



COUNTY OF PLACER
Community Development/ Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
CDRA Director

DATE: June 22, 2010

SUBJECT: AREA PLAN AMENDMENT TO THE SUNSET INDUSTRIAL AREA PLAN TO PROVIDE A POLICY BASIS FOR THE ESTABLISHMENT OF A COMMUNITY FACILITIES DISTRICT TO FUND FIRE PROTECTION SERVICES (PGPA 20100086)

ACTION REQUESTED:

The Board of Supervisors is being asked to adopt a Negative Declaration and a Resolution to amend the Sunset Industrial Area Plan (Plan). The proposed Area Plan Amendment would update the Plan's language in order to accurately reflect the existing fire facilities in the Plan area and address the existing policies related to equitable funding of fire protection services and emergency medical services by establishing a program that provides for initiation of a future Community Facilities District.

BACKGROUND:

On May 13, 2010, the Planning Commission voted unanimously to recommend to the Board of Supervisors the approval of the Area Plan Amendment to the Sunset Industrial Area Plan as described in Exhibit A to Attachment 3, as well as approval of the Negative Declaration that analyzed the amendments pursuant to CEQA.

The purpose of the amendments to the Sunset Industrial Area Plan is to establish a funding mechanism for operation and maintenance associated with fire protective services and emergency medical services within the Sunset Industrial area. The proposed amendments are applicable to the entire Sunset Industrial district, an area covering approximately 8,166 acres adjacent to Highway 65, south of the City of Lincoln and north of the City of Roseville. The County has sought to improve fire protective services and emergency medical services in the Sunset Industrial Area since the early 1980's.

Historically, agricultural uses dominated the site, including rice, wheat fields and dry pasture. In 1980, Placer County identified the site as a future employment center and adopted the 1980 Sunset General Plan. The 1980 Plan amended the land use designations to industrial, commercial, business park and open space. Some agricultural land use designations were retained in the western portion of the site as interim land uses in recognition of the lack of infrastructure and the potential for a prolonged build-out of the eastern portion of the site.

The County approved the current Area Plan for the Sunset Industrial Area in 1997. The goals and policies of the Plan dictated that equitable funding mechanisms would be adopted for public facilities and services. These include:

"Goal 3.B: To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods."

"Policy 3.B.1: The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development..."

"Policy 3.B.3: The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve that new development..."

"Policy 7.D.4: The County shall require new development to develop and fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards."

Until now, the United Auburn Indian Community and Placer County have paid for the construction, equipment, and operation and maintenance of Fire Station 77, located at 1200 Athens Avenue in the Sunset Industrial Area of unincorporated Placer County. Fire Station 77 is a new fire station that was constructed concurrent with the Thunder Valley United Auburn Indian Community Casino. The proposed Community Facilities District would equitably spread the cost of fire services operation and maintenance and emergency medical services to new and expanding development within the Sunset Industrial Area. This financial participation would enable the County to maintain the existing urban-level of fire protection services and emergency medical response capabilities for the Sunset Industrial Area.

No construction of additional fire facilities would result from the proposed Community Facilities District or as a result of the approval of the proposed amendments to the Sunset Industrial Area Plan. Only the funding mechanism for the operations and maintenance associated with fire protection services would be changed.

DISCUSSION OF ISSUES:

Community Facilities District:

The Mello-Roos Community Facilities Act of 1982 allows any county to establish a Community Facilities District to provide for financing of public improvements and services. Once approved, a special tax lien which is paid by property owners on an annual basis is placed against each property in the Community Facilities District.

Goal 3.B of the Sunset Industrial Area Plan was created to ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods. The premise was that new development should pay its fair share of the cost of all existing services it uses based on the demand for these facilities attributable to the new development. The proposed Community Facilities District shall include an analysis which determines the fair share cost of the provision of these services for new and expanding development within the Sunset Industrial Area. Willdan Financial Services is currently under contract to complete this analysis.

Economic Development:

As with any proposed tax, the possible impacts of that tax on the property owners and existing or future businesses within the Sunset Industrial Area Plan must be considered. In particular, the Sunset Industrial Area Plan was initially developed to promote economic development through attracting new, employment-generating businesses and industries. Policy 3.B.6 recognizes the need to consider these impacts: "When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the

County's development goals. This consideration shall recognize any increase in the value of the property resulting from County-granted entitlements."

Businesses and industries that choose to locate within the Sunset Industrial Area will benefit from the enhanced fire service provided by Station 77. Reduced insurance costs, based upon a lower ISO (Insurance Service Organization) rating, may mitigate the additional costs associated with the special tax. The economic benefit to businesses may also be realized by reducing product and infrastructure losses in the event of an incident. The ability to re-open a business more quickly following an incident also demonstrates the value of the enhanced fire protection services.

General Plan Amendments:

Amendments to the Placer County General Plan or Community Plans are allowed up to four times each calendar year. The proposed Sunset Industrial Area Plan Amendment is the first request for this year, and it is anticipated that there will be three additional hearing requests before the end of the year.

FISCAL IMPACT:

Approval of this policy Amendment to the Sunset Industrial Area Plan will be fiscally neutral for the County. Currently, the United Auburn Indian Community and the County (through development fees and minor contribution from property taxes established prior to Proposition 13) pay for the costs of Fire Protective Services within the Sunset Industrial Area. Approval of the proposed Amendment will not change that contribution. With your Board's approval of this item, staff will work toward a future action, again subject to community review and your Board's approval, that will establish conditions for implementation of a Community Facilities District. The establishment of a Community Facilities District within the Sunset Industrial Area is expected, over time, to distribute fire service costs more equitably amongst the benefiting property owners.

There is no immediate and no expected future impact to the General Fund as a result of this action.

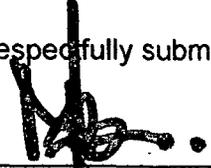
RECOMMENDATION:

Staff recommends the Board of Supervisors:

1. Approve the Negative Declaration attached hereto as Attachment 2 for the proposed amendments to the Sunset Industrial Area Plan by making the following findings:
 - a. The Negative Declaration has been prepared as required by law.
 - b. There is no evidence in the record that the proposed amendments to the Sunset Industrial Area Plan would have a significant effect on the environment.
 - c. The Negative Declaration for the proposed amendments to the Sunset Industrial Area Plan reflects the independent judgment and analysis of Placer County, which has exercised overall direction and control in its preparation.
 - d. The custodian of records for the project is the Placer County Planning Department, 3091 County Center Drive, Auburn, CA 95603.

2. Adopt the Resolution amending the Sunset Industrial Area Plan attached hereto as Attachment 3.

Respectfully submitted,



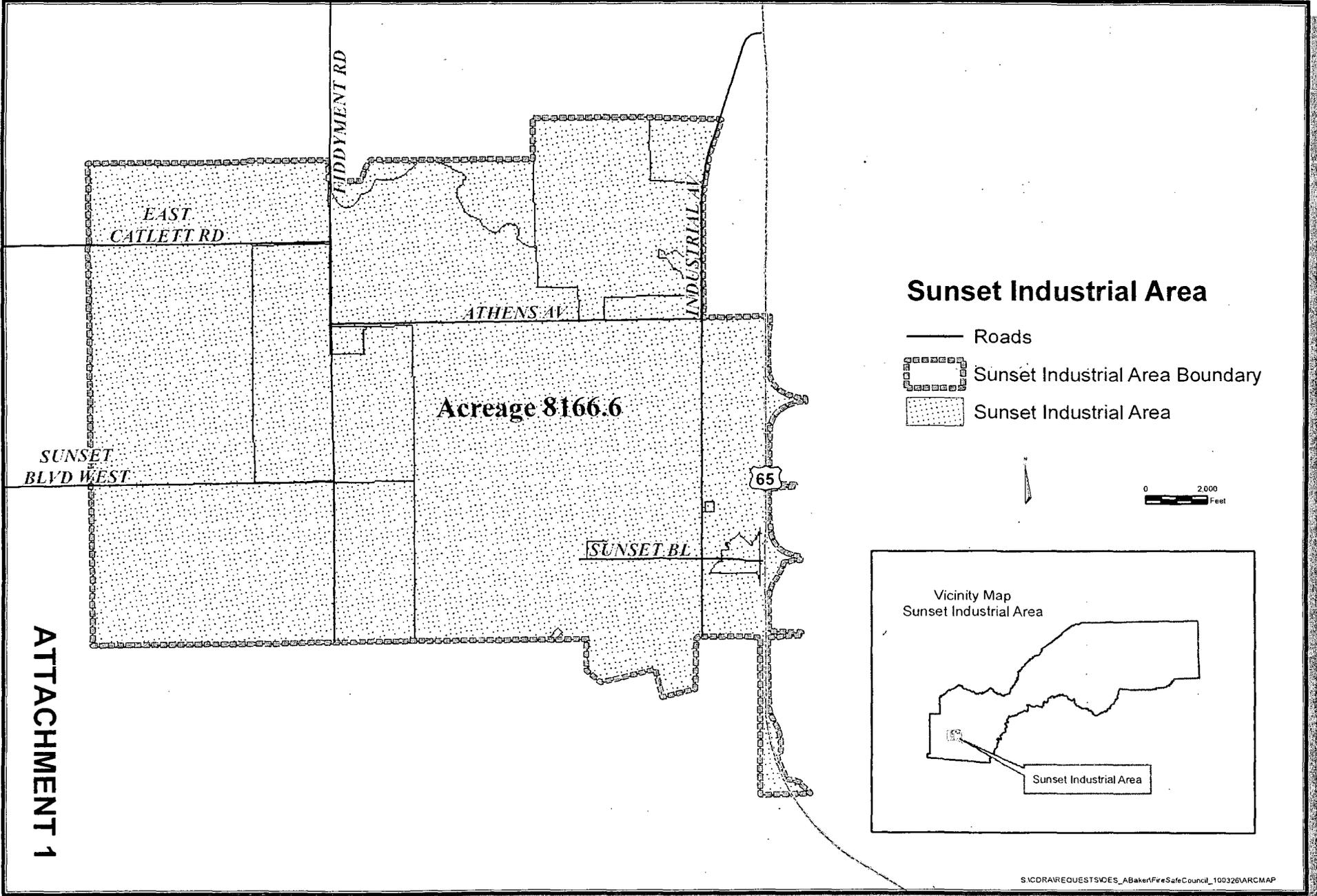
MICHAEL J. JOHNSON, AICP
Director of Planning

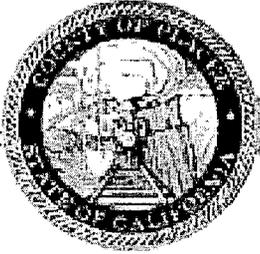
Attached to this report for the Board's information/consideration are:

ATTACHMENTS:

- Attachment 1: Vicinity/Project Map
- Attachment 2: Negative Declaration
- Attachment 3: Resolution with Exhibit A: Proposed Sunset Industrial Area Plan Changes

- cc:
- Scott Finley – County Counsel
 - Michael Johnson – CDRA Director/Planning Director
 - Paul Thompson – Planning Deputy Director
 - Lisa Camahan – Planning
 - Holly Heinzen – CEO
 - Rebecca Taber – Engineering Surveying
 - Leslie Lindbo – Environmental Health
 - Grant Miller – Environmental Health
 - Yu-Shuo Chang – APCD
 - Rui Cunha – OES
 - Ann Baker - OES
 - Subject/chrono files





COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Sunset Industrial Area Plan – Amendments to Chapters 3 and 7 (fire protection) (PGPA 20100086)

PROJECT DESCRIPTION: The project proposes to amend the Goals, Policies, and Implementation Programs related to fire protection services that are contained in Chapters 3 (Public Facilities) and Chapter 7 (Safety). No construction will result from the proposed project or as a result of the approval of the proposed amendments to the Sunset Industrial Area Plan. Only the funding mechanism for the operations and maintenance of fire protection facilities within the Sunset Industrial Area would be changed.

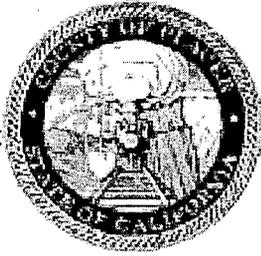
PROJECT LOCATION: South of the City of Lincoln, generally west of Highway 65, north of the City of Roseville and east of Aitken Road, Placer County

APPLICANT: Placer County Office of Emergency Services, 2968 Richardson Drive, Auburn, CA 95603 (530)886-5300

The comment period for this document closes on **April 28, 2010**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Roseville, Lincoln, and Rocklin public libraries. Property owners within 300 feet of the subject site shall be notified by mail of the Planning Commission Hearing at **10:05 am on Thursday, May 13, 2010**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Saturday, April 10, 2010

Attachment 2



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

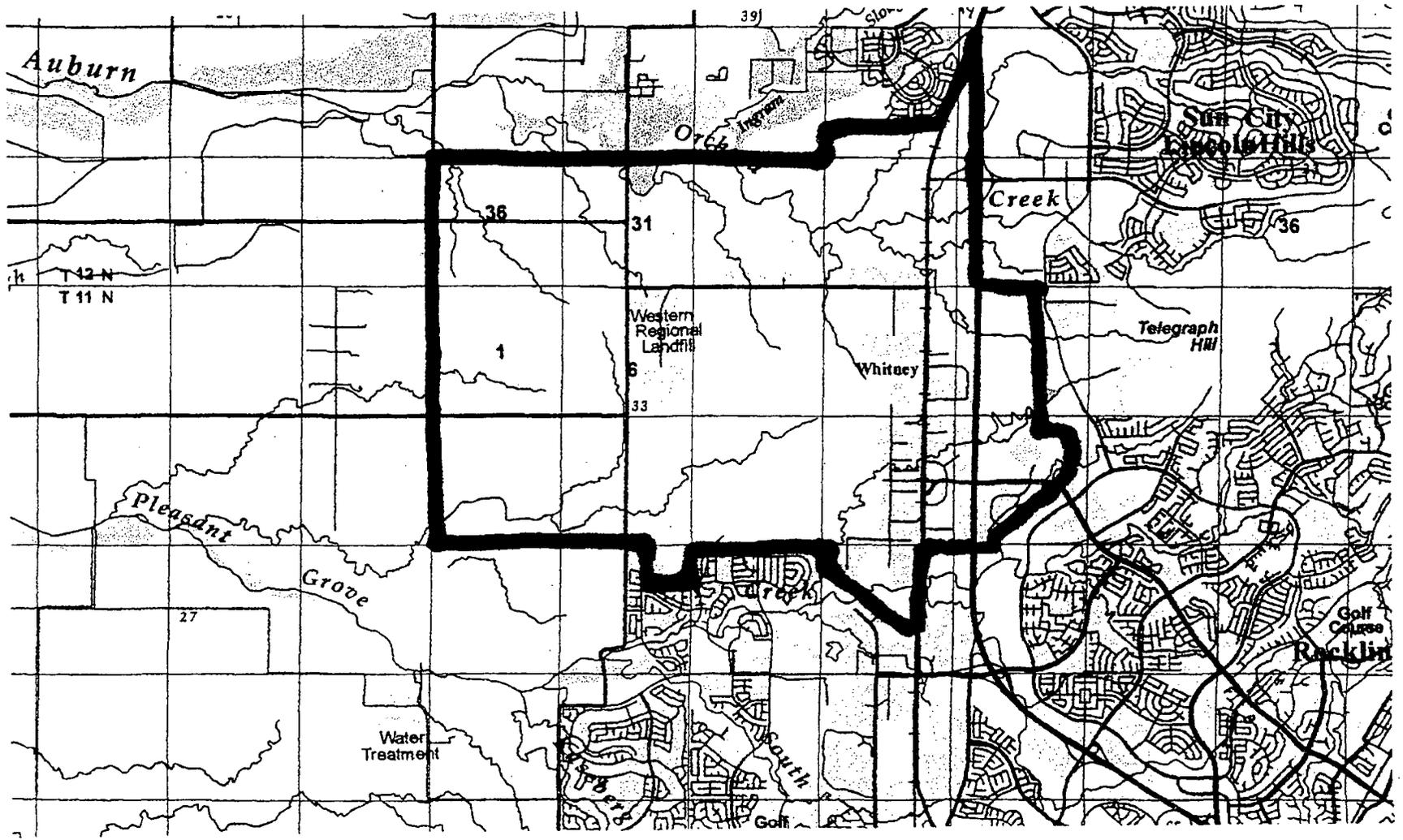
PROJECT INFORMATION

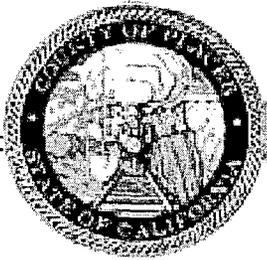
Title: Sunset Industrial Area Plan - Amendments to Chapters 3 and 7 (fire protection)	Plus# PGPA 20100086
Description: The project proposes to amend the Goals, Policies, and Implementation Programs related to fire protection services that are contained in Chapters 3 (Public Facilities) and Chapter 7 (Safety). No construction will result from the proposed project or as a result of the approval of the proposed amendments to the Sunset Industrial Area Plan (SAIP). Only the funding mechanism for the operations and maintenance of fire protection facilities within the SIAP would be changed.	
Location: South of the City of Lincoln, generally west of Highway 65, north of the City of Roseville and east of Aitken Road, Placer County	
Project Applicant: Placer County Office of Emergency Services, 2968 Richardson Drive, Auburn, CA 95603 (530)886-5300	
County Contact Person: Ann Baker	530-886-5334

PUBLIC NOTICE

The comment period for this document closes on **April 28, 2010**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and Roseville, Rocklin, and Lincoln public libraries. Property owners within 300 feet of the subject site shall be notified by mail of the Planning Commission Hearing at 10:05 am on Thursday, May 13, 2010. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 565 West Lake Blvd., Tahoe City, CA 96145.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.





COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Sunset Industrial Area Plan – Amendments to Chapters 3 and 7 (fire protection)	Plus# PGPA 20100086
Entitlement(s): Area Plan Amendment	
Site Area: 8883 acres (per 1997 SIAP)	APN: Various
Location: South of the City of Lincoln, generally west of Highway 65, north of the City of Roseville and east of Aitken Road, Placer County	

A. BACKGROUND:

Project Description:

The Placer County Office of Emergency Services (OES) has submitted a request for an Area Plan amendment to modify the Sunset Industrial Area Plan (SIAP). The project would amend the Goals, Policies, and Implementation Programs related to fire protection services that are contained in Chapters 3 (Public Facilities) and Chapter 7 (Safety). The proposed amendments are outlined in Attachment A. The amendments address (1) changes to existing fire protection facilities within the Plan Area; and (2) address the current policies that call for the equitable funding of services by adding implementation measures that require the establishment of a Community Facilities District (CFD) by future development projects.

The proposed amendments would apply to any discretionary project submitted to Placer County that is located within the SIAP. Implementation Programs are proposed (Implementation Programs 3-15, -16 and -17) that would require projects, through conditions of approval, to either establish a CFD, or if already established, annex into the CFD. No construction will result from the proposed project or as a result of the approval of the proposed amendments to the SIAP. Only the funding mechanism for the operations and maintenance of fire protection facilities would be changed.

Project Site (Background/Existing Setting):

The proposed Area Plan amendment is applicable to the entire Sunset Industrial Area (SIA), covering approximately 8,883 acres adjacent to Highway 65, south of the City of Lincoln and north of the city of Roseville. Historically, agricultural uses dominated the site, including rice, wheat fields and dry pasture. In 1980, Placer County identified the site as a future employment center and adopted the 1980 Sunset Area Plan. The 1980 Plan amended the land use designations to industrial, commercial, business park and open space. Some agricultural land use designations were retained in the western portion of the site as interim land uses in recognition of the lack of infrastructure and the potential for a prolonged build-out of the eastern portion of the site.

The County approved the current community plan for the SIA in 1997. This Plan provided a more detailed policy statement as to how the infrastructure in the SIAP would be developed and established planning areas with development standards to reduce the potential for land use conflict. The goals of the Plan include promoting an appropriate environment to attract new businesses and maximizing economic development potential.

B. ENVIRONMENTAL SETTING:

In excess of 3,000 acres is developed or entitled for development. Current uses include warehouses and manufacturing. The balance of the SIA is vacant lands, largely flat to rolling topography with annual grasslands. Tributaries of Pleasant Grove Creek transverse the site, providing limited riparian habitat and wetland features. Residential uses are located in close proximity to the SIAP, to the north in the rapidly growing City of Lincoln and to the south in the City of Roseville. Rocklin is found immediately to the east, along Highway 65. West of the site, agricultural uses within the unincorporated County continue to exist.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Sunset Industrial Area Plan / Redevelopment Plan EIR
- ➔ Placer Ranch Specific Plan Administrative Draft EIR (ADEIR), technical studies completed in support of ADEIR.

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project

(see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)				X
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)				X

Discussion- All Items:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any physical changes to the environment, including aesthetics. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate project-level environmental analysis pursuant to County Guidelines and CEQA.

II. AGRICULTURAL RESOURCE – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- Items II-1,2,4:

The proposed project would not result in the development of any agricultural or other vacant land. The project provides a policy basis for the equitable funding mechanism for the operations and maintenance of fire protection services. The existing policies in the SIAP concerning required buffers to reduce potential land use incompatibilities are not being changed and are still applicable.

Discussion- Item II-3:

One Williamson Act contract currently exists within the SIA. Contract AGP 157, includes Assessor's Parcel Numbers 017-020-018 and -019, covering 639.6 acres. A Notice of Non-renewal was filed on January 1, 2003 and

the contract will expire January 1, 2012. This amendment will not have any impact on the status of this Williamson Act contract.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)				X
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)				X
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)				X
5. Create objectionable odors affecting a substantial number of people? (APCD)				X

Discussion- All Items:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any impacts to air quality. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate environmental analysis pursuant to County Guidelines and CEQA.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X

5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2,3,4,5,6,7:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any impacts to biological resources. No changes to any policies or ordinances protecting biological resources are proposed. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate environmental analysis pursuant to County Guidelines and CEQA.

Discussion- Item IV-8:

Placer County has not yet adopted the Placer County Conservation Plan (PCCP). This amendment will not impact the policies contained in the proposed PCCP.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				X

Discussion- All Items:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any physical

changes to the environment, Cultural resources will not be impacted as no ground disturbance will result from project implementation. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate environmental analysis pursuant to County Guidelines and CEQA.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)				X
3. Result in substantial change in topography or ground surface relief features? (ESD)				X
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)				X
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)				X
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

Discussion- All Items:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any physical changes to the environment that would have an impact on geology or soils. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate environmental analysis pursuant to County Guidelines and CEQA.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)				X
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- All Items:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any physical changes to the environment that would create hazards or involve hazardous materials. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate environmental analysis pursuant to County Guidelines and CEQA.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)				X
4. Increase the rate or amount of surface runoff? (ESD)				X

5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)				X
6. Otherwise substantially degrade surface water quality?(ESD)				X
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				X

Discussion- All Items:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any impacts to hydrology or water quality. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate environmental analysis pursuant to County Guidelines and CEQA.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X

7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Items IX-1,4,5,6,7:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any physical changes to the environment that would cause impacts with regard to incompatible land uses or create any other land use/planning related issues. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate environmental analysis pursuant to County Guidelines and CEQA.

Discussion- Item IX-2:

While the proposed project would amend the Sunset Industrial Area Plan, no changes to land use designations or zoning are proposed that would be inconsistent with Area Plan/Community Plan designations or zoning, or SIAP policies adopted for the purpose of avoiding or mitigating an environmental effect. The amendments provide a policy basis to establish a financing mechanism for operations and maintenance of fire protection services.

Discussion- Item IX-3:

The approval of the Sunset Industrial Area Plan and the County's intent to develop the area as an employment center will not have an impact on the preparation of the Placer County Conservation Plan (PCCP).

Discussion- Item IX-8:

The proposed project establishes a policy basis for the provision of an equitable funding mechanism for operations and maintenance of fire protection services. While the goal of amending the SIAP is to tax future development, the estimated cost is minimal and the potential benefit to future businesses (lower insurance costs, reduction in potential losses due to fire) may offset all or a portion of the tax. No economic hardship is anticipated that would lead to urban decay or deterioration of the physical environment in the area.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any physical changes to the environment or impacts to mineral resources. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate environmental analysis pursuant to County Guidelines and CEQA.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)				X
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- All Items:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any adverse noise impacts. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate environmental analysis pursuant to County Guidelines and CEQA.

XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- All Items:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any impacts on population and housing. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate environmental analysis pursuant to County Guidelines and CEQA.

The SIA is not planned for residential uses, nor are there existing residential uses on site. Any new businesses that might locate within the SIA would draw employees from the nearby residential development in the Cities of Lincoln, Roseville or Rocklin. If employees moved to the area from other locations, they would likely move to residential development within those adjacent cities.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				X
5. Other governmental services? (EHS, ESD, PLN)				X

Discussion- Item XIII-1:

The proposed project addresses the equitable funding of the operations and maintenance of fire protection services. All physical facilities required to provide an urban-level of fire protection to the SIA already exist and would not be impacted by the amendment to the Sunset Industrial Area Plan.

Discussion- Items XIII-2,4,5:

The only public service addressed by the proposed amendments to the SIAP is the provision of fire protection services. Sheriff protection services, the maintenance of other public facilities or other governmental services are not affected by the proposed changes.

Discussion- Item XIII-3:

The Sunset Industrial Area Plan provides for an employment center, including industrial, business park and commercial uses. No residential uses are planned within the SIA; therefore, no students will be generated by the project, no new schools are required and no existing schools would be impacted.

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

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Discussion- All Items:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any impacts on existing or planned recreational facilities. Development within the SIA includes industrial, business park and commercial uses, which would not be expected to create demand for recreational facilities.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				X
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- All Items:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in any impacts on transportation facilities or traffic. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate environmental analysis pursuant to County Guidelines and CEQA.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X

2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				X
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- Items XVI-1,2,3,4,6,7:

The proposed project would amend the Sunset Industrial Area Plan to address existing conditions (fire protection facilities) and to address the existing policies that encourage the County to provide an equitable funding mechanism for the on-going provision of fire protection services through the addition of Implementation Programs 3-15, 3-16 and 3-17. No construction is proposed, nor would the Implementation Programs result in impacts to utilities or service systems. Any discretionary project subject to a special tax through the establishment of a Community Facilities District (CFD) would be subject to separate environmental analysis pursuant to County Guidelines and CEQA.

Discussion- Item XVI-5:

Since the physical facilities to provide an urban-level of fire protection services presently exists, no additional water supplies are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
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<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

- Planning Department, Lisa Carnahan, Chairperson
- Engineering and Surveying Department, Rebecca Taber
- Engineering and Surveying Department, Wastewater, Janelle Heinzler
- Department of Public Works, Transportation
- Environmental Health Services, Jill Kearney
- Air Pollution Control District, Angel Rinker
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Placer County Fire/CDF, Bob Eicholtz

Signature  Date April 7, 2010
 Loren Clark, Acting Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603.

County Documents	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input type="checkbox"/> Grading Ordinance	
	<input type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input checked="" type="checkbox"/> Administrative Draft EIR for the Placer Ranch Specific Plan and technical studies prepared for the Placer Ranch Specific Plan	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report

Sunset Industrial Area Plan Amendment Initial Study & Checklist continued

		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/> _____	
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan	
	<input type="checkbox"/> Traffic & Circulation Plan	
	<input type="checkbox"/> _____	
Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments	
	<input type="checkbox"/> _____	

The following includes all Goals, Policies and Implementation Measures contained in Sections 3 and 7 of the Sunset Industrial Area Plan that relate to fire protection services. Underlined text represents additions; strikeovers represent deletions.

SECTION 3: PUBLIC FACILITIES AND SERVICES

Goal 3.A: To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities for the Sunset Industrial Area.

Policy 3.A.1: Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

Policy 3.A.2: The County shall ensure, through the development review process, that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

- a. The applicant can demonstrate that all necessary public facilities will be installed concurrent with the construction of the project, or such facilities are adequately financed (through fees or other means); and
- b. The project's improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

Policy 3.A.3: The County shall require that new commercial, recreational, office, business park and industrial development are planned and developed according to urban facility standards.

Policy 3.A.4: The County shall require new development to meet Pacific Gas and Electric Company's standards for work within utility easements.

Implementation Program 3.1: The County shall ensure that capital improvement programs (CIPs) for area facilities plans are prepared in conjunction with new specific plans for areas zoned with a "Development Reserve (-DR)" Combining Zone. CIPs should identify improvement needs for the plan, including consideration for phasing and final project build-out.

*Responsibility: Project Proponents
Time Frame: Ongoing
Funding Source: Permit Fees*

Implementation Program 3.2: The County shall require developers to obtain will-serve letters from all providers of public facilities and services to new development.

*Responsibility: Project Proponents
Time Frame: Ongoing (letters to be provided prior to final project approval)
Funding Source: N/A*

Goal 3.B: To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

Policy 3.B.1: The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development to the extent legally feasible. Exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income), and when alternative sources of funding have been identified to offset foregone revenues.

Policy 3.B.2: The County shall require that new development pay the cost of upgrading existing public facilities or construct new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income), and when alternative sources of funding have been identified to offset foregone revenues.

Policy 3.B.3: The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income) and when alternative sources of funding have been identified to offset foregone revenues.

Policy 3.B.4: The County shall seek broad-based funding sources for public facilities and services that benefit current and future businesses in the Sunset Industrial Area.

Policy 3.B.5: The County shall consider the use of public tax-exempt bonds to finance fees and other initial costs associated with the approval of a project. Such bonds could be applied to traffic fees, fire impact fees, capital facilities impact fees, and other fees used to finance capital facility construction which is typically charged prior to, or at issuance of, building or other construction permits.

Policy 3.B.6: When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements.

Policy 3.B.7: The County shall require the preparation of a fiscal impact analysis for all major land development projects, including all commercial, professional office or industrial development on 10 or more acres of land. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. The County shall have the discretion to determine whether or not such an analysis can be performed by County staff using existing County methodologies and assumptions or whether such an analysis needs to be prepared by a project proponent.

Policy 3.B.8: The County shall consult with the Cities of Roseville, Rocklin and Lincoln to require development within city limits to mitigate impacts on facilities and services within the Sunset Industrial Area.

Policy 3.B.9: The County shall prepare a fair-share allocation funding program to pay for the costs associated with the implementation of a habitat conservation plan for the Sunset Industrial Area. Such costs include the purchase of habitat acreage for in situ preservation and for re-created habitat as mitigation for impacts within the Sunset Industrial Area.

Implementation Program 3.3: The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, ~~and county service areas~~ County Service Areas and Community Facilities Districts.

Responsibility: Department of Public Works
 Facility Services Department
 Planning Department
 County Executive
 County Counsel
 Board of Supervisors

Time Frame: FY97-98
Funding Source: General Fund

Implementation Program 3.4: The County shall consider the establishment of a Mello-Roos Community Facilities District for the Sunset Industrial Area for the purpose of financing capital facilities fees and/or operations and maintenance of facilities. The district's bonds would be used to finance the fees charged at, or prior to, issuance of building permits or other construction permits in order to reduce the up-front charges applied to new development.

Responsibility: Department of Public Works
Facility Services Department
Planning Department
County Executive
County Counsel
Office of Economic Development
Board of Supervisors

Time Frame: FY 97-98
Funding Source: General Fund

Implementation Program 3.5: At the County's discretion, the Fiscpac computer model, or similar methodologies, shall be utilized for evaluating the fiscal impacts of major projects in the Sunset Industrial Area when a separate analysis is not prepared by the project proponent.

Responsibility: Planning Department
County Executive

Time Frame: Ongoing
Funding Source: Fees

Goal 3.H: To provide fire protection capabilities suitable to serve the demands of the industrial, commercial, professional, and agricultural land uses in the Sunset Industrial Area through the use of equitable funding methods.

~~Policy 3.H.1: The County shall seek to improve maintain the existing urban-level of fire protective services level and emergency medical response capabilities for the Sunset Industrial Area by constructing facilities within the Plan Area boundaries by ensuring an adequate level of funding through the financial participation of new development.~~

~~Policy 3.H.2: The County shall assist in the development of fire protection services which includes equipment and training capable of serving the unique needs of the Sunset Industrial Area, including, but not limited to, hazardous materials response, chemical fires and wildland fires.~~

~~Policy 3.H.3: The County shall evaluate a variety of funding sources to pay for operations, maintenance, training and personnel costs associated with a fire station located within the Sunset Industrial Area boundaries.~~

~~Policy 3.H.4: The County shall insure that fire protective services for the Sunset Industrial Area include emergency medical response capabilities suitable to an industrial park environment.~~

Implementation Program 3.15: The County shall ~~implement a funding program, establish a Community Facilities District to supplement existing revenue sources, in order to develop and operate a new fire station within the Sunset Industrial Area Plan boundaries. The program shall fund the facilities, equipment, for operations, training, maintenance and personnel costs for Station 77 the fire station. The funding program~~ Community Facilities District shall include an analysis which determines the fair

share cost of the provision of these facilities and services for the land uses new and expanding development within the Sunset Industrial Area.

Responsibility: Office of Emergency Services
County Executive Office
Planning Department
Placer County Fire Department/California Division of Forestry and Fire Protection

Time Frame: ~~FY 98/99~~ FY 2010-2011

Funding Source: ~~General Fire Control Fund~~
Redevelopment Funds

Implementation Program 3.16: Formation of, or annexation into the Community Facilities District, shall be a condition of approval placed on any discretionary land development application. If not already formed, a project shall create the Community Facilities District prior to building permit issuance or issuance of an occupancy permit for any new or expanded use within the Sunset Industrial Area. The County shall evaluate the potential to use redevelopment funds for the capital facility cost of constructing and equipping a new fire station within the Sunset Industrial Area. The evaluation shall consider the acquisition of land, the construction of the fire station facilities and the purchase of the necessary equipment.

Responsibility: Redevelopment Agency
Office of Emergency Services
County Executive Office
Planning Department
Placer County Fire Department/California Division of Forestry and Fire Protection

Time Frame: ~~FY 97/98~~ FY 2010-2011

Funding: Redevelopment Funds
~~General Fire Control Fund~~
Planning Fees

Implementation Program 3.17: After the Community Facilities District is formed, all subsequent new development projects or projects substantially expanding an existing development shall be required to annex into the Community Facilities District.

Responsibility: Project Proponent

Time Frame: Subsequent to Approval of Entitlements, Prior to Occupancy Permit

Funding: Permit Fees

SECTION 7: SAFETY

Goal 7.A: 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.

Policy 7.A.1: 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 geological effects, fire and explosions.

Policy 7.A.2: 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.

Goal 7.D: To protect employees, employers, farm operators, and patrons of the Sunset Industrial Area from injury and loss of life and to protect property and watershed resources from fires.

Policy 7.D.1: The County shall seek to provide the highest practical level of fire protection and emergency services in the Sunset Industrial Area.

Policy 7.D.2: The County shall seek to ~~improve~~ maintain the local fire protection standard in the area (expressed as Insurance Service Organization (ISO) ratings) to an minimum ISO rating of 4 for urban uses and an minimum ISO rating of 8 for rural areas.

Policy 7.D.3: The County shall ~~implement a program to improve~~ maintain the local fire protection agency's existing average response time to emergency calls to four minutes for urban uses and a maximum of 10 minutes for the rural areas of the Sunset Industrial Area Plan.

Policy 7.D.4: The County shall require new development to ~~develop and~~ contribute to the costs of operations and maintenance of fire protection facilities, ~~personnel, and operations and maintenance~~ that, at a minimum, maintains the above service level standards.

Policy 7.D.5: The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.

Policy 7.D.6: The County shall seek to insure that the local fire protection agency continues to provide fire services which are prepared to address wildland fires, chemical fires, structural fires, and large-scale evacuations resulting from fire events.

~~Policy 7.D.7: The County shall insure that a new fire station is constructed and manned within the boundaries of the Sunset Industrial Area and that such a station be capable of responding to a wide range of urban and rural emergencies.~~

Policy 7.D.8: In coordination with the local fire protection agency, the County shall control current and future structural fire losses and fire protection costs through increased emphasis on automatic fire detection and suppression systems. ~~The County shall further provide incentives, such as fire impact fee reductions, which encourage the installation of fire protection systems, especially automatic detection and suppression systems.~~

Policy 7.D.9: The County shall seek the assistance of the local fire protection agency, and the cooperation of property owners, to control the risk of grass fires through vegetation hazard reduction programs, fire-resistive building construction, and grass fire safety education programs. ~~The County shall further provide incentives, such as fire impact fee reductions, which encourage risk reduction related to grass fires.~~

Policy 7.D.10: Maintain a disaster response capability for hazardous materials incidents, accidents at ~~the fairgrounds/motor sports complex facilities~~, and a broad range of natural disasters.

Policy 7.D.11: The County shall require new development to develop weed abatement programs to reduce fire hazards in the Sunset Industrial Area, consistent with County and California Department of Forestry and Fire Protection standards.

Policy 7.D.12: The County shall require new development to meet all fire standards of the County and State. This includes requiring water distribution systems to meet fire flow and hydrant spacing requirements of the County and California Department of Forestry and Fire Protection.

~~Implementation Program 7.6: The County in coordination with the local fire protective service shall establish a Community Facilities District develop a reliable long range funding program to meet the needs of fire/EMS and emergency medical service operations for both capital and operating operations and maintenance. Such a program shall include procedures for equitably allocating the costs of providing fire and emergency services in the SIA, with and shall apply to new and expanding development. Consideration shall be given to:~~

- ~~a. current levels of built in protection;~~
- ~~b. current in house brigades;~~
- ~~c. current in house prevention and education programs;~~
- a. the additional demand for fire, EMS, and hazardous materials services that may be generated by new or expanding development;
- b. existing facilities the impacts the additional costs may have on the ability to attract new businesses or retain existing businesses within the Sunset Industrial Area.

Responsibility: Office of Emergency Services
~~Local Fire Protection Agency~~
County Executive Office
Office of Economic Development

Funding: General Fire Control Fund
Redevelopment Funds

Time Frame: FY 97/98 FY 2010/2011

Implementation Program 7.7: The County shall refer development proposals in the Sunset Industrial Area to Placer County Fire ~~the appropriate local fire agency~~ for review for compliance with fire safety standards.

Responsibility: Planning Department
Building Department
~~Local Fire Protection Agency~~
Placer County Fire

Funding: Impact Fees
Permit Fees

Time Frame: Ongoing

Before the Board of Supervisors County of Placer, State of California

In the matter of: **A RESOLUTION AMENDING
CERTAIN PORTIONS OF SECTIONS 3 AND 7
OF THE SUNSET INDUSTRIAL AREA PLAN
(PGPA 20100086)**

Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held June 22, 2010, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Kirk Uhler, Chair

Attest:

Ann Holman
Clerk of the Board of Supervisors

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, on May 13, 2010, the Placer County Planning Commission ("Planning Commission") held a public hearing to consider certain proposed amendments to Sections 3 and 7 of the Sunset Industrial Area Plan, and the Planning Commission has made recommendations to the Board of Supervisors ("Board") related thereto, and

WHEREAS, on June 22, 2010, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the

Attachment 3

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proposed amendments to the Sunset Industrial Area Plan, and

WHEREAS, the Board has reviewed the proposed amendments to the General Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted the Negative Declaration for the amendments to the Sunset Industrial Area Plan, and

WHEREAS, the Board finds the proposed amendments will serve to protect and enhance the health, safety and general welfare of the residents of the Sunset Industrial Area Plan and the County as a whole, and

WHEREAS, the Board further finds the proposed amendments are consistent with the provisions of the General Plan and are in compliance with applicable requirements of State law, and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law, and

WHEREAS, the Board finds that the foregoing recitals setting forth the actions of the County are true and correct,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that certain portions of Section 3 and Section 7 (Policies 3.B.1, 3.H.1, 3.H.2, 3.H.3, 3.H.4, 7.D.2, 7.D.3, 7.D.4, 7.D.6, 7.D.7, 7.D.8, 7.D.9, 7.D.10; Implementation Programs 3.3, 3.4, 3.15, 3.16, 3.17, 7.6, 7.7; Goal 3.H) are hereby amended as shown and described in Exhibit A, attached hereto and incorporated herein by reference.

EXHIBIT A

The following includes all Goals, Policies and Implementation Measures contained in Sections 3 and 7 of the Sunset Industrial Area Plan that relate to fire protection services. Underlined text represents additions; strikeovers represent deletions.

SECTION 3: PUBLIC FACILITIES AND SERVICES

Goal 3.A: To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities for the Sunset Industrial Area.

Policy 3.A.1: Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

Policy 3.A.2: The County shall ensure, through the development review process, that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

- a. The applicant can demonstrate that all necessary public facilities will be installed concurrent with the construction of the project, or such facilities are adequately financed (through fees or other means); and
- b. The project's improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

Policy 3.A.3: The County shall require that new commercial, recreational, office, business park and industrial development are planned and developed according to urban facility standards.

Policy 3.A.4: The County shall require new development to meet Pacific Gas and Electric Company's standards for work within utility easements.

Implementation Program 3.1: The County shall ensure that capital improvement programs (CIPs) for area facilities plans are prepared in conjunction with new specific plans for areas zoned with a "- Development Reserve (-DR)" Combining Zone. CIPs should identify improvement needs for the plan, including consideration for phasing and final project build-out.

<i>Responsibility:</i>	<i>Project Proponents</i>
<i>Time Frame:</i>	<i>Ongoing</i>
<i>Funding Source:</i>	<i>Permit Fees</i>

Implementation Program 3.2: The County shall require developers to obtain will-serve letters from all providers of public facilities and services to new development.

<i>Responsibility:</i>	<i>Project Proponents</i>
<i>Time Frame:</i>	<i>Ongoing (letters to be provided prior to final project approval)</i>
<i>Funding Source:</i>	<i>N/A</i>

Goal 3.B: To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

Policy 3.B.1: The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development to the extent legally feasible. Exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income), and when alternative sources of funding have been identified to offset foregone revenues.

Policy 3.B.2: The County shall require that new development pay the cost of upgrading existing public facilities or construct new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income), and when alternative sources of funding have been identified to offset foregone revenues.

Policy 3.B.3: The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income) and when alternative sources of funding have been identified to offset foregone revenues.

Policy 3.B.4: The County shall seek broad-based funding sources for public facilities and services that benefit current and future businesses in the Sunset Industrial Area.

Policy 3.B.5: The County shall consider the use of public tax-exempt bonds to finance fees and other initial costs associated with the approval of a project. Such bonds could be applied to traffic fees, fire impact fees, capital facilities impact fees, and other fees used to finance capital facility construction which is typically charged prior to, or at issuance of, building or other construction permits.

Policy 3.B.6: When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements.

Policy 3.B.7: The County shall require the preparation of a fiscal impact analysis for all major land development projects, including all commercial, professional office or industrial development on 10 or more acres of land. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. The County shall have the discretion to determine whether or not such an analysis can be performed by County staff using existing County methodologies and assumptions or whether such an analysis needs to be prepared by a project proponent.

Policy 3.B.8: The County shall consult with the Cities of Roseville, Rocklin and Lincoln to require development within city limits to mitigate impacts on facilities and services within the Sunset Industrial Area.

Policy 3.B.9: The County shall prepare a fair-share allocation funding program to pay for the costs associated with the implementation of a habitat conservation plan for the Sunset Industrial Area. Such costs include the purchase of habitat acreage for in situ preservation and for re-created habitat as mitigation for impacts within the Sunset Industrial Area.

Implementation Program 3.3: The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded

services. Possible mechanisms include development fees, assessment districts, land/facility dedications, and county service areas County Service Areas and Community Facilities Districts.

Responsibility: Department of Public Works
Facility Services Department
Planning Department
County Executive
County Counsel
Board of Supervisors
Time Frame: FY97-98
Funding Source: General Fund

Implementation Program 3.4: The County shall consider the establishment of a Mello-Roos Community Facilities District for the Sunset Industrial Area for the purpose of financing capital facilities fees and/or operations and maintenance of facilities. The district's bonds would be used to finance the fees charged at, or prior to, issuance of building permits or other construction permits in order to reduce the up-front charges applied to new development.

Responsibility: Department of Public Works
Facility Services Department
Planning Department
County Executive
County Counsel
Office of Economic Development
Board of Supervisors
Time Frame: FY 97-98
Funding Source: General Fund

Implementation Program 3.5: At the County's discretion, the Fiscpac computer model, or similar methodologies, shall be utilized for evaluating the fiscal impacts of major projects in the Sunset Industrial Area when a separate analysis is not prepared by the project proponent.

Responsibility: Planning Department
County Executive
Time Frame: Ongoing
Funding Source: Fees

Goal 3.H: To provide fire protection capabilities suitable to serve the demands of the industrial, commercial, professional, and agricultural land uses in the Sunset Industrial Area through the use of equitable funding methods.

Policy 3.H.1: The County shall seek to ~~improve~~ maintain the existing urban-level of fire protective services level and emergency medical response capabilities for the Sunset Industrial Area by ~~constructing facilities within the Plan Area boundaries~~ by ensuring an adequate level of funding through the financial participation of new development.

Policy 3.H.2: ~~The County shall assist in the development of fire protection services which includes equipment and training capable of serving the unique needs of the Sunset Industrial Area, including, but not limited to, hazardous materials response, chemical fires and wildland fires.~~

Policy 3.H.3: ~~The County shall evaluate a variety of funding sources to pay for operations, maintenance, training and personnel costs associated with a fire station located within the Sunset Industrial Area boundaries.~~

Policy 3.H.4: ~~The County shall insure that fire protective services for the Sunset Industrial Area include emergency medical response capabilities suitable to an industrial park environment.~~

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~~Responsibility: Office of Emergency Services
County Executive Office
Planning Department
Placer County Fire Department/California Division of Forestry and Fire Protection~~
~~Time Frame: FY 98/99 FY 2010-2011~~
~~Funding Source: General Fire Control Fund
Redevelopment Funds~~

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~~Responsibility: Redevelopment Agency
Office of Emergency Services
County Executive Office
Planning Department
Placer County Fire Department/California Division of Forestry and Fire Protection~~
~~Time Frame: FY 97/98 FY 2010-2011~~
~~Funding: Redevelopment Funds
General Fire Control Fund
Planning Fees~~

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~~Responsibility: Project Proponent~~
~~Time Frame: Subsequent to Approval of Entitlements, Prior to Occupancy Permit~~
~~Funding: Permit Fees~~

SECTION 7: SAFETY

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Goal 7.D: To protect employees, employers, farm operators, and patrons of the Sunset Industrial Area from injury and loss of life and to protect property and watershed resources from fires.

Policy 7.D.1: The County shall seek to provide the highest practical level of fire protection and emergency services in the Sunset Industrial Area.

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- ~~b. current in-house brigades;~~
- ~~c. current in-house prevention and education programs;~~
- a. the additional demand for fire, EMS, and hazardous materials services that may be generated by new or expanding development;
- b. existing facilities the impacts the additional costs may have on the ability to attract new businesses or retain existing businesses within the Sunset Industrial Area.

Responsibility: Office of Emergency Services
~~Local Fire Protection Agency~~
County Executive Office
Office of Economic Development

Funding: General Fire Control Fund
Redevelopment Funds

Time Frame: FY 97/98 FY 2010/2011

Implementation Program 7.7: The County shall refer development proposals in the Sunset Industrial Area to Placer County Fire ~~the appropriate local fire agency~~ for review for compliance with fire safety standards.

Responsibility: Planning Department
Building Department
~~Local Fire Protection Agency~~
Placer County Fire

Funding: Impact Fees
Permit Fees

Time Frame: Ongoing