

2. TRANSPORTATION AND MOBILITY

One of the overarching objectives of the Sunset Area Plan is to introduce balance to the relationship between residential development and employment-supporting uses in South Placer County. This objective, in large part, is focused on making better use of the local and regional transportation system by providing opportunities for residents and employees to travel shorter, more direct routes between home and work, as well as by providing broader choices for personal mobility. In other words, the Sunset Area Plan is intended to result in a better jobs-housing balance in South Placer County and, thereby, to improve the efficiency and effectiveness of the transportation system. This section outlines the County's approach to improving all elements of the multi-modal system, including roadways, active transportation facilities, and transit services.

Chapter 3 (Transportation and Circulation) of the Existing Conditions Report includes a detailed description of the transportation setting for the Sunset Area, including existing facilities and services, current transportation plans and programs, and the structure for funding of transportation improvements.

Existing and Planned Roadway Network

The existing and planned roadway network establishes the framework for planning and development of the Sunset Area. The absence of other major defining features such as natural landforms or water elements means that the roadway network (including highways and major arterials) plays an influential role in defining the space within the Sunset Area. The key roadways in the existing and planned network are described below and depicted in Figure 2-1 according to their proposed functional classification. Table 2-1 lists the basic standards for each class of roadway (i.e., right-of-way width, number of lanes), as well as the roadways within the Sunset Area that fall into each classification. Figure 2-2 shows the typical roadway cross-section based on these standards.

- **State Route 65:** State Route 65 (SR 65) is a north-south State highway that begins at I-80 in Roseville and extends north through the Placer/Yuba County line and connects with SR 70 south of Marysville in Yuba County.

SR 65 defines the eastern edge of the Sunset Area and provides access to the Sunset Area through its interchanges at Blue Oaks Boulevard, Sunset Boulevard, Twelve Bridges Drive and Placer Parkway.

- **Placer Parkway:** Placer Parkway is a planned east-west limited access expressway that will connect the SR 65 corridor and the SR 70/99 corridor. It will serve Lincoln, Rocklin, Roseville, southwestern Placer County, and southern Sutter County by providing an alternative to SR 65, I-80, and the local roadway network. One of its key objectives is to improve regional accessibility for businesses and jobs and, in doing so, advance economic development goals in southwestern Placer County. The Sunset Area will be a key benefactor of this improved accessibility, with interchanges at SR 65, Foothills Boulevard, and Fiddymment Road. There may also be an interchange at Santucci Boulevard (extension of Watt Avenue), approximately four miles west of Fiddymment Road. In addition to providing access to the Sunset Area, Placer Parkway will also establish a well-defined edge, dividing the area at the northern border of Placer Ranch. The only two north-south connections in the four-mile stretch within the Sunset Area will be at Foothills Boulevard and Fiddymment Road.



- **Sunset Boulevard:** Sunset Boulevard is currently a two-lane, east-west thoroughfare connecting Foothills Boulevard North at the current western terminus. It transitions from two lanes to six lanes at the Sunset Boulevard/SR 65 interchange and continues east into the city of Rocklin. With the development of Placer Ranch, Sunset Boulevard will expand to a four- to six-lane facility to serve as the "front door" to Placer Ranch. It will be extended westward from its current terminus at Foothills Boulevard

North to become one of two east-west arterials providing continuous access through Placer Ranch.

- **Foothills Boulevard:** The current name for the roadway within the Plan area is Foothills Boulevard North, although when the connection is made to the south the name is anticipated to change to Foothills Boulevard. The roadway is currently a two-lane, north-south thoroughfare that runs from Athens Avenue on the north to Sunset Boulevard on the south. With construction of Placer Ranch, it will eventually be improved to a six-lane arterial that extends into Roseville to the south. It will also be served by the first interchange to be constructed on Placer Parkway, so it will become a key economic development focal point in the area.
- **Industrial Avenue/Lincoln Boulevard:** Industrial Avenue/Lincoln Boulevard is a north-south collector that parallels SR 65 between Roseville and Lincoln. Industrial Avenue extends from Washington Boulevard in Roseville to SR 65 and becomes Lincoln Boulevard through Lincoln. It is the main north-south roadway serving the currently-developed parts the Sunset Area.
- **Cincinnati Avenue:** Cincinnati Avenue is a north-south, two-lane collector road located approximately a quarter-mile west of Industrial Avenue. It provides access to a variety of light industrial uses. It currently terminates at the Placer Gold Industrial Park to the north and at the southern edge of the Sunset Planning Area to the south, just north of the Roseville city limit line.
- **Fiddymment Road:** Fiddymment Road is currently a two-lane north-south facility within the Plan area connecting Baseline Road on the south and Moore Road on the north. It will become a key north-south roadway serving Placer Ranch as a six-lane arterial, essentially bisecting the project and serving as the dividing line between the more urban uses to the east and suburban uses to the west.
- **Athens Avenue:** Athens Avenue is currently a two-lane road from approximately a half-mile east of Foothills Boulevard north to Fiddymment Road. The cross section in front of Thunder Valley Casino varies, but is predominantly a four-lane roadway. It currently provides primary access to both the Thunder Valley Casino and Hotel and the WPWMA facilities. With completion of Placer Parkway, WPWMA-related truck traffic will access the facilities via the Fiddymment interchange, which will reduce WPWMA-bound traffic around the Thunder Valley Casino Resort and other future businesses in and around the Sunset Area. This will change the function of Athens Avenue, providing an associated opportunity to change its character to better suit future commercial uses in the area. Ultimately, it will be extended to South Dowd Road and widened to four lanes.
- **South Dowd Road:** South Dowd Road is an existing north-south rural road that terminates Auburn Ravine, about a half-mile north of the Sunset

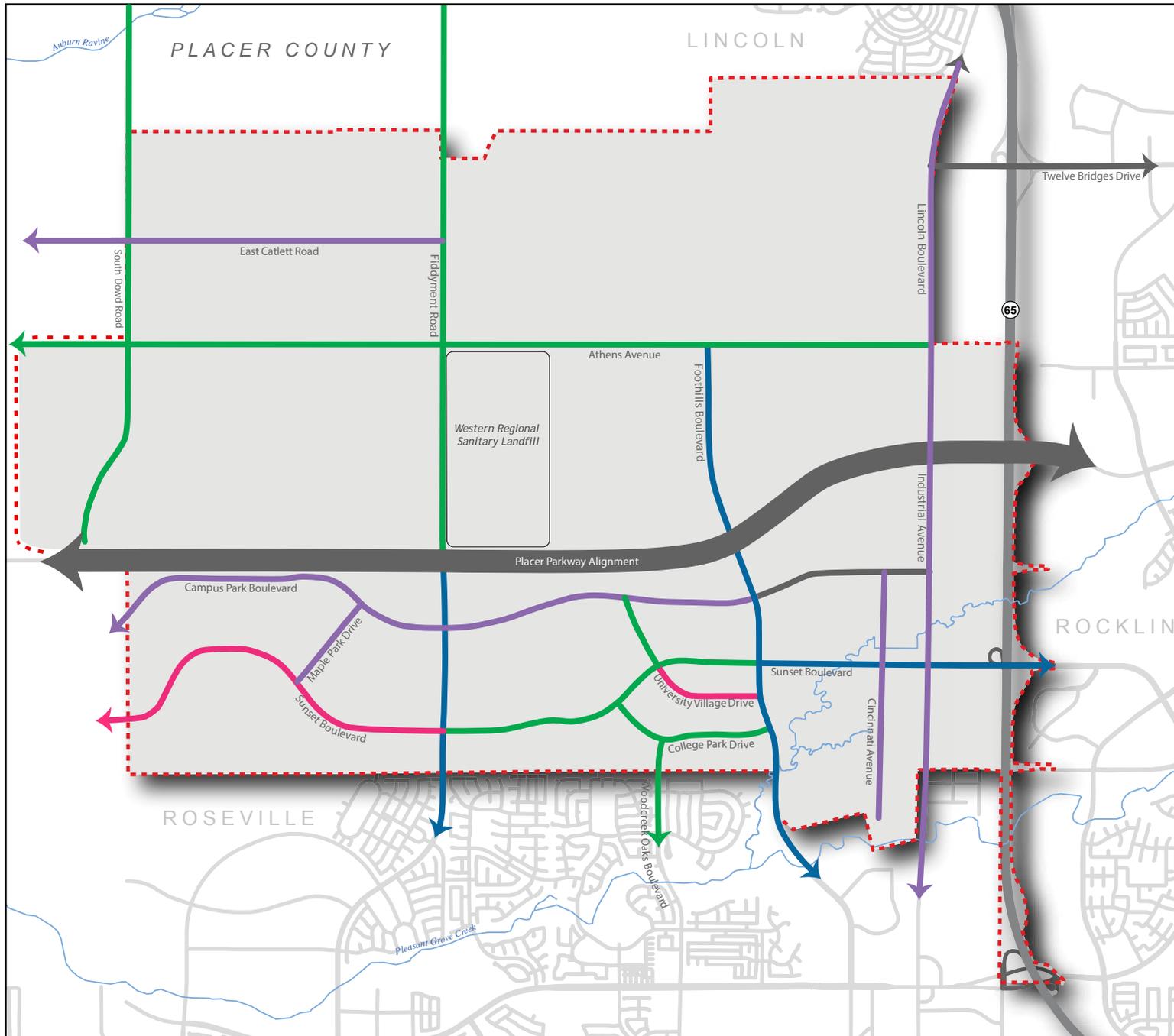
Planning Area. It is planned to eventually extend to Placer Parkway, where it would connect with Westbrook Boulevard in Amoruso Ranch (Roseville) via a grade separation.

- **East Catlett Road:** East Catlett Road is an east-west rural road that terminates at Fiddymment Road, a half-mile north of Athens Avenue. To the west, it extends into Sutter County, eventually connecting with SR 70.
- **Campus Park Boulevard:** Campus Park Boulevard is a planned roadway that will run east-west through Placer Ranch, paralleling West Sunset Boulevard (to the south) and Placer Parkway (to the north). It will form the northern edge of the California State University, Sacramento – Placer Center east of Fiddymment Road and will provide access to the commercial and residential areas west of Fiddymment Road, eventually extending into Amoruso Ranch (in Roseville). Campus Park Boulevard will ultimately be a two-lane collector from Cincinnati Boulevard to Foothills Boulevard, a four-lane Arterial from Foothills Boulevard to Maple Park Drive, and a two-lane collector west of Maple Park Drive.

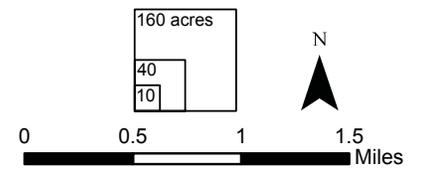
**TABLE 2-1
ROADWAY FUNCTIONAL CLASSIFICATION**

Classification	Locations	Lane Capacity	Right-of-Way	Landscape Median
Arterial Roadways				
6-Lane Arterial	<ul style="list-style-type: none"> ▪ Fiddymment Rd. south of Placer Pkwy. ▪ Foothills Blvd. N. ▪ Sunset Blvd. east of Foothills Blvd. N. 	6	96'	14'
4-Lane Arterial	<ul style="list-style-type: none"> ▪ Athens Ave. ▪ Sunset Blvd. from Foothills Blvd. N. to Fiddymment Rd. ▪ S. Dowd Rd. north of Placer Pkwy. ▪ Fiddymment Rd. north of Placer Pkwy. ▪ Campus Park Blvd. from Foothills Blvd. N. to Maple Park Dr. ▪ University Village Dr. from Sunset Blvd to Campus Park Blvd. ▪ College Park Dr. ▪ Catlett Rd. (between Fiddymment Rd. and Dowd Rd.) 	4	74' to 80'	14' to 20'
Collector Roadways				
Collector	<ul style="list-style-type: none"> ▪ Industrial Ave. ▪ Cincinnati Ave. ▪ Maple Park Dr. ▪ Campus Park Blvd. west of Maple Park Dr. and east of Foothills Blvd. ▪ Sunset Blvd. west of Fiddymment Rd. ▪ University Village Dr. 	2	96'	None to 20'

Sunset Area Plan | Figure 2-1
Draft Circulation Diagram

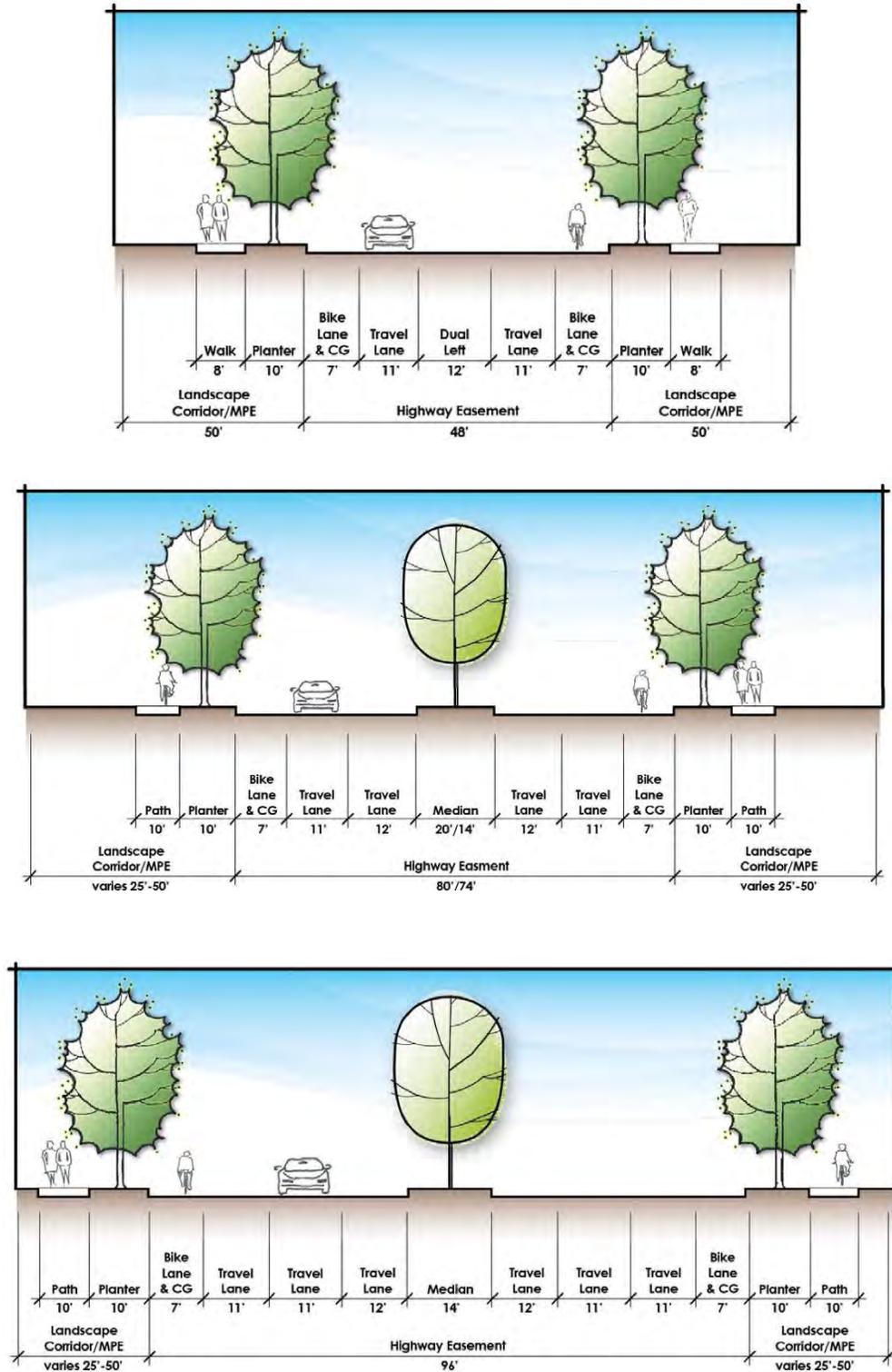


- Plan Area
- Western Regional Sanitary Landfill
- 6-Lane Arterial
- 4-Lane Arterial
- Collector
- Collector with Median



Date: 07-07-2017
 Source: Placer County, 2015

Figure 2-2
Typical Roadway Section
2-Lane Collector, 4-Lane Arterial, and 6-Lane Arterial



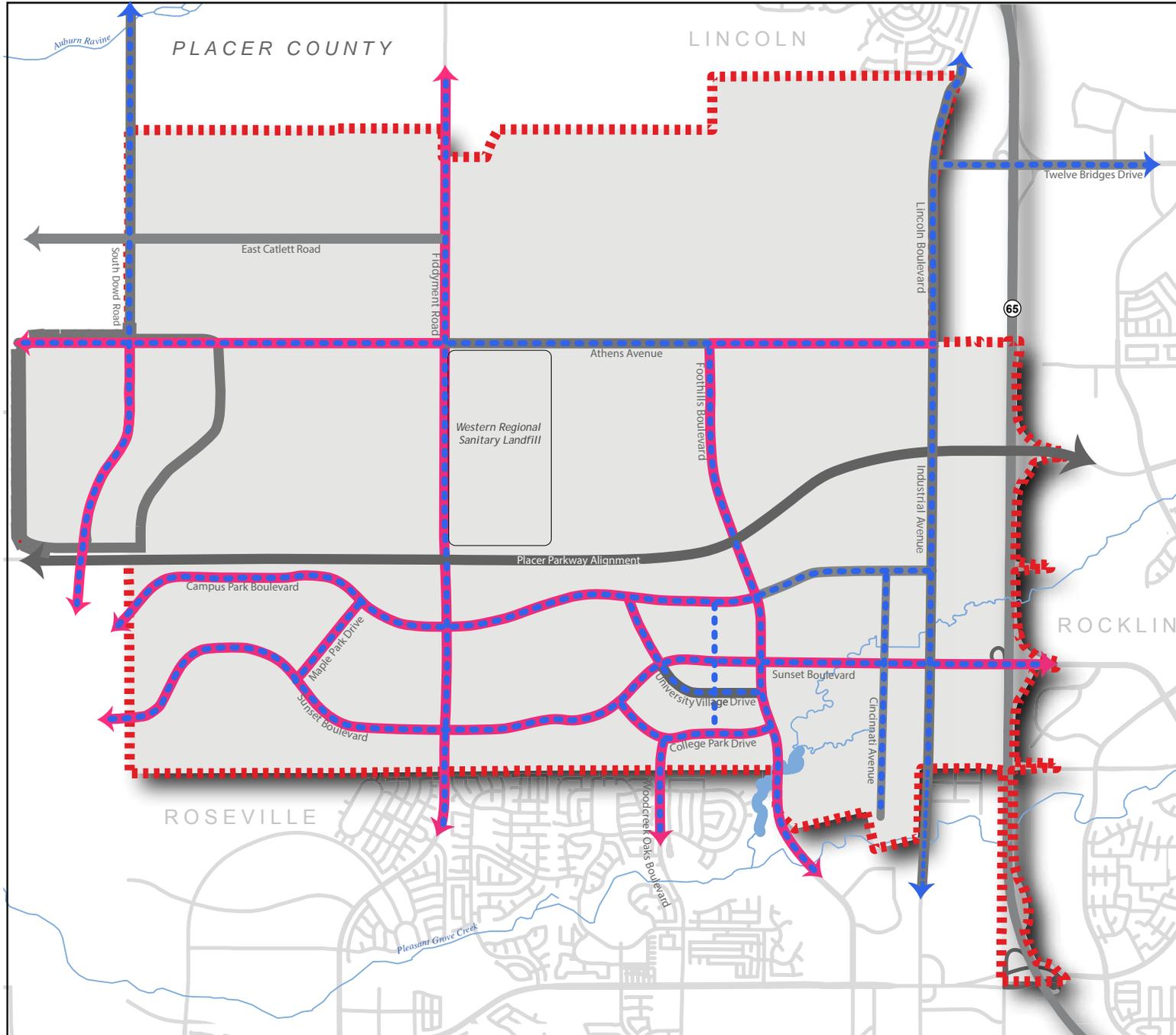
Active Transportation

Bicycle and pedestrian travel are key components of a balanced transportation system. Currently, the Sunset Area is not well-served by facilities that would encourage biking and walking. This is primarily because the area is largely undeveloped, although those parts of the area that are developed do not have high quality bike and pedestrian facilities. As the Sunset Area develops, the County has the opportunity to promote non-motorized transportation by ensuring that roadways are designed to incorporate bike lanes and sidewalks, as well as to ensure local, sub-regional, and regional connectivity (including trail and pathway systems). Figure 2-3 shows the locations of existing and planned multi-use trails and pathways.

Transit

Direct transit service in the Sunset Area is very limited due to the sparse development in the area. Placer County Transportation's Lincoln/Sierra College bus route runs along Industrial Boulevard and Sunset Boulevard, with a connection to the Thunder Valley Casino Resort along Athens Avenue. Roseville Transit's "S" line also provides access to the area via a loop that runs along Industrial Boulevard, Sunset Boulevard, and SR 65 in the southeastern part of the Plan area. As the area evolves into a regional center for employment, education, and entertainment, demand for local transit services and connections to regional transit services will increase and such services will become more viable. The Placer County Transportation Planning Agency (PCTPA) has completed conceptual plans for a bus rapid transit (BRT) line that would run through the Sunset Area, providing an express commuter service connection with regional employment centers and transit hubs. As envisioned, the BRT route would run east-west through Placer Ranch (likely on Campus Boulevard), as well as on Placer Parkway and Foothills Boulevard. It would run in mixed-flow lanes (i.e., without a dedicated lane).

Sunset Area Plan | Figure 2-3
Bike and Pedestrian Mobility Map



-  Plan Area
-  Western Regional Sanitary Landfill
-  Class I Trail (10')
-  Class II On-Street Bike Lane



Date: 09-14-2017
 Source: Placer County, 2015

Goals and Policies

This section of the Sunset Area Plan provides the goals and policies that will lead to enhanced mobility and connectivity within the Plan area and improved connectivity to adjacent areas. These goals and policies provide the general framework for establishment and maintenance of a well-balanced transportation system serving the Sunset Area and connecting it with other regional systems.

Goal TM-1: Roadways and Traffic

To develop a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel.

Policies

TM-1.1: Complete Street Design. The County shall require the design of all arterial, collector, and local streets in the Sunset Area to address the needs of all potential users and all modes of travel within the street right-of-way. This will include the following:

- A. Sidewalks and curbs to ensure pedestrian convenience, comfort, and safety.
- B. Off-street, separated Class I Bike Trails and on-street Class II Bike Lanes to accommodate the needs of both commuter and recreational cyclists.
- C. Transit accessibility and transit priority to enhance the convenience and efficiency of transit services.
- D. Shade trees and planting strips to add to the comfort of users and to enhance the aesthetic appeal of streets.

TM-1.2: Level of Service. The County shall maintain a level of service (LOS) E standard at major intersections within the Plan area, as defined by the Department of Public Works and Facilities. The major roadways within the Plan area (Figure 2-1 Circulation Diagram) are planned to operate acceptably and further analysis will not be required except on a case-by-case basis where specific factors will be considered (e.g. proposed rezone). Analysis shall conform to the *Placer County Transportation Impact Analysis Guidelines*.

TM-1.3: Level of Service Coordination. The County shall coordinate with neighboring jurisdictions to plan for acceptable and compatible levels of service on roadway facilities that connect the Sunset Area with adjacent areas.

- TM-1.4: Vehicle Miles Traveled.** Consistent with SB 743, the County shall use vehicle miles traveled (VMT) to evaluate the transportation impacts of new development proposals, in accordance with the adoption timelines defined in SB 743. Required traffic impact analysis may also consider the total number of trips generated and the resulting impact on traffic volumes and congestion (e.g., LOS), but VMT shall provide the basis for determining appropriate mitigation measures to meet CEQA requirements. Analysis shall conform to the *Placer County Transportation Impact Analysis Guidelines*.
- TM-1.5: Capital Improvement Funding.** The County shall provide for sufficient capital improvements to meet the target for vehicle miles traveled (VMT) and greenhouse gas reductions.
- TM-1.6: Right-of-Way Preservation.** The County shall preserve right-of-way for all transportation and circulation facilities depicted on the *Sunset Area Plan Circulation Diagram* (Figure 2-1) and described in Table 2-1. As appropriate, this will include requiring development projects to dedicate property.



- TM-1.7: Internal Street Connectivity.** The County shall require large private developments (e.g., office parks, apartment complexes, retail centers) to provide internal streets and parking lots that connect to the existing public roadway system at County-approved locations and provide a seamless transition to existing and planned transportation facilities.
- TM-1.8: Network Connectivity/Continuity.** The County shall coordinate with the cities of Roseville, Rocklin, and Lincoln and the Placer

County Transportation Planning Agency to ensure that arterial and collector roads are designed to provide connections between the Sunset Area and adjacent areas. This will include establishing parallel facilities that provide alternatives to relying on regional facilities (i.e., SR 65, Placer Parkway) for local trips.

TM-1.9: Additional Traffic Impact Mitigation. The County shall require applicants for land development projects to demonstrate consistency with the land use assumptions of the EIR for this Plan. For projects that exceed these assumptions, the County will require additional traffic analysis and mitigation of impacts identified in the analysis. Mitigation could include contribution to funding of transportation system improvement (e.g., traffic fees, VMT fees) and/or dedication of right-of-way for future improvements.



TM-1.10: Transportation Systems Management Programs. The County shall promote the use of transportation systems management (TSM) programs directed at increasing the efficiency of the transportation system. This includes the requirement that proposed development projects meet the County's trip reduction ordinance (TRO), which is aimed at increasing average vehicle occupancy and promoting use of transit and active transportation.

TM-1.11: Autonomous Vehicle Technology. The County shall monitor the development of autonomous vehicle technology, actively participate in regional discussions regarding the potential effects of autonomous vehicles, and consider the impacts of this new technology on signage, speed limits, signal timing, and roadway design standards within the Sunset Area.

Goal TM-2: Active Transportation

To support bicycling and walking in the Sunset Area by providing safe and convenient routes and facilities.

Policies

- TM-2.1: Transportation Facility Design.** With the exception of limited access expressways (e.g., Placer Parkway), the County shall require the design of all future roads, bridges, and facilities to accommodate bicycle and pedestrian travel, with a preference for Class I bike trails.
- TM-2.2: New Development Connectivity.** The County shall require new development to include a system of sidewalks, trails, and bikeways that link all land uses, provide accessibility to parks and schools, and connect to all existing and planned external street and trail facilities. Land use and development applications will need to demonstrate how proposed facilities will connect with the major connector nodes and corridor trails, as depicted in Figure 2-3.
- TM-2.3: Pedestrian and Bicycle Safety.** The County shall require safe street and intersection crossings for bicyclists and pedestrians that include traffic signals, signal timing to enable safe crossings, enhanced crosswalk facilities with painted and textured and/or raised surfaces, pedestrian and bike activated signals, pedestrian refuge islands and medians, and intersection crossing guidelines consistent with the Americans with Disabilities Act.
- TM-2.4: Supportive Land Uses.** The County shall encourage land use types and forms that facilitate the use of alternate modes of transportation, multi-modal facilities, and the development of complete streets.

TM-2.5: Bicycle Parking. The County shall require safe and convenient bicycle parking for all new or modified public and private developments and businesses. For commercial establishments, bicycle parking shall be located near primary building entrances.



TM-2.6: End-of-Trip Facilities. The County shall encourage incorporation of cycling-friendly facilities such as showers, secure weather-protected bicycle lockers, storage lockers for other gear, and changing spaces for all new or modified public and private developments and businesses.

TM-2.7: Regional Connectivity. The County shall work to promote and facilitate bicycle and pedestrian connections between the Sunset Area networks and the active transportation networks of nearby communities. This will include connecting existing facilities in adjacent areas with new facilities in the Sunset Area, as well as grade-separated pedestrian and bicycle connections across Placer Parkway.

TM-2.8: Grant Funding. The County shall identify regional, State, and Federal funding programs and secure funding for pedestrian and bicycle facilities and programs, if possible.

Goal TM-3: Transit Services

To plan for efficient and convenient local and regional transit systems that meet the unique needs of the Sunset Area.

Policies

- TM-3.1: Transit Service Planning.** The County shall collaborate with the Placer County Transportation Planning Agency to update its Long-Range Transit Master Plan to include transit service to the Sunset Area. This update would include a funding mechanism for the establishment and operation costs of transit service to the Sunset Area.
- TM-3.2: Private Transportation.** The County shall encourage privately-owned transit systems, such as taxicabs, ridesharing companies, employer shuttles, and private bus companies, to provide additional transit services, particularly to serve special needs populations, including senior citizens and the mobility impaired.
- TM-3.3: Employer Shuttles.** The County shall encourage major employers to establish shuttle services to connect with major destinations and transit hubs within the Sunset Area.

Goal TM-4: Parking

To ensure the provision of adequate, well-located, and efficient parking for employees and customers of Sunset Area businesses, residents, and visitors.

Policies

- TM-4.1: Shared-Use Parking.** The County shall encourage shared-use parking facilities to more efficiently use parking lots.
- TM-4.2: Consolidation of Off-Street Parking.** The County shall encourage consolidation of off-street parking within mixed-use areas in the Plan area.
- TM-4.3: Credit for Off-Site Parking Requirements.** The County shall allow properties that contribute to off-site community parking facilities or transit service to be given credit for satisfying their individual parking requirements.
- TM-4.4: Preferred Parking for Alternately-Powered Vehicles.** The County shall require the provision of preferred parking for alternately-powered vehicles, including electric cars, natural gas vehicles, and hydrogen fuel cell vehicles.

Goal TM-5: Goods Movement

To encourage the safe and efficient movement of goods to support the local economy while minimizing impacts on residential neighborhoods and local traffic patterns.

- TM-5.1: Truck Routes.** The County shall maintain and update its commercial truck route map as needed to ensure the needs of Sunset Area businesses are met while minimizing potential adverse impacts to residential areas.



- TM-5.2: Encourage Trucks to Use Highways.** The County shall encourage major employers and trucking companies to maximize use of highways where they are viable alternatives to local truck routes.
- TM-5.3: Off-Peak Deliveries.** The County shall encourage business owners that depend on on-street loading to schedule deliveries during off-peak traffic periods.

TM-5.4: Railroad Crossing Grade Separations. To the extent possible, the County shall require the grade separation of main line railroads and major arterial streets. The County will maximize the use of available State and Federal funds for grade-separated railroad crossings and encourage railroad companies to pay their equitable share of any such projects.



3. PUBLIC FACILITIES AND SERVICES

The essential facilities and services to the Sunset Area include basic infrastructure (e.g., sewer, water, power, streets, solid waste disposal and drainage facilities) and local governmental services, namely fire protection, law enforcement, and general municipal government services. Along with these facilities and services, new residential uses in the Sunset Area will require parks, recreation services, schools, and library facilities and services. The provision of these facilities and services is critical for maintaining the public's health and well-being, as well as for setting the stage for economic investment in the area.

Chapter 4 of the Existing Conditions Report (Public Services and Utilities) describes existing facilities and services in the Plan area; Appendix B of this Policy Document is the Sunset Area Capital Improvement Plan (CIP), which describes backbone facility needs and the estimated costs for development of those facilities. Appendix C is the Infrastructure Finance Strategy, which describes how the County will fund capital and operating costs for Plan area facilities and services.

Goals and Policies

This section of the Sunset Area Plan includes the goals and policies for development and maintenance of the public facilities and services required to support Sunset Area employers, businesses, residents, and visitors.

Goal PFS-1: Timing and Maintenance of Facilities and Services

To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities for the Sunset Area.

Policies

PFS-1.1: Facility Construction. The County shall require new development to either construct new facilities, upgrade existing facilities, or pay its fair share of upgrading existing facilities.

PFS-1.2: Facilities and Services for New Development. 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.

PFS-1.3: Infrastructure Construction Coordination. The County support efforts to and provide a process for notification and information about all major infrastructure and construction projects, including transportation projects and new residential subdivisions, to a shared data base so utility providers have the opportunity to coordinate infrastructure deployment with projects.

PFS-1.4: Maintenance of Quality and Service Levels. The County shall routinely review the condition of public facilities and the status of public services to ensure that they are consistent with established quality standards and service levels.

Goal PFS-2: Facility Funding

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

Policies

PFS-2.1 Fair Share Funding of Existing Facilities. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development. Exceptions may be made when new development generates significant public benefits (e.g., 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.

PFS-2.2: Funding Upgraded or New Facilities. 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.

- PFS-2.3: Funding Public Services.** 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 and when alternative sources of funding have been identified to offset foregone revenues.
- PFS-2.4: Broad-based Funding Sources.** The County shall seek broad-based funding sources for public facilities and services that benefit current and future businesses in the Sunset Area.
- PFS-2.5: Tax-Exempt Bonds as Funding Source.** The County shall consider the use of public tax-exempt bonds to finance fees and other initial costs associated with new development. Such bonds could be applied to traffic fees, fire protection 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.
- PFS-2.6: Fee Impact Considerations.** 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.
- PFS-2.7: Fiscal Impact Analysis for Major Land Development Projects.** The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or mixed-use projects, including specific plans with 100 or more dwelling units and 10 acres or more of non-residential land uses (exclusive of open space/greenbelt).

PFS-2.8: Commercial/Office/Industrial Economic/Market/Fiscal Analysis.

The County may require the preparation of an economic, market or fiscal impact analysis for commercial, professional office, or industrial development on 10 or more acres of land. The determination to prepare an analysis will be based upon the potential for a project to impact County facilities and services or cause an economic impact in the Sunset Area.

PFS-2.9: Consultation with Neighboring Cities. The County shall consult with the Cities of Roseville, Rocklin and Lincoln to require new development within city limits to mitigate impacts on facilities and services within the Sunset Area.

Goal PFS-3: Water Supply

To provide a long-term reliable source of treated surface water to support urban development, agricultural production, and natural resource conservation in the Sunset Area.

Policies

PFS-3.1: Water Supply Certification. The County shall require applicants for new development approval to demonstrate the availability of a long-term, reliable surface water supply for all urban uses as well as recycled water, where available, as an optional water supply. The County shall require written certification from the water service provider that a long-term water supply is or will be available for the new development prior to occupancy.

PFS-3.2: Efficiency and Demand Reduction. The County shall promote efficient water use and reduced water demand by:

- A. Requiring water-conserving design and equipment in new construction;
- B. Requiring water-conserving landscaping and other conservation measures consistent with the Water Efficient Landscaping Ordinance, as well as the use of recycled water;
- C. Requiring the retrofitting of existing development with water-conserving devices as a condition of discretionary approval for any change of use or structures;
- D. Encouraging retrofitting existing development with water-conserving devices; and
- E. Encouraging water-conserving agricultural irrigation practices.

PFS-3.3: Recycled Water. The County shall require the use of recycled water and the development of associated infrastructure where feasible to offset the demand for new water supplies.

Goal PFS-4: Wastewater Collection, Treatment, and Disposal

To ensure adequate wastewater collection and treatment and the safe disposal of liquid waste.

Policies

PFS-4.1: Wastewater Management. The County shall coordinate with the Cities of Lincoln and Roseville to ensure efficient and effective management of wastewater. This includes ensuring that development projects proposed in the Sunset Area have access to sufficient capacity at either the Lincoln Wastewater Treatment and Reclamation Facility or the City of Roseville Pleasant Grove Wastewater Treatment Plant.

PFS-4.2: Efficient Water Use and Wastewater Reduction. The County shall promote efficient water use and reduced wastewater system demand by:

- A. Requiring water-conserving design and equipment in new construction;
- B. Encouraging retrofitting with water-conserving devices; and
- C. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.

PFS-4.3: Pretreatment of Commercial and Industrial Wastes. The County shall require to the extent possible pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.

PFS-4.4: Recycled Water Irrigation Uses. The County shall require the use of recycled water, wherever feasible, for irrigation, including commercial, industrial, and private landscaping, landscaping within public rights-of-way (e.g., medians), and agricultural lands.

Goal PFS-5: Stormwater Drainage

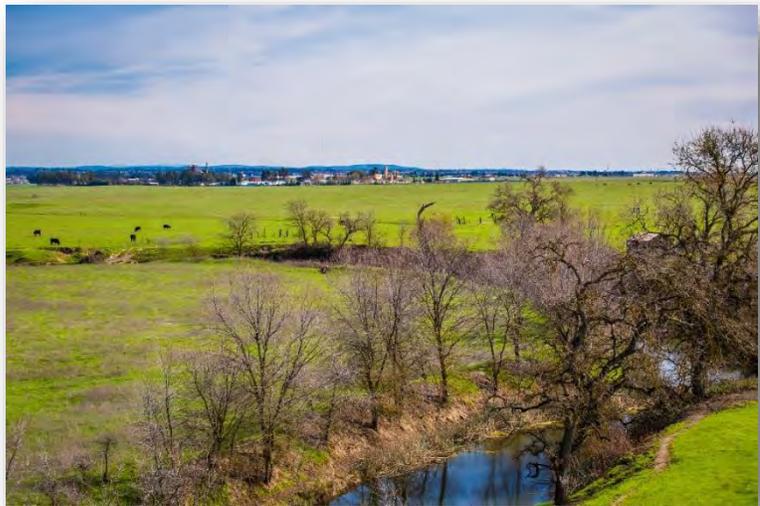
To manage stormwater as a valuable resource that can recharge groundwater supplies, protect and enhance natural habitat and biodiversity, add value to new development or redevelopment projects, as well as reduce potential for flood water-related damage to structures or infrastructure.

Policies

PFS-5.1: Natural Stormwater Drainage Systems. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features. At the earliest planning stages, applicants for new development shall assess and evaluate how site conditions such as soils, vegetation, and flow paths will influence the placement of buildings and paved surfaces with a goal of incorporating the capture and treatment of runoff as part of the project design.

PFS-5.2: Public Uses of Floodplains. The County shall support efforts to set aside land for drainage or other public uses of floodplains using setbacks and common area lots, or by obtaining easements for drainage and other public uses of floodplains.

PFS-5.3: Floodplain and Stream Channel Protection. The County shall protect floodplains and stream channels (as defined in the PCCP) as critical recharge areas to replenish local groundwater basins, protect and/or restore wetlands and riparian habitats, and irrigate agricultural lands.



- PFS-5.4: Storm Drainage System Design.** The County shall ensure that storm drainage systems in new development are designed in conformance with the Placer County Flood Control and Water Conservation District's *Stormwater Management Manual* and the *County Land Development Manual*. The County shall require submission of a preliminary drainage report, prepared by a professional civil engineer registered in the State of California, as part of the discretionary development project review. The County shall further require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.
- PFS-5.5: Stormwater Detention.** The County shall require that new development mitigate increases in stormwater peak flows to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow, less 10 percent of the difference between the pre-project and unmitigated post-project peak flows. Projects that have impacts on surface water runoff shall allocate land on site as necessary for detaining post-project peak flows to meet this requirement. Detention facilities shall be constructed on the project site or within a larger project development area where joint facilities are warranted and approved by the County.
- PFS-5.6: Stormwater Retention.** The County shall require that new development mitigate increases in stormwater volume to retain the 100-year, 8-day design storm depth of 10.75 inches for the 200-foot elevation, unless another methodology has been agreed upon by Placer County. Retention of stormwater is to mitigate for increases in stormwater volumes due to lost storage capacity as a result of development (as opposed to detention, which is to mitigate for increases in stormwater peak flow rates). Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County. New development may incorporate retention on-site, or at such time that a regional stormwater retention program is developed, participate in the implementation of the regional program by paying regional retention mitigation fees, as deemed appropriate.

PFS-5.7: Low-Impact Development. The County shall require that new development comply with the West Placer Storm Water Quality Design Manual to manage urban development runoff through the use of low-impact development (LID) features, site design measures, and water quality best management practices. These may include, but should not be limited to, a combination of features such as pretreatment water quality vaults, vegetated swales, infiltration/sedimentation basins, riparian and stream setbacks, oil/grit separators, porous pavement, rooftop and impervious surface area disconnection, soil quality improvement and maintenance, and tree planting and preservation.

PFS-5.8: Stormwater Mitigation Coordination. The County shall identify and coordinate mitigation measures with responsible agencies (e.g., California Regional Water Quality Control Board, Placer County Department of Health and Human Services – Division of Environmental Health, Placer County Department of Public Works and Facilities, CDRA-Engineering and Surveying Division, Placer County Flood Control and Water Conservation District) for the control of stormwater runoff, monitoring of stormwater discharges, and implementation of measures to control pollutant loads in urban stormwater runoff.

PFS-5.9: Regional Flood Control Improvement Planning. The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, and other public agencies in planning and implementing regional flood control improvements.

Goal PFS-6: Solid Waste Disposal/Recycling

To ensure the safe and efficient disposal or recycling of solid waste generated in the Sunset Area.

Policies

PFS-6.1: Maximize Waste Reduction. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.

PFS-6.2: Solid Waste Facility Buffers. The County shall support efforts of the Western Placer Waste Management Authority to ensure that landfills and other solid waste facilities (e.g., material recovery, composting) are buffered from incompatible development.

PFS-6.3: Solid Waste Facility Compliance. The County shall require that all new solid waste facilities and operations comply with applicable provisions of the *Placer County Integrated Waste Management Plan*.



PFS-6.4: Encourage Use of Recycled Products. The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

PFS-6.5: Recycling Market Development Zone. The County should promote the recycling market development zone (RMDZ) in the Sunset Area in the area around the Western Placer Waste Management Authority's Material Recovery Facility.

Goal PFS-7: Law Enforcement/Crime Prevention

To provide adequate crime prevention and law enforcement services to deter crime and to meet the growing demand for services associated with increasing development in the Sunset Area.

Policies

PFS-7.1: Sheriff Facilities Standards. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain adopted service standards.

PFS-7.2: Sheriff Facilities Funding. The County shall require new development to construct or fund sheriff facilities that, at a minimum, maintain adopted standards.

PFS-7.3: Crime Prevention Through Environmental Design. The County shall consider public safety issues in all aspects of commercial, residential, and industrial project design, including crime prevention through environmental design (CPTED).

Goal PFS-8: Fire Protection/Emergency Response

To provide fire protection and emergency response capabilities suitable to serve the demands of the Sunset Area.

Policies

PFS-8.1: New Development and Service Level Standards. The County shall require new discretionary development to construct facilities and/or fund fire protection personnel, operations, and maintenance that maintains County fire protection standards.

PFS-8.2: Fire Protection and Emergency Response Services and Facilities. The County shall assist in the development of fire protection and emergency response facilities and services, including equipment and training capable of addressing the unique needs of the Sunset Area.

PFS-8.3: Fire and Emergency Response Funding. The County shall evaluate a variety of funding sources to pay for operations, maintenance, training, and personnel costs associated with a fire station and emergency response facilities needs in the Sunset Area.

PFS-8.4: Emergency Medical Response Capability. The County shall insure that fire protective services include emergency medical response capabilities suitable to the uses proposed in the Sunset Area.

PFS-8.5: Community Facilities District Annexation. The County shall require new development or redevelopment within the Sunset Area to annex into Community Facilities District 2012-1, Sunset Industrial Area Services, as a condition of approval for all discretionary review permits to provide fire protection and emergency response services.

PFS-8.6: Automatic Aid Agreements. The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.

Goal PFS-9: Telecommunications

To promote state-of-the-art telecommunication services to support economic development and to meet the needs of employers and residents of the Sunset Area.

Policies

- PFS-9.1: Access and Availability.** The County shall work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services.
- PFS-9.2: Telecommunication Facility Co-location.** The County shall encourage compatible co-location of telecommunication facilities.
- PFS-9.3: Telecommunications Technology in New Development.** The County shall require the installation of state-of-the-art internal telecommunication technologies in new large-scaled residential, office, and commercial developments.
- PFS-9.4: Broadband Access.** The County shall leverage and support the Gold County Broadband Consortium/Sierra Business Council and other similar not-for-profit broadband organizations to help achieve expansion of broadband access in the Sunset Area.

Goal PFS-10: Parks, Schools, and Libraries

To address demand for parks and recreation, schools, and library facilities and services associated with new residential development in the Sunset Area.

Policies

- PFS-10.1: Land Dedication.** The County shall require the dedication of land and/or payment of fees, in accordance with applicable laws and standards, to acquire and develop public parks and recreation facilities, schools, and libraries. Where land dedication is required of new development, the County shall ensure the dedicated land is in locations that are compatible with adjacent uses and to not pose excess regulatory or maintenance burden.
- PFS-10.2: Funding.** The County shall require new development to contribute to a funding source (e.g., County Service Area Zone of Benefit, Lighting and Landscape District, Community Facilities District) to assure adequate funding for park, trail, and landscape improvement, operation, and maintenance.
- PFS-10.3: Joint Use Facilities.** The County shall encourage joint use of school facilities for recreation and other public uses which do not conflict with the primary educational use.

PFS-10.4: Developer-Built Recreation Amenities. Where legally appropriate and efficient, the County will encourage developer-built public recreational amenities.

PFS-10.5: Private Recreation Amenities. Where appropriate to the character of a new development, the County will encourage private recreation amenities within residential developments to offset the demand for public facilities.

PFS-10.6: School Needs and Development Timing. County and school district personnel shall continue to work together closely to monitor population increases in the area and to ensure that new school facilities are provided as needed. Adequate school facilities must be shown to be available, in a timely manner, before approval will be granted to new residential development.

PFS-10.7: School Funding. New development in the area must, along with the State of California, continue to provide the funding necessary to meet the demand for new school facilities in a timely manner.

PFS-10.8: School Site Location. New school sites should be sited as close as possible to areas of the highest population densities, and where roads and pedestrian paths provide the safest access to the sites.

4. NATURAL RESOURCES

The natural resources in the Sunset Area include air, water, wetlands, vegetation, fish and wildlife habitat, and agricultural soils. The fish and wildlife habitat areas include wetlands, riparian areas, upland grasslands, and woodlands. No significant mineral resources are known to exist in the Sunset Area. The Plan area's natural resources provide benefits to the area by providing aesthetic quality, habitat for a diversity of fish and wildlife, undeveloped open space, agricultural production, and water for surface and ground water resources. Some of these resources are unique in that they provide habitat for sensitive plant and animal species.

Placer County Conservation Program

The Placer County Conservation Program (PCCP) encompasses western Placer County, including the Sunset Area. The goal of the PCCP is to provide an effective framework to protect, enhance, and restore the natural resources in specific areas of western Placer County, while streamlining the permitting of a range of land development, infrastructure improvements, and habitat restoration actions known as “covered activities.” The PCCP includes two separate but complementary plans and programs that support two sets of State and Federal permits:

1. Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan, referred to as the HCP/NCCP or “Plan.” The Plan is a joint HCP and NCCP that will protect fish and wildlife and their habitats and fulfill the requirements of the Federal Endangered Species Act, the California Endangered Species Act, and the California Natural Community and Conservation Planning Act (NCCP Act).
2. Western Placer County Aquatic Resources Program, referred to as the CARP. The CARP will protect streams, wetlands, and other water resources and fulfill the requirements of the Federal Clean Water Act (Section 401 and 404) and analogous State laws and regulations.

Together, the permits issued under these plans and programs represent all of the major wetland and endangered species act permits that are required for land development activity that may occur on public and private property in Western Placer County and the Sunset Area. The PCCP represents an opportunity to streamline State and Federal permitting and mitigation through a comprehensive conservation strategy once it is adopted by the Board of Supervisors and approved by the Federal and State regulatory agencies.

[Note: As of publication of this Preliminary Public Review Draft Plan (January 2018), the PCCP had not yet been adopted. Both the Plan and the Draft EIR prepared for the Plan assume that the PCCP will be in place by the time the Plan is adopted. If that is not the case, goals, policies, and programs referring to the PCCP will need to be updated to incorporate the relevant substantive provisions of the Draft PCCP prior to adoption of the Plan.]

Goals and Policies

This section of the Sunset Area Plan provides the goals and policies for protection of the Sunset Area natural resources. They are intended to complement the provisions of the PCCP and to supplement the goals and policies of the Placer County General Plan.

Goal NR-1: Balanced Growth/Conversion of Natural Areas

To provide balanced growth within the Area Plan where the conversion of portions of the natural environment to urban uses is allowed where consistent with the PCCP conservation strategy.



Policies

- NR-1.1: Covered Species and Natural Habitat Communities Protection.** Consistent with the PCCP, the County shall require avoidance and minimization of effects on covered species and natural habitat communities. Where avoidance is not feasible, the County shall require mitigation.
- NR-1.2: Stream System Protection.** The County shall require the protection and enhancement of the Stream System and other areas capable of meeting the PCCP Reserve Acquisition and avoidance criteria (e.g. Stream System, avoided areas 200 acres or greater, habitat and wetlands adjacent or connected to the Stream System or existing/future Reserves, Valley Oak Woodlands one acre or greater).
- NR-1.3: Natural Resource Preservation.** The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible, while still meeting project objectives. The County shall permanently protect, as open space, areas of natural resource values, including aquatic resources, riparian corridors, woodlands and both FEMA and calculated 100-year floodplains.
- NR-1.4: PCCP and CARP Program Consistency.** Prior to granting PCCP take authorization or extending wetland permit coverage, the County shall require Covered Activities to submit PCCP and CARP project applications for evaluation and consistency with the Conditions on Covered Activities and the overall terms and conditions of the Program.



Goal NR-2: Fish and Wildlife Habitat

To protect, restore, and enhance habitats that support fish and wildlife species to maintain populations at viable levels.

Policies

- NR-2.1 Special-Status Plant Species Protection.** The County shall ensure protection of special-status plant species and their habitat including State- and Federally-listed threatened or endangered species.
- NR-2.3: PCCP Coordination.** The County shall cooperate with, encourage, and support the plans of local, State, and Federal agencies and private entities engaged in the preservation and protection of biological resources from incompatible land uses and development consistent with the requirements of the PCCP.

NR-2.4: Stream Habitat Mitigation. The County shall require mitigation for new development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.

NR-2.5: Setback Area Protection and Maintenance. The County shall require that new development projects include provisions within setback areas that are designed to protect natural resources, including prohibition of the placement of fill during or after construction, establishment of a buffer area, and protection of vegetation within the buffer during construction. The County will require long-term covenants for the protection and maintenance of setback areas.

Goal NR-3: Streams and Floodplains

To protect and enhance the natural qualities of the Sunset Area perennial and ephemeral streams and floodplains.

Policies

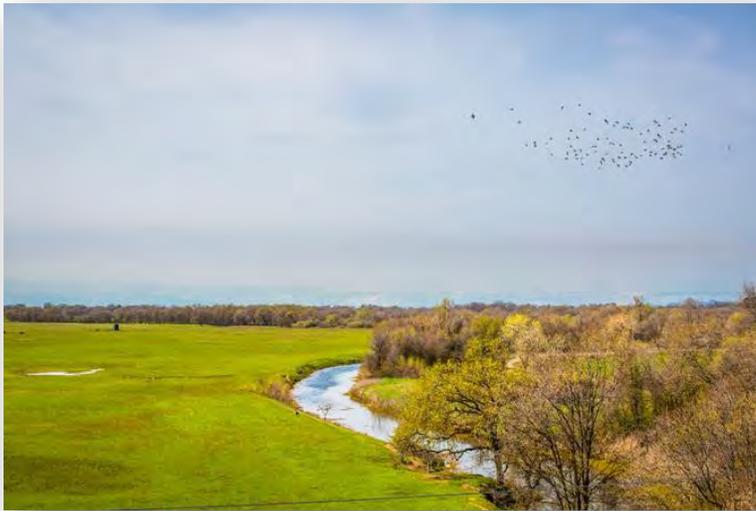
NR-3.1: Sensitive Habitat Buffers. The County shall require new development to provide Stream System and sensitive habitat buffers as specified in the PCCP and CARP.

NR-3.2: Floodplain Compliance. The County shall require all development in the FEMA or calculated 100-year floodplain to comply with the provisions of the *Placer County Flood Damage Prevention Ordinance*.

NR-3.3: Stream Corridor Encroachment. The County shall require new development projects proposing to encroach into a stream corridor or stream setback to do one or more of the following, in descending order of desirability:

- A. Avoid the disturbance of riparian vegetation;
- B. Replace riparian vegetation (on-site, in-kind);
- C. Restore another section of a stream within the Plan area boundaries (in-kind mitigation);
- D. Restore another section of a stream outside of the Plan area boundaries (in-kind mitigation); and/or
- E. Pay a mitigation fee for restoration elsewhere (e.g., in a qualified wetland mitigation bank).

NR-3.4: Stream Corridor Natural Conditions. Where practical, the County shall require that stream corridors be preserved in open, natural conditions. The County considers uses such as road crossings, recreation trails, foot bridges, and passive parks to be compatible uses within open space areas.



NR-3.5: Stream Protection Best Management Practices and Low Impact Development. The County shall continue to require the use of feasible and practical best management practices (BMPs) and Low Impact Development (LID) strategies (strategies that promote natural movement of stormwater through preservation and recreation of natural landscape features and minimization of impervious surfaces) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities. The County shall require that LID strategies be incorporated into project design. These LID strategies will be focused on minimizing adverse effects on water quality and surface water runoff.

NR-3.6: Natural Watercourse Integration. The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element.

NR-3.7: Grading After October 15th. The County shall discourage grading activities between October 15th and April 30th, unless such activities are adequately mitigated to avoid impacts during the rainy season, including but not limited to stream sedimentation and riparian habitat damage.

- NR-3.8: Floodplain Protection.** The County shall require the protection of floodplain lands and, where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access, and recreation.
- NR-3.9: NPDES Compliance.** The County shall require that new development applicants demonstrate to both the County and the Central Valley Regional Water Quality Control Board (CVRWQCB) complete compliance with the provisions of a General Construction Storm Water Discharge NPDES permit authorized and approved by the CVRWQCB, if required for development. Compliance may include a written detailed Storm Water Pollution Prevention Plan (SWPPP) and Monitoring Program (required by the NPDES permit). If appropriate to the individual project, the applicant shall demonstrate to the County and the CVRWQCB that the required Water Quality Certification has been approved by the CVRWQCB and that the appropriate Best Management Practices for control of erosion and sedimentation will be incorporated into construction activities.
- NR-3.10: Construction-Related Wastewater.** The County shall require new development to demonstrate to the satisfaction of the County and the CVRWQCB their complete compliance with the provisions of a General Permit for Dewatering and Other Low Threat Discharges to Surface Waters (Dewatering General NPDES permit) authorized and approved by the CVRWQCB. Compliance shall include a monitoring and reporting program, and shall include Best Management Practices capable of achieving the effluent limitations described in the permit.
- NR-3.11: Industrial Stormwater Permits.** The County shall require that new industrial development project applicants apply for a General Industrial Stormwater Permit from the CVRWQCB for any discharges into area surface waters.
- NR-3.12: CVRWQCB Consultation.** The County shall require that new development project applicants consult with the CVRWQCB to determine specific Waste Discharge Requirements for each facility.

Goal NR-4: Open Space

To preserve and enhance open space lands to maintain the natural resources of the Sunset Area.

Policies

- NR-4.1: Natural Land Form Preservation and Enhancement.** The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the extent feasible. Where appropriate, the County shall permanently protect, as open space, areas with substantial natural resource values, including wetlands, riparian corridors, woodlands, and floodplains.
- NR-4.2: Wildlife Corridor Protection.** The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.



- NR-4.3: Linked Open Space Areas.** The County shall coordinate with local, State, and Federal agencies and private organizations to establish visual and physical links among open space areas to form a system that, where appropriate, includes trails. Where appropriate, the County shall require new development to provide open space linkages using easements or other mechanisms.
- NR-4.4: Minimal Disturbance of Natural Resources.** Where significant open space resources exist, the County shall require development to minimize disturbance to natural terrain and vegetation and to maximize natural beauty and open space.

Goal NR-5: Air Quality

To protect and improve air quality in the Sunset Area.

Policies

- NR-5.1: Placer County Air Pollution Control District Review.** The County shall submit new development proposals to the Placer County Air Pollution Control District (PCAPCD) for review and comment in compliance with CEQA prior to project consideration by the appropriate decision-making body.
- NR-5.2: Air Quality Analysis and Mitigation Plan.** Developments that meet or exceed thresholds of significance for ozone precursor pollutants and greenhouse gas emissions, as adopted by the PCAPCD, shall be deemed to have a significant environmental impact. The County shall require submittal of an Air Quality Analysis and Mitigation Plan prior to project approval, subject to review and recommendation as to technical adequacy by the PCAPCD.
- NR-5.3: Air Quality Analysis.** The County shall require discretionary projects under CEQA review, where the project exceeds the PCAPCD's screening criteria, to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures to reduce potentially significant air quality impacts, to the extent feasible.
- NR-5.4: Construction Emission/Dust Control Plan.** For discretionary projects, where ground disturbance activity will exceed one acre, the County shall require approval of a Construction Emission/Dust Control Plan from the Placer County Air Pollution Control District, prior to commencement of ground breaking activity.
- NR-5.5: Construction Exhaust Emissions.** The County shall require new development to incorporate the use of Best Available Control Technologies (BACT) for the control of construction exhaust emissions. The PCAPCD shall be consulted to determine the appropriate BACT measures available (e.g., regular tune-ups, cleaner burning conventional fuels, alternative fueled vehicles and equipment).

- NR-5.6: Emission Reduction Compliance.** The County shall require new development to demonstrate to the County and the PCAPCD compliance with California State Air Resources Board (CARB) and PCAPCD Rules and Regulations to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.
- NR-5.7: Buffers for Air Pollution and Odor.** The County, in coordination with the PCAPCD, shall require the establishment of buffers and/or other appropriate mitigation on a project-by-project basis to provide for protection of sensitive receptors from sources of air pollution or odor.
- NR-5.8: Chlorofluorocarbon Recovery.** The County shall require the recovery of chlorofluorocarbons (CFC's) when older air conditioning and refrigeration units are serviced or disposed.
- NR-5.9: Cool Community Strategies:** The County shall promote Cool Community strategies to cool the urban heat island, reduce energy use and ozone formation, and maximize air quality benefits by requiring new development to implement four key strategies: plant trees, selective use of vegetation for landscaping, install cool roofing, and install cool pavements. This may include the following:
- A. Use of roofing materials with a high solar reflectance index (SRI), to reduce heat island effect and manage stormwater.
 - B. Incorporation of high-albedo materials such as concrete for pathways and parking areas, or use coatings and integral colorants for asphalt to achieve light colored surfaces instead of blacktop, where feasible.
 - C. Shading of hardscapes (such as sidewalks, roadways, and parking lots) with trees, vegetated trellises, or structures covered with solar panels or materials with high solar reflectance.
 - D. Preservation of existing trees, wherever feasible, and addition of trees in the public right-of-way, where appropriate.
 - E. Construction of hard surfaces such as roads and sidewalks with partially vegetated systems such as open grid vegetated paving.
- NR-5.10: Particulate Matter Control.** The County shall support PCAPCD's particulate matter control measures for residential wood burning and fugitive dust.

Goal NR-6: Energy Efficiency and Conservation

To encourage design and construction practices that result in greater energy efficiency and energy conservation.

Policies

- NR-6.1: mPower Incentive Program.** The County shall continue to implement the mPOWER incentive program to reduce greenhouse gas emissions from buildings and other site improvements.
- NR-6.2: Energy Efficient Construction.** The County shall encourage new construction to achieve third-party green building certification, such as the GreenPoint Rated program and the LEED rating system. This will include building and capital improvement design practices that reduce energy consumption, maximize energy conservation, promote passive solar energy generation or other on-site electricity generation, and incorporate natural ventilation.
- NR-6.3: CALGreen.** The County shall require that all new buildings shall comply with CALGreen building codes, including diversion and recycle construction and demolition waste; use of locally-sourced building materials and recycled content building materials, including mulch/compost; heating and air conditioning standards, VOC limits, and recycled content value.
- NR-6.4: Energy-Efficient Retrofits.** The County shall encourage energy conservation retrofits for existing buildings in the Sunset Area.
- NR-6.5: Water Efficient Landscape Design.** The County shall require all new development to comply with the County's Water Efficient Landscape Ordinance (WELO) to reduce water used for landscaping irrigation and to encourage the use of recycled water and graywater for landscaping purposes.



NR-6.6: Efficient Landscape Maintenance Equipment. The County shall encourage installation of electric outlets in parks and public/quasi-public lands to promote use of electric landscape maintenance equipment.

NR-6.7: Residential Energy Efficiency. The County shall encourage residential units to be designed to maximize energy efficiency. This should include consideration of the following design features:

- A. Pre-plumbing and structural design to accommodate solar energy systems.
- B. Installation of energy conservation appliances such as tankless water heaters and whole house fans in all residential units.
- C. Installation of energy efficient AC units and heating system with programmable thermostat timers, to the extent feasible.
- D. Use of low flow water fixtures such as low flow toilets and faucets, to the extent feasible.

NR-6.8: Energy Efficient Lighting. Require the use of energy efficient lighting for all street, parking, and area lighting, to the extent feasible.

Goal NR-7: Air Quality and Transportation/Land Use Planning

To integrate air quality improvement with the land use and transportation planning process.

Policies

NR-7.1: Vehicle Emission Reduction Through Project Design. The County shall evaluate new development projects which have the potential to generate a significant amount of vehicle emissions due to high employment levels or due to a high level of patronage, and shall require that effective mitigation strategies be incorporated into the project design.

NR-7.2: Alternative Transportation. The County shall require that new development projects be designed to promote pedestrian/bicycle access and circulation to encourage residents and employees to use alternative transportation modes to reduce air contaminant emissions. This includes providing secure bicycle parking and storage.

- NR-7.3: Regional Connectivity.** The County shall connect bike lanes in the Sunset Area to existing and future bike lanes within the unincorporated county and neighboring cities to create a regional bicycle network, wherever feasible.
- NR-7.4: Transit Funding.** The County shall support the Placer County Transportation Planning Agency's efforts to secure adequate transit funding to increase the effectiveness and viability of transit. The County shall require new development to pay its fair share of the cost of transit facilities required to serve the new development.
- NR-7.5: Transportation Control Measures.** The County shall require project proponents to consult with the County early in the planning process regarding the applicability of countywide indirect and area wide source-reduction programs and transportation control measure (TCM) programs. County review of new development projects shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.
- NR-7.6: Mixed-Use, Increased Intensity Development.** The County shall promote mixed-use development and increased development intensity along existing and proposed transit corridors to reduce the length and frequency of vehicle trips.
- NR-7.7: Efficient Traffic Control.** The County shall implement high-efficiency traffic control strategies such as synchronized signals and roundabouts to reduce vehicle emissions.



- NR-7.8: Roadway Infrastructure Demand Reduction.** The County shall encourage vehicle trip reduction and improved air quality by requiring new development projects that exceed the PCAPCD's significance thresholds for operational emissions to provide on-going, cost-effective mechanisms for transportation services that help reduce the demand for existing roadway infrastructure.
- NR-7.9: Dedicated Land for Park-and-Ride Lots.** The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots.
- NR-7.10: Construction Worker Vehicle Trip Reduction.** The County shall require project proponents to consult the County and the PCAPCD concerning feasible transportation alternatives to reduce construction worker vehicle trips and associated vehicle exhaust emissions.
- NR-7.11: County Facilities and Operations.** The County shall comply with CARB and PCAPCD Rules and Regulations for Placer County facilities and operations to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.
- NR-7.12: Air Quality Monitoring Improvements.** The County shall support PCAPCD's development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of County plans and proposals.
- NR-7.13: Tailpipe Emissions Standards.** The County shall support intergovernmental efforts directed at stricter tailpipe emissions standards.
- NR-7.14: Vehicle Idling Restriction.** The County shall prohibit the idling of on-and off-road engines when the vehicle is not moving or when the off-road equipment is not performing work for a period greater than five minutes in any one-hour period.
- NR-7.15: Alternative Fuel Vehicle Infrastructure.** The County shall require the incorporation of alternative vehicle charging and fuel stations, such as electric vehicle charging stations, bio-diesel fueling stations, and hydrogen fueling stations, that are accessible to the public to reduce use of fossil fuel and other nonrenewable resources. This includes the design of an electric box in all residential unit garages and at places of employment to promote electric vehicle usage and the provision of charging stations for electric vehicles at multi-family residences and retail, light industrial, office, hotel, entertainment, and mixed-use buildings.

NR-7-16: Low-Emission Fleet Vehicles. The County shall encourage businesses to purchase low-emission, fuel-efficient vehicles and phase out use of diesel-fuel vehicles wherever feasible.

5. CULTURAL RESOURCES

State law requires that public agencies evaluate the potential for cultural resources to exist in a particular area when considering new discretionary development proposals and to take appropriate action to preserve and protect these resources. In this regard, this Cultural Resources section of the Sunset Area Plan includes goals and policies that provide guidance on how such resources should be evaluated and protected. For the purposes of the Sunset Area Plan, “cultural resource” is divided into four broad categories:

- **Paleontological Resources:** Paleontological resources are prehistoric resources and are typically fossiliferous. Although paleontological resources are not usually referred to as cultural resources, they are of a pre-modern era and therefore determined to be worthy of protection in Placer County. As such, they are included in this category.
- **Archaeological Resources:** In Placer County, archaeological resources are associated with Native American habitation. Food processing sites, village sites, encampments, burial grounds and evidence of previous hunting, fishing, gathering, etc. can be found throughout much of Placer County.
- **Historical Resources:** Historical resources are typically associated with European settlement. Pre-19th century agricultural activities are most likely to generate historical resources within the Sunset Area.
- **Tribal Cultural Resources:** Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion on a national, state, or local register of historic resources, or that the lead agency chooses, in its discretion, to treat as a tribal cultural resource.

Goals and Policies

The goals and policies of this section aim to 1) identify a framework by which cultural resources are determined to be present or absent, and 2) provide direction on how cultural resources are to be protected if they are identified.

Goal CR-1:

To identify and protect the significant cultural resources of the Sunset Area including paleontological, archaeological, historical, and tribal cultural resources.

Policies

- CR-1.1: Cultural Resource Coordination and Education.** In areas with a moderate to high degree of sensitivity for cultural resources based on location or previous investigations or in areas where buildings and structures are more than 45 years old, the County shall require a cultural resource assessment of the site by a qualified professional before construction activities begin. The assessment would include preparing archaeological and historical survey reports and conducting a paleontological record search using an appropriate database, such as the University of California, Museum of Paleontology. Archaeological and historical sites and materials shall be evaluated and recorded on standard DPR 523-series forms in accordance with NRHP/CRHR criteria. The evaluation report shall be completed by a qualified archaeologist, architectural historian, or historical architect who meets the Secretary of the Interior's Professional Qualifications for Archaeology and Historic Preservation, as appropriate, and submitted to Placer County. Project sponsors shall follow recommendations identified in the survey.
- CR-1.2: AB 52 and SB 18 Consultation.** The County shall coordinate with the United Auburn Indian Community and any other culturally-affiliated tribes through AB 52 and SB 18 to encourage the preservation, protection and mitigation of impacts to cultural sites and tribal cultural resources.
- CR-1.3: Collaboration with Culturally-Affiliated Tribes.** The County shall collaborate with the United Auburn Indian Community (UAIC) to encourage education of tribal and cultural resources and history in the community, strengthen cultural diversity, and support the shared County and UAIC vision of UAIC landholding within the Sunset Area Plan.

- CR-1.4: Potential Development and Cultural Resources.** The Placer County Development Review Committee shall regularly consult with the North Central Information Center, Native American Heritage Commission, and appropriate local tribes, such as the United Auburn Indian Community, to determine the degree to which a potential development is considered to be in a sensitive location for cultural resources.
- CR-1.5: Sensitive Locations for Cultural Resources.** The County shall consider, at a minimum, the following areas to be sensitive areas for the presence of cultural resources:
- A. Areas with existing riparian resources.
 - B. Areas with a clear and distinct floodplain.
 - C. Areas with identifiable historical remains (e.g., old foundations, rock walls, old abandoned equipment).
 - D. Areas adjacent to properties which have previously had cultural resource assessments which resulted in the identification of significant resources.
 - E. Areas with a Modesto, Riverbank, Turlock Lake/Mehrten Formation geologic condition (in descending order of sensitivity).
- CR-1.6: Minimize Cultural Resource Impacts.** The County shall require that discretionary development projects are designed to avoid potential impacts to significant cultural resources whenever possible. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological, historical, or paleontological consultants (in consultation with recognized local Native American groups), depending on the type of resource in question.
- A. If archaeological resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources as well as detailed measures to avoid or minimize impacts to these resources will be included in an evaluation report. These measures could include project redesign, construction monitoring by a qualified archaeologist, avoidance of sites, preservation in place, or data recovery. These measures shall be developed and implemented in coordination with the Placer County Planning Services Division and Native American representatives, as appropriate.

B. If historical resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources will be included in an evaluation report that also will identify detailed measures to avoid impacts. If avoidance of a significant architectural/built environment resource is not feasible, additional mitigation options include specific design plans for historic districts or plans for alteration or adaptive reuse of a historical resource that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, a qualified architectural historian shall be retained to thoroughly document the structure and associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site-specific and comparative archival research and through oral history collection as appropriate.

CR-1.7: Discovery of Cultural Resources During Construction. The County shall require all new development to suspend construction activities and contact the County when any cultural resources (e.g., shell, artifacts, architectural remains, significant paleontological resources) are discovered. In the event archaeological, historical, or paleontological resources are discovered, the County shall retain a qualified cultural resources specialist or paleontologist to assess the finds and develop mitigation measures for the protection, recordation, or removal of the cultural resources or paleontological resources. These measures may also include consultation with local Native American communities and the Native American Heritage Commission on the cultural find, if warranted. If the appropriate specialist determines that the find does not meet standards of significance for cultural resources (as defined in the State CEQA Guidelines Section 15064.5), construction may proceed. If the appropriate specialist determines that the find does meet the standards of significance for cultural resources, SAP Policy CR-1.6, Minimize Cultural Resource Impacts, shall be implemented.

CR-1.8 Discovery of Burials During Construction. The County shall require all new development to suspend construction activities in the area of the discovery and contact the County when human remains are discovered. In such cases, County shall contact the County Coroner, the Native American Heritage Commission (NAHC), and, if the remains are determined to be Native American, the most likely descendant (MLD). The Count and the applicant will coordinate the appropriate treatment and disposition of the remains with the MLD assigned by NAHC.

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6. NOISE

This section addresses noise issues related to the development of property within the Sunset Area and the impact of noise-generating uses and activities on surrounding properties. One of the purposes of this section is to recognize that the Sunset Area Plan designates a significant amount of noise-generating land uses (e.g., industrial, commercial) and that the noise levels within the boundaries of the Plan area may exceed the noise levels typically acceptable for residential, agricultural, and commercial areas. Moreover, with the introduction of residential development within the Sunset Area, this section aims to identify a framework whereby potentially conflicting uses may co-exist within the Plan area.

This section also defines the obligations of existing and future development both within and outside the boundaries of the Plan area in terms of ensuring that noise-sensitive uses are not adversely affected by noise-producing development within the Plan area. Additionally, the Plan seeks to ensure that the County's economic development efforts within the Sunset Area are not hampered by noise-related concerns of conflicting land uses. Finally, this section defines acceptable noise levels for property within the Plan area boundaries.



Goals and Policies

This section of the Sunset Area Plan provides the goals and policies for protection of Sunset Area employees, residents, and visitors from the harmful effects of noise.

Goal N-1:

To protect County residents, employees, and visitors from the harmful and annoying effects of exposure to excessive noise.

Policies

- N-1.1: Noise-Sensitive Uses.** The County shall require discretionary development that includes noise-sensitive uses to incorporate effective noise mitigation measures into the development design to achieve the standards specified in Table 6-1.
- N-1.2: Industrial Noise Considerations.** Because many industrial activities and processes necessarily produce noise which could be objectionable to nearby non-industrial land uses, existing and potential future industrial noise shall be considered in all land use decisions in the Sunset Area and in the unincorporated areas outside of the Plan area.
- N-1.3: Non-Residential Noise Levels.** Where proposed new, non-residential discretionary development has the potential to produce noise levels exceeding the performance standards of Table 6-1 for existing or planned noise-sensitive uses, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are listed in Table 6-2.

TABLE 6-1

ALLOWABLE NOISE LEVELS WITHIN SPECIFIED ZONE DISTRICTS

Applicable to New Projects Affected by or Including Non-Transportation Noise Sources (Ldn)

Receptor Zone District	Noise Level at the Property Line of Receiving Use	Interior Spaces ²
Service Commercial (SC)	75	45
Attraction District (EMU/AD)	70	45
Cornerstone District (EMU/CD)	70	45
Shopping District (EMU/SD)	70	45
Business Professional (BPL)	70	45
Innovation Center (IC)	70	45
Eco-Industrial (ECO)	Footnote 1	Footnote 1
Light Industrial (IP)	75	45
Industrial Mixed-Use (I)	75	45
Open Space (O)	Footnote 1	Footnote 1
Farm-Development Reserve (F-DR): Residence	70 ³	45
Farm-Development Reserve (F-DR): No Residence	Footnote 1	Footnote 1

¹Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

²Interior spaces are defined as any interior location where some degree of noise-sensitivity exists. Examples include all habitable rooms of residences, and areas where communication and speech intelligibility are essential, such as office space and retail areas.

³Normally, agricultural uses are noise insensitive and will be treated in this way. However, conflicts with agricultural noise emissions can occur where single-family residences exist within agricultural zone districts. Therefore, where effects of agricultural noise upon residences located in these agricultural zones is a concern, an Ldn of 70 dBA will be considered acceptable outdoor exposure at a residence.

General Notes

- Where existing transportation noise levels exceed the standards of this table, the allowable Ldn shall be raised to the same level as that of the ambient level;
- Where a conditional use permit or minor use permit or other discretionary entitlement has established noise level standards for an existing use, those standards supersede the levels specified in Table 6-1 and Table 6-2;
- Where an existing, conforming use, which is not subject to a conditional use permit, minor use permit or other discretionary entitlement, or was legally established prior to the requirement for a discretionary entitlement. causes noise levels in excess of Table 6-1 and Table 6-2, said excess noise shall be considered the allowable level;
- Where a new development is proposed, which will be affected by noise from an existing, conforming, legally established use, it will ordinarily be assumed that the noise levels already existing or those levels allowed by the existing use permit, whichever are greater, are those levels actually produced by the existing use.

**TABLE 6-2
MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES**

Land Use ¹	Outdoor Activity	Interior Spaces
	Ldn/CNEL, dB	Ldn/CNEL, dB
Offices	Footnote 2	45
Restaurants (without outdoor dining)	Footnote 2	45
Restaurant (with outdoor dining)	70	45
Child/Adult Day Care	65	45
Business Support Services	Footnote 2	45
Parks, Playgrounds, and Golf Courses	75	45
Recreation and Fitness Centers	Footnote 2	45
Hotels and Motels	65	45
Medical Services – Clinics and Laboratories	Footnote 2	45
Churches	65	45
Outdoor Commercial Recreation	Footnote 2	Footnote 2
Sports Facilities and Outdoor Public Assembly	Footnote 2	Footnote 2
Schools (college, university, specialized education & training)	Footnote 2	45

¹The land uses listed in Table 6-3 are defined in the Placer County Zoning Ordinance Definitions Section (Sec. 40.030)

²Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

³Where the County has discretionary authority through a conditional use permit, minor use permit or other discretionary permit, a 5dB Ldn/CNEL increase in exterior noise levels may be permitted when it is not possible to reduce noise in outdoor activity areas to the above standards, or less, using a practical application of the best-available noise reduction measures.

Definition of Terms

- a) CNEL: Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m. Decibel.
- b) dB: A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the reference pressure, which is 20 micropascals (20 micronewtons per square meter). Day-Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

N-1.4: Acoustical Analysis. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6-2 or the performance standards of Table 6-1, the County shall require submission of an acoustical analysis consistent with County requirements as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:

- A. The development is for less than 10,000 square feet of total gross floor area;
- B. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source, or when the noise source consists of multiple transportation noise sources;
- C. The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas does not exceed 65 dB Ld. (or CNEL) prior to mitigation;
- D. The topography in the project areas is essentially flat (i.e., noise source and receiving land use are at the same grade); and
- E. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to levels specified in Table 6-1 or Table 6-2. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.

N-1.5: Noise Barriers. Where noise mitigation measures are required to achieve the standards of Table 6-1 and Table 6-2, such measures shall focus on site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

N-1.6: Noise Exposure to Existing Sensitive Receptors. The County shall require proposed new stationary noise sources to be located a sufficient distance from sensitive receptors, such as residential uses, schools, parks, hospitals, and day care facilities. Minimum siting distance from sensitive receptors shall be as follows:

- A. New loading dock or commercial delivery sources: 1,836 feet
- B. New HVAC units: 440 feet
- C. New mechanical generators: 500 feet
- D. New parking lots: 50 feet
- E. New overhead transmissions lines and substations: 35 feet.

If the above siting requirements cannot be achieved because of specific building locations or other site-specific constraints, the project applicant shall conform to the County's Noise Mitigation Guidelines.

N-1.7: Construction Noise and Vibration. The County shall impose, as necessary, conditions on new discretionary development which would limit the hours of construction, limit allowable construction noise levels, and/or impose other restrictions to protect sensitive receptors from excessive construction noise.

N-1.8: Rail Operations Vibration Exposure. Prior to approval of final site plans, project proponents shall conduct a project-level vibration assessment for new residential or other sensitive land uses to be located within 350 feet of an existing rail line. These studies shall be conducted by a qualified acoustical engineer or noise specialist in accordance with Policy N-1.4 to determine vibration levels at specific building locations and recommend feasible structural mitigation measures (e.g., isolation strip foundations, insulated windows and walls, sound walls or barriers, distance setbacks, or other construction or design measures) that would reduce vibration-noise to an acceptable level.