Commission on the cultural find, if necessary. (SIA Community Plan, Goal 5A, Policy 7)	X	
Safety		
To protect the lives and property of the employees, patrons, business owners and property owners who work or own property within the Sunset Industrial Area. (SIA Community Plan, Goal 7A)	X	

**TABLE 4-3 (CONTINUED)
SUNSET INDUSTRIAL AREA PLAN RELEVANT GOALS AND POLICIES**

The County shall ensure that the siting of critical emergency response facilities such as fire stations, sheriff's offices and substations, dispatch centers, emergency operations centers, and other emergency service facilities and utilities have minimal exposure to flooding, seismic and geologic effects, fire, and explosions. (SIA Community Plan, Goal 7A, Policy 1)	X	
The County shall ensure that adequate facilities are constructed, and that an adequate level of services are provided, to protect the public's health and safety for those who work, reside, or conduct business within the Sunset Industrial Area. (SIA Community Plan, Goal 7A, Policy 2)	X	
To protect the lives and property of the citizens of Sunset Industrial Area from hazards associated with development in floodplains and manage floodplains for their natural resource values. (SIA Community Plan, Goal 7B)	X	
The County shall require that arterial roadways and expressways, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event. (SIA Community Plan, Goal 7B, Policy 1)	X	
The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions. (SIA Community Plan, Goal 7B, Policy 2)	X	
The County shall attempt to maintain natural conditions within the 100-year floodplain of all streams and drainage-ways except under the following circumstances: a) Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or b) When facilities for the treatment of urban runoff are best located in the floodplain, and where the disturbance of riparian vegetation is minimized. (SIA Community Plan, Goal 7B, Policy 3)	X	
<i>Economic Development</i>		
The County shall encourage the retention, expansion, and development of new businesses in the Sunset Industrial Area. (SIA Community Plan, Goal 8A)	X	
The County shall encourage flexibility in development standards to accommodate uses that provide a substantial economic benefit to the community. (SIA Community Plan, Goal 8A, Policy 3)	X	
The County shall encourage the continued diversification of the Sunset Industrial Area's economy by encouraging the establishment of a wide range of businesses including service industries, entertainment industries, and tourist recreation industries. (SIA Community Plan, Goal 8A, Policy 7)	X	

NOTES: Consistency assumes inclusion of the mitigation discussed in this TEIR.

The SIA Plan is not intended to be a general plan, but instead an “area plan” prepared for the purpose of refining and implementing the goals and policies of the Placer County General Plan on a site-specific level. The SIA Plan is divided into ten “planning areas,” of which the project site is located within the “Orchard Creek Area” (**Figure 4-7**). The “Orchard Creek Area” is bordered to the east by the “Highway 65 Business Park Area;” to the south by the “Industrial Core Area,” and to the west by the “Agricultural and Fairgrounds Relocation Area,” the “Industrial Reserve Area,” and the “Athens Avenue Industrial Area.”

Two distinct land use types define the Orchard Creek Planning Area: industrial and agricultural. Regarding the Orchard Creek Planning Area, the SIA Plan states that:

“These areas have been identified as the areas with the greatest potential for development where the least potential for impacts on wetland and riparian resources exist. Industrial uses along Athens Avenue shall be composed of light industrial uses including manufacturing, distribution/warehouse, assembly, electronics, printing and publishing, and other uses similar to those established in the Industrial Core Area” (Placer County, 1997).

Additional development standards exist within the SIA Plan that relate specifically to the Orchard Creek Planning Area. The proposed project’s consistency with each standard is displayed below in **Table 4-4**. Consistency assumes inclusion of the mitigation in this TEIR.

The balance of the Orchard Creek Planning Area is designated for agricultural and open space uses. The land use designation is Agriculture 20 Acre. This portion of the Planning Area is intended to function as a wetland mitigation area as a part of the Sunset Industrial Area Habitat Conservation Plan (HCP) and for other properties in the region.

4.2.2 CITY OF ROSEVILLE

CITY OF ROSEVILLE GENERAL PLAN

The City of Roseville General Plan was last updated February 4, 2004, and serves as the overall guiding policy document for the City. The City of Roseville limits are approximately two miles south of the project site. City of Roseville General Plan land use designations adjacent to the SIA consist of General Industrial, Light Industrial, and Urban Reserve, with Single Family and Small Lot Residential along the northwest boundary. There are 6,634 acres specifically within the LAFCO designated City of Roseville sphere of influence area outside of current Roseville city limits (City of Roseville, 2004). The proposed project is inside the sphere of influence of the City of Roseville, City of Rocklin, and the City of Lincoln.

The following City of Roseville General Plan Land Use Element policies address inter-jurisdictional cooperation and growth management and are related to the proposed project:

**TABLE 4-4
ORCHARD CREEK AREA DEVELOPMENT STANDARDS**

<i>Summarized Development Standards</i>	<i>Proposed Project's Consistency</i>	
	YES	NO
Orchard Creek Development Area		
Land Use – Industrial uses in this area shall be composed of light industrial or similar uses. Outdoor storage shall be limited to 20% of the lot area. No outdoor manufacturing shall be permitted.	X	
Architecture – Simple concrete tilt-up, masonry, or wood frame construction is acceptable as long as large areas of unarticulated wall surfaces are multi-colored and entry areas are distinguished from the remaining building facade. Heavy industrial activities, mechanical equipment, and electrical equipment must be screened. Metal yard buildings are acceptable if colored compatibly with the main building. All loading areas must be placed perpendicular to the roadway or placed where they are not visible from the both the roadway or driveways.	X	
Landscape – Front landscape areas shall be a minimum of 20 feet in width and containing trees and ground cover. Side landscaping shall be similar in density and consistency to front areas and be a minimum 7.5 feet wide unless more is needed to provide suitable screening of yard activities. Rear landscaping shall be a minimum 7.5 feet wide unless more is needed to provide suitable screening of yard activities. Projects adjacent to natural preserve areas shall include landscape design features that transition between a formal landscape environment to a natural environment compatible with the open space area.	X	
Streetscape – The streetscape must be dominated by a consistent design theme that includes a minimum of 20 feet of frontage landscaping including trees and ground cover, an undulating two to three foot high berm along the frontage road, primary building entryways and building accent features, design elements that are of a higher standard than is permitted in the Athens Avenue Planning Area. Also, any outdoor yard or activity areas shall not be visible from the street. No materials may be stored in the parking lots.	X	
Setbacks – Setbacks shall be consistent with area zoning requirements.	X	
Buffers – Impervious surfaces shall be located no closer than 100 feet from permanent or ephemeral streams and 200 feet from vernal pools and vernal swales on adjoining open space properties.	X*	
Signage – No signage may be displayed on mechanical equipment associated with site operations. Freestanding signs shall be of the monument type and shall not exceed eight feet in height.	X	

Notes: Consistency assumes inclusion of the mitigation discussed in this TEIR.

*The proposed project's buffer areas were determined in consultation with the U.S. Fish & Wildlife Service to ensure impacts to wetlands are less than significant and represent adherence to the purpose and function of this development standard.

Community Form - Community Involvement and Inter-jurisdictional Cooperation

3. The City shall coordinate and take a lead role, where feasible, with local, state, federal and other jurisdictional agencies on regional issues of importance including, but not limited to: air quality, transportation, water supply, sewage treatment, solid waste disposal and recycling, flood control, hazardous waste management, resource protection and transit.
4. The City shall, to the extent feasible, coordinate land use policies and public improvements with neighboring jurisdictions.
5. The City shall encourage early consultation with, and shall refer development proposals that may have an impact to, adjacent jurisdictions for review and comment. The City shall respond and comment on development proposals that are received from other jurisdictions that may have an impact on Roseville to minimize such impacts and insure consistency and compatibility with existing and planned development in the City.

Growth Management - General

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 provisions are secured during the land use entitlement process. It is the City's preference that urban development occur within incorporated areas (City of Roseville, 2004).

Growth Management Policies-Annexations and Sphere of Influence

3. The city may consider expanding its sphere of influence to unincorporated 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:
 - a. Present and planned land use in the area;
 - b. Present and probable need for public facilities and services in the area;
 - c. Present capacity of public facilities and adequacy of public services;
 - d. Existence of any social or economic communities of interest in the area;
 - e. Open space and agricultural lands.

CITY OF ROSEVILLE ZONING

Two planning areas of the City of Roseville with district zoning designations are located adjacent to the SIA. The North Industrial Area contains General Industrial, Light Industrial, and Open Space zoning, while the North Roseville Planning Area consists of single family and small lot residential designations.

4.2.3 CITY OF ROCKLIN***CITY OF ROCKLIN GENERAL PLAN***

The City of Rocklin General Plan was adopted April 3, 1991, and serves as the overall guiding policy document for the City. The City is currently preparing the Draft EIR for the General Plan Update. City of Rocklin General Plan land use designations adjacent to the SIA consist of Business

Professional/Commercial/Light Industrial, Recreation/Conservation, and Business Professional. In addition, the City of Rocklin General Plan Land Use Diagram and Circulation Diagram designates the eastern portion of the SIA (east of State Route 65) along Sunset Boulevard as Light Industrial (City of Rocklin, 1997a).

The following City of Rocklin General Plan Land Use Element policies address land outside the City limits but within Rocklin's planning area, and are related to the proposed project:

35. To urge Placer County to maintain low-density rural land use designations and large parcel zoning in areas outside the City.
36. To discourage residential, commercial, or industrial development at urban densities or intensities in this area unless public services can be provided and annexation is accomplished.
38. To oppose land uses proposed in areas outside the City limits that would be incompatible with existing or planned land uses within the City (City of Rocklin, 1991).

CITY OF ROCKLIN ZONING

City of Rocklin zoning designations adjacent to the SIA consist of Planned Development - Business Professional/Commercial/Light Industrial and Wetlands (City of Rocklin, 1997b).

4.2.4 CITY OF LINCOLN

CITY OF LINCOLN GENERAL PLAN

The City of Lincoln General Plan was adopted in 1988, with updates to the Public Facilities Element (updated April 26, 1994) and the Housing Element (updated January, 2004). The City of Lincoln is currently working on the Draft 2050 Lincoln General Plan Update. The public comment period for the recirculated Draft Environmental Impact Report ended in August 2007. The City of Lincoln General Plan serves as the overall guiding policy document for the City. Land use designations in the City of Lincoln adjacent to the SIA consist of Residential, Employment, Open Space, and Public Facilities. In addition, the City of Lincoln General Plan Land Use Map designates portions of the SIA within the City's sphere of influence as Industrial Reserve, Industrial, and Agricultural (City of Lincoln, 2005a).

The following City of Lincoln General Plan Land Use Element policies address land outside the City limits but within Lincoln's planning area, and are related to the proposed project:

24. To urge Placer County to maintain low density rural land use designations, and large parcel zoning in areas outside the City, and to require new subdivisions of land within one mile of the Lincoln Airport runway to maintain a minimum of one dwelling unit per 20 acres.
25. To discourage any higher density residential, commercial, or industrial development in this area unless public services can be provided and annexation is accomplished.

29. To require that agricultural land uses be buffered from urban land uses through the use of techniques including, but not limited to, greenbelts, open space setbacks, soundwalls, fencing and berming.
30. To require that no land designated either as Urban Reserve, or Industrial Reserve be provided an alternative land use without first evaluating its infrastructure needs and requiring payment for the facilities needed to develop.
35. To consider the effects of land use proposals and decisions on the South Placer area and the effort to maintain a jobs-housing balance (City of Lincoln, 1988).

CITY OF LINCOLN ZONING

City of Lincoln zoning designations adjacent to the SIA consist of Low Density Residential, Park, Open Space, Public, and Open Space - Conservation (City of Lincoln, 2005b).

4.2.5 FEDERAL AVIATION ADMINISTRATION REGULATIONS

The Federal Aviation Administration (FAA) regulates building height restrictions around the Lincoln Regional Airport, located approximately 8 miles to the northwest of the proposed project site. Part 77 of the Federal Aviation Regulations (FAR) has established standards and requirements for objects affecting navigable airspace (FAA, 2007). Advanced notification of proposed construction allows the FAA time to identify potential aeronautical hazards, resulting in advance prevention or minimization of adverse impacts on airspace. Projects including permanent construction including buildings/structures, light fixtures, and antennas exceeding 200 feet above ground level must notify the Administrator of the FAA.

4.3 IMPACTS

SIGNIFICANCE CRITERIA

An impact to land use from the proposed project would be considered significant if implementation would:

- result in land uses that are incompatible with existing and/or planned land uses;
- result in an inconsistency with Placer County land use and agricultural designations, goals, or policies;
- result in the loss of prime agricultural land or impair the agricultural productivity of prime or active agricultural land;
- not comply with FAA regulations regarding notification of construction of structures over 200 feet in height.

Potential land use conflicts or incompatibility with adjacent areas are sometimes the result of environmental effects, such as the generation of noise or objectionable odors. Noise, traffic, light/glare and public service-related effects of the proposed project to the communities in Placer County and the cities of Roseville, Rocklin, and Lincoln are discussed in detail in other relevant sections of the TEIR.

CONSTRUCTION AND OPERATION IMPACTS

IMPACT 4.1:	The proposed project could negatively impact designated prime, important, or unique farmland as defined by Placer County, the state, or federal government.
SIGNIFICANCE:	Less than Significant
MITIGATION:	None Warranted

The project site, offsite improvement area, and surrounding properties have historically been used for ranching and grazing. However, the project site, temporary overflow parking lot, and Thunder Valley Court have already been developed and would not result in the conversion of prime or unique farmland or farmland of local or statewide importance. The proposed widening of Athens Avenue would take place in the existing Placer County right of way and would not result in the conversion of prime, unique or locally important farmland. As shown in **Figure 4-6**, the project site and offsite improvement area are located within the SIA and are zoned Industrial Park. Lands to the immediate west and north of the project site are zoned for farming. However, a 130-foot wide buffer to the west and a 100-foot wide buffer to the north were designated before construction of the original casino. The proposed project does not encroach upon the existing buffer and would not conflict with General Plan policies regarding land use buffers for agricultural operations. This impact is considered less than significant.

IMPACT 4.2:	Development of the proposed project could be inconsistent with the Placer County General Plan, Sunset Industrial Area Plan, and/or the Placer County Zoning Ordinance.
SIGNIFICANCE:	Less than Significant
MITIGATION:	None Warranted

The proposed project with the mitigation discussed in this TEIR would be consistent with the goals, objectives, and policies of the Placer County General Plan. **Table 4-2** presents a summary of the Placer County General Plan land use goals and policies and the proposed project's consistency with these goals and policies. The "Industrial" designation of the property allows for land uses similar to the uses proposed as part of the gaming facility, performing arts center and hotel. Based on the existing and planned surrounding land uses (i.e., industrial, business park, open space), no land use conflicts would occur. The proposed project would provide approximately 1,239 jobs for operation, and approximately 1,000 construction jobs, which would promote economic development in Placer County (Industrial Land Use Goal 1.E.). The proposed project offers wage-earning job opportunities and is consistent with positively impacting the long-term economic vitality of Placer County (Jobs-Housing Balance Policy 1.M.1 and Policy 1.M.3, Economic Development Policy 1.N.4 and 1.N.10). The proposed project possesses adequate infrastructure, convenient connections to the regional transportation network, sufficient buffering, and minimal significant environmental impacts (Industrial Land Use Policy 1.E.1). The Sunset/Athens connector road was recently developed with tribal funding to provide a safer, less congested route to the casino site and existing businesses in the eastern portion of the SIA.

The proposed project is consistent with the plan and policies of the SIA as shown in **Table 4-3**. The proposed project also provides adequate landscaping, streetscape, and setbacks as prescribed in the SIA Orchard Creek Planning Area development standards. The design of the proposed project is sensitive to the scenic route policies by limiting cut and fill and grading on site (Scenic Routes Policy 1.K.4).

The proposed project is consistent with zoning per the Placer County Zoning Ordinance Section 17.02.050(C)(1). This Section allows for the proposed use of land, even though it is not specifically listed as an allowable use, if the following three requirements are met:

- The proposed use must be consistent with the goals, objectives, and policies of the general plan.
- The proposed use must meet the purpose and intent of the zoning district that is applied to the site.
- The proposed use must share characteristics common with those listed in the zoning district, and will not be of greater intensity, density, or generate more environmental impact than the uses listed in the district.

The proposed project would meet the purpose and intent of the Industrial Park – Design Scenic Corridor Zone. The industrial park district is designed primarily for light industrial uses such as manufacturing, assembly, research and development and similar industrial uses, as well as limited commercial and office uses that are compatible and appropriate along with the industrial uses. Site development in the industrial park district is characterized by careful attention to attractive building design, landscaping, and less site coverage than in other commercial and industrial districts. The proposed project includes a mixed-use casino, hotel, and performing arts center, which is best described as a unique commercial use that is best suited for an industrial area that excludes residential uses. The proposed project is well suited to the SIA because of the attention to attractive building design and landscaping that is stressed in this zoning district. Chapter 17 of the Placer County Code allows hotels and motels in the Industrial and Industrial Park Districts (Placer County, 2007c). Chapter 17 also allows hotels and other structures in zoning districts with a height limit of 50 feet to exceed this limit if authorized through a conditional use permit process that includes an analysis of visual impacts.

IMPACT 4.3:	The proposed project may not be compatible with existing and proposed uses adjacent and in the near vicinity of the project site.
SIGNIFICANCE:	Less than Significant
MITIGATION:	None Warranted

The proposed project is surrounded by land designated for industrial or agricultural uses. To the south and east are proposed or constructed industrial and business park uses. The Orchard Creek Conservation Bank borders the project site to the north, east, and west. Additional agricultural uses are proposed southwest of the project site. The existing commercial facilities are compatible with the surrounding development as the existing facility incorporated buffers, setbacks, and mitigation for environmental

impacts to adjacent properties. The proposed project does not encroach upon the 130-foot wide buffer to the west and the approximately 100-foot wide buffer to the north that were designated before construction of the original casino. The proposed hotel could impact the operations of the KFIA radio transmission towers that are located 0.35 miles south of the project site; however the mitigation outlined in **Chapter 14.4** will reduce this impact to a less than significant level. Additionally, the proposed project incorporates mitigation for traffic, aesthetics, and noise, which could potentially be incompatible with surrounding development. This impact is considered less than significant.

IMPACT 4.4:	The proposed project may not be compatible with sensitive uses such as residential uses, schools and parks in the project vicinity.
SIGNIFICANCE:	Less than Significant
MITIGATION:	None Warranted

As shown in **Figure 4-3**, the project site is surrounded primarily by open space and industrial uses. The proposed project would be similar to existing uses on the site. Within five miles of the project site are sensitive uses including residences, schools and parks. These uses are found primarily in residential subdivisions within the city limits of Lincoln, Rocklin, and Roseville. For example, residences within Lincoln Crossing are currently built or under development less than one mile north of the site. The closest schools to the project site are Twelve Bridges Middle School and Whitney High School, which are both approximately one mile to the east-northeast and east-southeast, respectively. Twelve Bridges Elementary and Diamond Creek Elementary are 2.5 miles northeast and southwest of the proposed project, respectively. Sensitive uses within the SIA are limited since these uses would conflict with proposed industrial and commercial development. Potential impacts such as traffic, air quality, noise, and visual resources are discussed in the topical sections of this TEIR. With mitigation, the impacts which may affect sensitive uses would be reduced to a less than significant level.

IMPACT 4.5:	The proposed project could impact the navigable airspace of Lincoln Regional Airport.
SIGNIFICANCE:	Potentially Significant
MITIGATION:	Mitigation Measure 4.1
RESIDUAL SIGNIFICANCE:	Less than Significant

The proposed project would include the permanent construction of buildings exceeding 200 feet in height on the project site. This could potentially impact the navigable airspace of the Lincoln Regional Airport for incoming and outgoing aircraft. The FAA has identified that a building of 339 feet or less would not be a hazard. The total building height would be approximately 318 feet above grade, including the helicopter platform and communications antennae. The landing pad would be used solely for emergency medical and evacuation purposes.

A “Notice of Proposed Construction or Alteration” was submitted to the FAA under the provisions of 49 U.S.C., Section 44718 and Part 77 of Title 14 of the Code of Federal Regulations (Airspace Obstruction Analysis). The Notice included coordinate locations for each of the four corners of the proposed hotel tower. The FAA conducted an aeronautical study using this information and issued letters on February 14, 2008 stating that no obstruction or hazards to air navigation would result from construction of a building with the reported height and corner locations, providing that the stated conditions are met. Mitigation Measure 4.1 includes compliance with the conditions set forth in the FAA’s aeronautical study determination letters.

IMPACT 4.6:	Directional and identification signage for the proposed casino complex may be inconsistent with the Placer County Sign Ordinance.
SIGNIFICANCE:	Potentially Significant
MITIGATION:	Mitigation Measure 4.2
RESIDUAL SIGNIFICANCE:	Less than Significant

Locations and examples of possible designs for major overhead and entryway directional signs are shown in **Figures 3-9** and **3-10**, with additional directional and identification signs planned for inside the parking garage, on the south façade of the performing arts center, on the water feature near the main casino/hotel entrance, and over the south-facing elevation of the porte cochere. Preliminary signage program designs include elements that exceed size limits or are located outside of typically approved areas for conventional commercial/industrial signs, as described in the Placer County Sign Ordinance (1995). Because of the scope of the project and the anticipated traffic that will be generated by the expanded casino, performing arts center, and other facilities, a comprehensive signage program is needed to facilitate movement of traffic flows within the project site and to/from area roadways. A letter from the Auburn Area California Highway Patrol, included as **Appendix N**, expresses approval for the proposed offsite signage plan. However, inconsistency with the Sign Ordinance would constitute a potentially significant impact. Implementation of Mitigation Measure 4.2 will ensure that any impacts are reduced to less than significant levels.

4.4 MITIGATION MEASURES

Mitigation Measure 4.1: Notice of Actual Construction or Alteration

Mitigation Measure 4.1 applies to Impact 4.5

The Tribe shall submit a “Notice of Actual Construction or Alteration” (FAA Form 7460-2) to the FAA. The notice shall be submitted to the FAA within five days of construction reaching its greatest height.

Further conditions of the FAA’s determination of no obstruction or hazard include compliance with FAA Advisory Circular 70/7460-1 K Change 2, Obstruction Marking and Lighting. This circular describes the

requirements for blinking red lights atop the high point(s) of the hotel tower. Additional coordination with the FAA may also be required during construction for the use and lighting of cranes that may exceed the height of the finished building.

Mitigation Measure 4.2: Signage Plan and Encroachment Permit

Mitigation Measure 4.2 applies to Impact 4.6.

A comprehensive signage plan, including preliminary designs, text, and measurements, will be prepared and submitted to Placer County for review and approval. The signage plan will show the proposed locations of all signs, and include details on illumination, colors and materials, and any necessary setbacks or clearance. Because some of the proposed directional signs would be located within Placer County right of way, an encroachment permit may be required from the County prior to installation.