

NATURAL RESOURCES SECTION

SECTION 4 NATURAL RESOURCES

The natural resources in the Sunset Industrial Area can be characterized as air and water resources, vegetative resources, 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 within the boundaries of the plan 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.

The purpose of the Natural Resources Section of the *Sunset Industrial Area Plan* is to identify the Plan Area's natural resources and where appropriate, to determine where such resources can be converted to non-residential urban land uses. The Plan's policies seek a balance between the conversion of these resources and the preservation of the function and value of the resource where conversion to urban uses is deemed inappropriate. Furthermore, where impacts to natural resources are to occur, or are inevitable (e.g., indirect impacts on fish and wildlife resources or cumulative impacts on air quality), the policies contained herein will provide the means for determining impacts and mitigation.

Fish and Wildlife Resources

The *Sunset Industrial Area Plan* recognizes that implementation of the goals and policies will result in an urban landscape with land uses that are highly disruptive to fish and wildlife resources. Existing habitat will be displaced by streets, buildings, parking lots, yard areas and landscaping. Furthermore, habitat which is preserved in the developing areas of the plan will be surrounded by urban forms of development and will have its values reduced accordingly. Consequently, the *in situ* preservation of fish and wildlife resources in this urban setting will need to be carefully considered if habitat values are to be preserved over time.

The habitat of the Plan Area is dominated by non-native annual grasslands. A small percentage of this upland habitat has been converted to seasonal crops, including wheat and alfalfa, in the western portions of the Plan Area. Upland grassland habitat represents the most significant amount of habitat to be replaced by urban uses.

The Plan Area's upland habitat resources become even more valuable when it includes vernal wetlands. Vernal swales and vernal pools are seasonal wetlands that are considered to be an important habitat resource due to the presence of sensitive plant and animal species and because of the conversion of the resource for development or for agricultural purposes. These wetlands form in shallow depressions in upland areas where the soil substrate limits the percolation of water resulting in the formation of a pool during the wet season. As of September, 1994 vernal pool resources have the potential to contain three invertebrate freshwater shrimp species which are listed on the federal Endangered Species Act. In addition to vernal pool wetlands, permanent and seasonal freshwater marshes also exist in the Plan Area, primarily within the

watershed of Pleasant Grove Creek. These resources are also considered to be significant and where appropriate, are to be preserved.

Vegetative Resources

The vegetative resources of the Plan Area can be delineated into four vegetative categories: 1) agricultural, 2) woodlands, 3) wetlands, and 4) grasslands. Wetland and upland grasslands are discussed above.

The Plan Area's agricultural vegetation includes dry and irrigated pasture lands, and seasonal crops including alfalfa and wheat. No row crops or orchards exist in the boundaries of the Plan Area. The majority of the productive agricultural lands lie in the western portions of the *Sunset Industrial Area Plan* where the agricultural land use designations are applied. Agricultural production is limited to some extent by a lack of a surface water distribution system.

The woodland resources in the Plan Area generally fall into two categories: valley oak woodland and willow riparian woodlands. In both cases the total amount of habitat is limited in extent in the Plan Area. The largest congregation of valley oak woodland habitat is in the southern portion of the Plan Area near Pleasant Grove Creek. A small number of isolated oak trees exist elsewhere but little or no heavily forested areas exist in the Plan Area.

Riparian resources are also limited in the Plan Area although there may have been more prevalent in the past. The greatest amount of riparian habitat is associated with the tributaries of Pleasant Grove Creek, especially south of Sunset Blvd. To the north, Orchard Creek and its tributaries contain little or no riparian vegetation at this time. Grazing and other land uses have likely displaced some amount of riparian habitat. However, there are locations where the habitat is reasonably intact and consequently they provide the important functions and values of this resource. Because of the importance of the resource and because of its threatened condition throughout California, the *Sunset Industrial Area Plan* identifies riparian resources as critical vegetative resource to be preserved where appropriate. In a couple of locations the riparian habitat is located in areas where preservation over time would be considered inappropriate. One such location exists where a branch of Pleasant Grove Creek passes through property on the west side of Cincinnati Avenue.

Water Resources

In general terms water resources can be categorized into two categories: groundwater and surface waters. Both of these water resources are utilized in the *Sunset Industrial Area Plan* for a variety of purposes including the following: the establishment of fish and wildlife habitat, agricultural irrigation, landscape irrigation, human consumption, and for use in manufacturing processes. Because of the variety of uses, water resources are considered to be a critical resource that needs to be afforded protection above all other resources in the Plan Area.

Groundwater is used primarily as irrigation and domestic water for agricultural operations in the Plan Area. Additionally, industrial properties along Athens Avenue also use groundwater for irrigation, human consumption and for industrial activities (e.g., concrete batch plant operations). The balance of the Plan Area uses surface water for most activities requiring a water supply although some industries have wells as a back-up water supply.

The surface water resources in the *Sunset Industrial Area Plan* are associated with two watersheds: 1) a northerly branch of Pleasant Grove Creek and 2) Orchard Creek which is a southerly branch of Auburn Ravine. With the exception of Pleasant Grove Creek the majority of the streams convey water only during the rainy season. Numerous ephemeral swales bisect the Plan Area as a part of the Orchard Creek and Pleasant Grove Creek drainages. However, some of these swales are small drainages associated with vernal pool complexes and in some cases are isolated from the larger Orchard or Pleasant Grove Creek watershed.

Open Space Resources

Open space is any parcel or area of land or water essentially unimproved and/or designated for any of the open space uses defined in Section 65560 of the Government Code; i.e., open space for the preservation of natural resources, open space for the management and production of resources, open space for outdoor recreation, and open space for health and safety. This section establishes policies with the intent of preserving open space areas as a scenic resource and for purposes of recreation, agriculture, soil conservation, fish and wildlife habitat and for the protection of sensitive species.

Air Resources

The Sunset Industrial Area (SIA) is located within the Placer County portion of the Sacramento Valley Air Basin (SVAB). The SIA and surrounding area suffer from poor air quality caused by stationary and mobile sources of pollutants and as a result of transported air pollutants from upwind sources. In addition, atmospheric conditions and topographic features within the SVAB effect the quality of air in Placer County.

The California and Federal Clean Air Acts establish primary and secondary air quality standards for ambient pollutant concentrations. The primary standards are designed to protect public health while the secondary standards are designed to protect public welfare. Both of the Clean Air Acts require areas of the state to be designated as to their attainment status for primary air quality standards. For areas designated as non-attainment, the Clean Air Acts also require preparation of air quality attainment plans that provide strategies to meet the Federal air quality standards by the year 2005.

The California Clean Air Act (CCAA) of 1988 delegates specific statutory authority to air pollution control districts to establish air quality rules and regulations necessary to attain State and Federal air quality standards. The Placer County Air Pollution Control District (District) is responsible for air quality regulation in Placer County. The CCAA requires that the District

prepare and update every three years an air quality attainment plan. The District's Air Quality Attainment Plan (Plan) was prepared in 1991 and updated in 1994. The 1991 Plan and 1994 update contain several strategies designed to bring all of Placer County into compliance with the State and Federal ozone standards as soon as possible. The strategies outlined in the plans are to reduce emissions from both stationary and mobile sources of emissions. These are the two primary sources of air pollutants in Placer County.

Placer County and therefore, the SIA, is classified as non-attainment for State and Federal ozone standards and State fine particulate matter (PM10) standards. Ground level ozone, often referred to as smog, is not emitted directly, but is formed through complex chemical reactions between nitrous oxides (NOx) and reactive organic gases (ROG) in the presence of sunlight. The principal sources of ROG and NOx, often termed ozone precursors, are combustion processes (including motor vehicle engines) and evaporation of solvents, paints and fuels. Emission estimates provided by the California Air Resources Board (ARB) for Placer County expect stationary sources to account for approximately 62% of ROG emissions by 2010 because of the increase in the number of stationary sources expected in Placer County due to an increase in population growth and as a result of a reduction in ROG emissions from newer cars because of tougher tailpipe standards adopted by the ARB. Mobile source NOx emissions are projected to account for 92% of the total NOx emissions within the Placer County through 2010.

Sources of PM10 emissions include combustion and industrial processes, grading and construction activity and motor vehicles. Of the PM10 emissions associated with motor vehicle use, some are tailpipe and tire wear emissions, but greater quantities are generated by resuspended road dust. Consequently, improvements in motor vehicle engines and fuels have not reduced PM10 emissions as significantly as they have reduced emissions of other pollutants. Reductions in motor vehicle use are needed to significantly reduce PM10 emissions from resuspended road dust.

Other air quality issues of concern in the SIA include toxic air contaminants (TACs) and nuisance impacts of odors and dust. There are many different types of TACs, with varying degrees of toxicity. Sources of TACs include industrial processes such as chrome plating operations, commercial operations such as gasoline stations, dry cleaners, and motor vehicle exhaust. Public exposure to TACs can result from emissions from normal operations, as well as accidental releases of hazardous materials during upset conditions.

Objectionable odors may be associated with a variety of pollutants. Common sources of odors include wastewater treatment plants, landfills, composting facilities, manufacturing facilities and other stationary sources of emissions. Odors rarely have direct health impacts, but they can be very unpleasant and can lead to anger and concern over possible health effects among the public.

Development within the Sunset Industrial Area contribute significantly to the County's ROG, NOx and PM10 emissions inventory due to the types of land uses proposed. Therefore, all

projects will be required to implement District measures that directly or indirectly reduce ROG, NO_x and PM₁₀ emissions associated with their project. Projects with long term emissions that are estimated to exceed the District's significance thresholds will be required to prepare a detailed air quality analysis that identifies specific measures to reduce long term emissions below the significance criteria. Stationary sources locating in Placer County may also be required to obtain an Authority to Construct and Permit to Operate from the District depending on the type and amount of emissions that they will emit.

Habitat Conservation Plan

One of the key objectives of the *Sunset Industrial Area Plan* is to prepare a habitat conservation plan (HCP) for the Plan Area. An HCP is a strategy which determines area-wide impacts and develops an area-wide mitigation plan. The intent of the Sunset HCP is to calculate areas where impacts are anticipated, determine those areas where impacts on habitat are to be avoided, and develop a mitigation strategy through which most or all of the impacts are to be mitigated within the Plan Area boundaries. Once approved, the HCP provides the agreement through which the permits allowing for impacts on wetland and endangered species impacts are obtained for the region. The HCP would replace the typical procedure wherein individual projects must seek and obtain their own state and federal permits. This is a lengthy, costly and cumbersome process that must be repeated over and over again with each individual project. Past experience has shown that the results of this approach have led to the inconsistent application of mitigation standards and monitoring standards which has arguably led to a diminishment of habitat acreage and quality.

Most importantly, the HCP provides a plan that involves all of the three key stakeholders, the County, the region's property and business owners, and the state and federal trustee agencies. With all three parties agreeing on the location of preserved habitat and the location of developable land and agreeing on the cost of mitigation, one of the uncertainties of land development is eliminated.

In the event that an agreement cannot be reached on an HCP, the goals and policies of the *Sunset Industrial Area Plan* provide alternative means of insuring that impacts on the vegetative and fish and wildlife resources of the Plan Area are mitigated in a manner consistent with the *1994 Placer County General Plan*.

Goal 4.A: *To provide a balanced environment where physical development exists with minimal adverse effects on the valuable natural resources of the Sunset Industrial Area.*

Policies

- 4.A.1. Provide for development activities in areas of least environmental sensitivity. The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.
- 4.A.2. The County shall emphasize the protection of significant ecological resource areas and other unique wildlife habitats or natural areas critical to sustaining fish, wildlife or sensitive vegetative species populations, and where the avoidance of such habitats will allow habitat values to be sustained over time. Significant ecological resource areas include the following:
- a. Wetland areas including vernal pools and vernal swales;
 - b. Stream environment zones, including riparian woodlands;
 - c. Any habitat for rare, threatened or endangered species;
 - d. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian migratory routes, and known concentrations of waterfowl within the Pacific Flyway, and
 - e. Important spawning areas for anadromous fish.
 - f. Flood plains of permanent streams.
- 4.A.3. Prior to approval of discretionary development permits involving parcels with significant ecological resources, the County shall require, as part of the environmental review process, a biotic resources evaluation of the site by a wildlife biologist or similarly qualified person. The evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened or endangered species of plants and animals. Such evaluation will, at a minimum, consider the following:
- a. Determine whether or not the resource is to be avoided and whether or not resource values can be retained if the habitat is avoided;
 - b. Identify the potential for significant impacts;
 - c. Develop a mitigation plan for such impacts; and
 - d. Develop a mitigation monitoring plan when warranted.
In approving any such development permit, the decision making body shall determine the feasibility of the identified mitigation measures.
 - e. Conduct any wetland delineation required by the U.S. Army Corps of Engineers; and
 - f. As part of the permit process, the project applicants shall complete informal consultation with USFWS and CDFG to determine the exact mitigation measures that will be required for listed species. Species

proposed for listing or federal candidates may need to be considered to avoid additional mitigation requirements if listing occurs during the course of project construction. If sensitive species of concern are not located on-site and the agencies concur, no further action is necessary. If listed species are located on the property the applicant project and County shall enter into formal consultation with CDFG and USFWS. The precise mitigation required for direct and indirect impacts to sensitive species will depend on agency consultation and agreements.

- 4.A.4. The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect, as open space, areas of natural resource values, including wetlands, riparian corridors, woodlands and flood plains as identified on Figures 1-1 and 1-3.
- 4.A.5. 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.

Implementation Programs

- 4.1. The County shall initiate a cooperative effort to develop, adopt, and implement a comprehensive habitat conservation plan to address the long-term preservation and maintenance of sufficient natural habitat to support the diversity of plants and wildlife species currently represented in the Sunset Industrial Area, indefinitely. This habitat conservation plan should include at least the following elements:
 - a. County leadership of the process and a commitment to its integrity and inclusiveness;
 - b. Provision of more "certainty" and less confrontation in the community development process through a program of habitat preservation and mitigation that would compensate for planned habitat conversion and deterioration;
 - c. Coordination and cooperation with other public and private agencies organizations and groups that have an interest in management of vegetation, fish and wildlife resources in the Sunset Industrial Area or surrounding areas, including but not limited to:
 - 1. Private land and business owners in the Plan Area;
 - 2. The Cities of Roseville, Rocklin and Lincoln;
 - 3. California Department of Fish and Game;
 - 4. California Department of Forestry and Fire Protection;
 - 5. U.S. Fish and Wildlife Service;

- 6. U.S. Army Corps of Engineers;
 - 7. U.S. Environmental Protection Agency;
 - 8. Placer County Flood Control District;
 - 9. Placer County Resource Conservation District;
 - 10. Central Valley Habitat Joint Venture members;
 - 11. Mitigation Bank Developers;
 - 12. The Placer County Manufacturer's Association
 - 13. Any other agencies, organizations and groups that the County selects to add needed expertise or breadth to the habitat management planning process.
- d. An inventory of the vegetation, fish, and wildlife resources in the Plan Area, using as much available information as possible, with the objective of creating an easily accessible, comprehensive, and regularly updated database.
 - e. Prioritization of important habitat that supports high diversity and concentrations of special status species, and particularly sensitive and vulnerable habitat that is in immediate danger of conversion or fragmentation;
 - f. Application of sound conservation biology principles and an emphasis on a multi-species and habitat conservation approach (in contrast with an emphasis on particular species and individuals of any species);
 - g. Application of a multiplicity of land preservation, acquisition and easement techniques, funding mechanisms, and cooperative agreements among participating agencies organizations and groups; and
 - h. Recognition and protection of habitat corridors throughout the Plan Area, linked to adjacent areas, to provide for wildlife movement, prevent habitat fragmentation and isolation, and to promote individual identity and physical separation between developed communities.

Responsibility:	Planning Department
Time Frame:	FY 96-97 to 97-98
Funding:	Cooperative MOU with other agencies Private or Public grants Impact fees General fund

4.2. The County shall require the biotic evaluation of properties seeking discretionary entitlements which contain significant ecological resource areas unless such evaluations have previously been prepared as a part of the development and implementation of a habitat conservation plan:

Responsibility:	Planning Department
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Time Frame: Ongoing
Funding: Permit Fees

Goal 4.B: *To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.*

4.B.1. Provide for the protection of all sensitive plant and animal species and their habitat including state and federally listed rare, threatened or endangered species.

4.B.2. The County shall support preservation of the habitats of rare, threatened, endangered and/or other special status species where such avoidance will insure the preservation of habitat values. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species habitats.

4.B.3. The County shall cooperate with, encourage, and support the plans of other local, state, and federal agencies and private entities engaged in the preservation and protection of biological resources from incompatible land uses and development.

4.B.4. The County shall support the preservation or reestablishment of fisheries in the streams within the Plan Area.

4.B.5. The County shall require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.

Goal 4.C: *To balance economic growth with the need to protect the diversity of vegetative resources within the Sunset Industrial Area Plan*

Policies

4.C.1. The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.

4.C.2. The County shall require new development to mitigate wetland and riparian habitat losses in both federally-regulated and nonfederally-regulated wetlands and to achieve "no net loss" through any combination of the following, in descending order of desirability: (a) avoidance; (b) where avoidance is not possible,

minimization of impacts on the resource; or (c) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland areas.

- 4.C.3. The County shall require development that may affect a wetland or riparian habitat to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site mitigation; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses.
- 4.C.4. The County shall strive to identify and conserve upland habitat areas adjacent to protected wetlands and riparian areas where such uplands are critical to the survival and nesting of wetland riparian animal species.
- 4.C.5. The County shall discourage direct runoff of pollutants and siltation into wetland and riparian areas or surface waters, from outfall serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of the habitat receiving the discharge.
- 4.C.6. The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other purposes which are beneficial to the public. In cases where new private or public development results in modification or destruction of riparian habitat, the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area.
- 4.C.7. The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, freshwater emergent marshes and vernal pools.
- 4.C.8. The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.

- 4.C.9. The County shall encourage the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining the fish and wildlife resources contained in the *Sunset Industrial Area Plan*. Large preservation areas should be incorporated into a regional plan to preserve in-kind natural resources of the Plan Area and to provide an area to establish compensatory habitat for impacts generated within the Plan Area.
- 4.C.10. The County shall encourage developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation. Such vegetation will be mandatory in transitional areas between developed areas and preserved natural areas.
- 4.C.11. The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.
- 4.C.12. The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction.

Implementation Programs

- 4.4. The County shall enforce the provisions of the *Placer County Environmental Review Ordinance* in order to insure that impacts on vegetative resources are adequately identified and that mitigation measures are appropriately implemented as a part of the environmental review of a project.

Responsibility:	Environmental Review Committee
Time Frame:	Ongoing
Funding:	Developer fees and General Fund

- 4.5. The County shall enforce the provisions of the *Placer County Zoning Ordinance*, the *Placer County Landscape Guidelines* and the *Placer County Design Guidelines Manual* in order to insure that existing vegetative resources are protected and preserved where appropriate, and to insure that landscaping is designed to appropriately integrate existing vegetative conditions into site design.

Responsibility:	Design/Site Review Committee (staff) Design Review Committee (appointed)
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Time Frame: Ongoing
 Funding: Developer fees and General Fund

4.6. The County shall expeditiously review and process all applications for zone district modifications in the Orchard Creek Planning Area when such applications propose to change the Farm zone district to the Open Space zone district for the purpose of designating select areas as a wetland mitigation bank, a wildlife conservation area or for the preservation of the Orchard Creek flood plain.

Responsibility: Environmental Review Committee and the Development Review Committee (DRC)
 Time Frame: Ongoing
 Funding: Developer Fees

Goal 4.D: *To protect and enhance the natural qualities of the Sunset Industrial Area’s perennial and ephemeral streams and groundwater.*

Policies

4.D.1. The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species. Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. In rare instances, such as the presence of a rare, threatened or endangered species, the setback may be increased. The County may, however, allow exceptions to the above criteria, such as in the following cases:

- a. Reasonable use of the property would otherwise be denied;
- b. The location is necessary to avoid or mitigate hazards to the public;
- c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or
- d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.

- 4.D.2. Projects shall be conditioned to include provisions within setback areas designated to protect natural resources which prohibit the placement of fill, during or after construction, establish a buffer area and protect vegetation within the buffer during construction; and provide covenants for the protection and maintenance of vegetation over the long term.
- 4.D.3. The County shall require all development in the 100-year floodplain to comply with the provisions of the *Placer County Flood Damage Prevention Ordinance*.
- 4.D.4. The County shall require 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);
 - d. Restore another section of a stream outside of the plan are boundaries (in-kind); and/or
 - d. Pay a mitigation fee for restoration elsewhere (e.g., in a qualified wetland mitigation bank).
- 4.D.5. Where stream protection is required or proposed, the County should require public and private development to:
- a. Preserve stream corridors and stream setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;
 - b. Designate such easement or dedication areas (as described in a. above) as open space;
 - c. Protect stream corridors and their habitat value by actions such as: 1) providing an adequate stream setback, 2) maintaining stream corridors in an essentially natural state, 3) employing stream restoration techniques where restoration is needed to achieve a natural corridor, 4) utilizing riparian vegetation within stream corridors, and where possible, within stream setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within stream corridors or stream setbacks, and 6) avoiding tree removal within stream corridors;

- d. Provide recreation and public access near streams consistent with other *Sunset Industrial Area Plan* policies;
 - e. Use design, construction, and maintenance techniques that ensure development near a stream will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.
 - f. Provide for long-term stream corridor maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.
- 4.D.6. The County shall continue to require the use of feasible and practical best management practices (BOPS) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BOPS for agricultural activities.
- 4.D.7. 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.
- 4.D.8. The County shall discourage grading activities past October 15 of each year, unless such activities are adequately mitigated to avoid impacts during the rainy season, including but not limited to sedimentation of streams and damage to riparian habitat.
- 4.D.9. Where the stream environment zone has previously been modified by channelization, fill, agricultural practices, or other human activity, the County shall require project proponents to restore such areas to a natural condition by means of landscaping, revegetation, or similar stabilization techniques as a part of development activities.
- 4.D.10. The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.
- 4.D.11. New development shall demonstrate to both the County and the Central Valley Regional Water Quality Control Board (RWQCB) complete compliance with the provisions of a General Construction Storm Water Discharge NPDES permit

authorized and approved by the RWQCB, if required for development. Compliance may include a written detailed Storm Water Pollution Prevention Plan (SWPPP) and Monitoring Program (required by the NPDES permit). If special discharge limitations are imposed upon the project applicants by the RWQCB, these limitations shall be adhered to. If appropriate to the individual project, the applicant shall demonstrate to the County and the RWQCB that the required Water Quality Certification has been approved by the RWQCB and that the appropriate Best Management Practices for control of erosion and sedimentation will be incorporated into construction activities.

- 4.D.12. If the need arises to discharge construction-related dewatering wastewaters, the County shall require new development to demonstrate to the satisfaction of the County and the Central Valley RWQCB 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 Central Valley RWQCB. Compliance shall include a monitoring and reporting program, and shall include Best Management Practices capable of achieving the effluent limitations described in the permit.
- 4.D.13. The County shall require that project applicants for future industrial developments within the SIA apply for a General Industrial Stormwater Permit from the Central Valley Regional Water Quality Control Board for any discharges into area surface waters.
- 4.D.14. The County shall require that project applicants for future industrial developments consult with the Central Valley Regional Water Quality Control Board to determine specific Waste Discharge Requirements for each facility.

Goal 4.E: *To preserve and enhance open space lands to maintain the natural resources of the Sunset Industrial Area Plan.*

- 4.E.1. 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 flood plains.
- 4.E.2. The County shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible:
- a. High erosion hazard areas;

- b. Scenic corridors;
 - c. Streams and streamside vegetation;
 - d. Wetlands;
 - e. Other significant stands of vegetation;
 - f. Wildlife corridors; and
 - g. Any areas of special ecological significance.
- 4.E.3. The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.
- 4.E.4. 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. Dedication of easements shall be encouraged, and in many cases, required as lands are developed and built.
- 4.E.5. Leave stream corridors in an open, natural condition. Uses such as road crossings, recreation trails, foot bridges and passive parks are to be considered compatible uses within such areas.
- 4.E.6. Use streams and streamside areas to provide natural open space recreation within the flood channel area, or activity areas for adjacent development where such activities do not detrimentally impact sensitive species or significant ecological resource areas.
- 4.E.7. Where significant open space resources exist on a parcel of land, encourage the development of all building sites in a manner minimizing disturbance to natural terrain and vegetation and maximizing of natural beauty and open space. Where urban uses are called for in the Plan, attempt to balance the needs of such projects with this policy.

Goal 4.F: *To protect and improve air quality in the Sunset Industrial Area.*

Policies

- 4.F.1. The County shall cooperate with other agencies to develop a consistent and effective approach to air quality planning and management.
- 4.F.2. The County shall develop mitigation measures to minimize stationary source and area source emissions.

- 4.F.3. The County shall carefully evaluate projects which have the potential to generate significant stationary source emissions and shall insure that suitable mitigation strategies are incorporated into a project's design prior to project approval.
- 4.F.4. The County shall carefully evaluate 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 insure that suitable mitigation strategies are incorporated into a project's design prior to project approval.
- 4.F.5. The County shall support the Air Pollution Control District (APCD) in its 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 new development.
- 4.F.6. The County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality.
- 4.F.7. The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of countywide indirect and area wide source programs and transportation control measures (T.M.) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.
- 4.F.8. The County shall only require a project-level environmental review of air quality impacts when the *Sunset Industrial Area Plan Environmental Impact Report* and/or APCD Rules have not previously identified impacts and mitigation measures for projects within the Plan Area. Such review shall include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.
- 4.F.9. The County shall submit development proposals to the APCD for review and comment in compliance with CEQA prior to consideration by the appropriate decision-making body.
- 4.F.10. The County may require new development projects to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures consistent with the current *Air Quality Attainment Plan* (or updated edition).

- 4.F.11. Prior to the construction of facilities, the County shall require new development to prepare a dust control plan for approval by the County and the PCAPCD no later than 45 days prior to groundbreaking. This dust control plan shall include all of the PCAPCD's Best Available Mitigation Measures that the PCAPCD considers feasible for new projects to implement for the control of dust emissions throughout the construction phase. New development shall not break ground prior to receiving approval of the dust control plan from the County and PCAPCD.
- 4.F.12. The County shall encourage 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 (regular tune-ups, cleaner burning conventional fuels, alternative fueled vehicles and equipment).
- 4.F.13. New development shall demonstrate to the County and the PCAPCD their compliance with Rules 217 and 218 of the PCAPCD's Rules and Regulations handbook for the control of ROG emissions from asphalt and architectural coatings. Additionally, new development shall demonstrate to the County and the PCAPCD their compliance with any other PCAPCD rules or regulations, such as standards for demolition of existing structures and structures with asbestos containing materials (ACM).
- 4.F.14. The County shall assist the PCAPCD in developing mobile source criteria air pollutant significance thresholds for individual project evaluation. Significance thresholds should be representative of the regions air quality. Until these thresholds are developed and approved, all projects should be evaluated against the PCAPCD's current stationary source New Source Review thresholds.
- 4.F.15. The County shall require new developments to acquire the appropriate Authority to Construct and Permit to Operate approvals from the PCAPCD. This will ensure that the PCAPCD is notified of a stationary source locating in the SIA, allowing for proper air quality regulation.
- 4.F.16. The County, in coordination with the PCAPCD, shall develop an odor control program for the SIA. This program shall require the review of future potential odor emitting developments to determine if they will exceed a screening threshold (e.g., an appropriate distance from an odor emitting source to a potential sensitive receptor). Screening thresholds shall be determined based on present knowledge of similar odor emitting developments. Should the screening threshold be surpassed, a detailed evaluation of the new development shall be conducted. This detailed evaluation shall include the review and analysis of available studies or

odor complaints levied against similar existing odor emitting facilities in addition to an analysis of prevailing weather conditions. Should the evaluation reveal a potentially significant odor impact (using the significance criteria to be determined by the PCAPCD prior to implementing the odor program), odor control technologies or buffers shall be required as mitigation.

Implementation Programs

4.7. The County shall work with the APCD to develop minimum project threshold sizes that would trigger requirements for air quality analyses and project mitigation. Those thresholds and mitigation measures shall be incorporated into the 1994 *Air Quality Attainment Plan* (ASAP). Elevated carbon monoxide concentrations are associated with congested intersections having high traffic volumes. To address this problem, the APCD could require carbon monoxide (CO) modeling and intersection-specific mitigation measures for congested intersections having a level of service of D, E, or F designed to improve these levels of service.

Responsibility:	Planning Department Placer County Air Pollution Control District
Time Frame:	FY 97-98
Funding:	APCD (AB 2766) fees General Fund

4.8. In consultation with the APCD, cities and special districts, transit providers, and major employers in Placer County, the County shall adopt a program to encourage the widespread use of clean fuels. This program shall include the following components:

- a. Encouraging the APCD to implement a clean fuels fleet rule;
- b. Vigorously pursuing replacement of existing County vehicles that burn gasoline and diesel fuel with vehicles that use clean fuels including, but not limited to, methanol, compressed natural gas (C.G.), liquefied petroleum gas (LPG), and electric batteries;
- c. Encouraging existing fueling stations in the county to provide clean fuels such as methanol and LPG; and
- d. Encouraging bus service companies based in Placer County to use clean fuel buses in their daily operations.

Responsibility:	Public Works Department Facility Services Department County Executive Office
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	Board of Supervisors
Time Frame:	Ongoing
Funding:	General Fund

4.9. The County shall work with PCAPCD in developing an ozone air quality fee for new development in the SIA. Fees shall be used for the reduction of ozone emissions in the Sacramento Valley Air Basin portion of Placer County.

Responsibility:	PCAPCD
Time Frame:	FY 98/99
Funding:	Fees and General Fund

Goal 4.G: *To integrate air quality planning with the land use and transportation planning process.*

Policies

4.G.1. The County shall require new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra- and inter-neighborhood connections where significant reductions in overall emissions can be achieved.

4.G.2. The County shall continue and, where appropriate, expand the use of synchronized traffic signals on roadways susceptible to emissions improvement through approach control.

4.G.3. The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in transportation planning and by insuring that new developments and roadways provide adequate pedestrian and bikeway facilities.

4.G.4. The County shall consider instituting disincentives for single-occupant vehicle trips, including limitations in parking supply in areas where alternative transportation modes are available and other measures identified by the Placer County Air Pollution Control District and incorporated into regional plans.

4.G.5. The County shall endeavor to secure adequate funding for transit services so that transit is a viable transportation alternative in the *Sunset Industrial Area*. New development shall pay its fair share of the cost of transit equipment and facilities required to serve new projects.

4.G.6. The County shall require large new developments to dedicate land for and

construct appropriate improvements for park-and-ride lots, if suitably located.

- 4.G.7. New development shall consult the County and the PCAPCD concerning feasible transportation alternatives in order to reduce construction worker vehicle trips and associated vehicle exhaust emissions.

CULTURAL RESOURCES SECTION

SECTION 5 CULTURAL RESOURCES

Although state law does not mandate a specific and thorough analysis of cultural resources in the form of a separate general plan element, it does require that an agency evaluate the potential for such resources to exist and to what extent such resources can be preserved and protected. In this regard, the Cultural Resources section of the *Sunset Industrial Area Plan* will provide goals and policies which provide guidance on how such resources should be evaluated when considering land use activities within the Plan Area.

Cultural resource is a general term that for purposes of the Sunset Industrial Area can be divided into three broad categories. The first category is paleontological resources, i.e., resources which are prehistoric and are typically fossiliferous. Although paleontological remains are not typically referred to as cultural resources, they are resources of a pre-modern era which have been determined to be significant resources worthy of protection in Placer County. Consequently, they have been placed in this category.

Placer County and much of the Sierra Foothills are emerging as an important area for paleontological resources. For the Sunset Industrial Area, the greatest potential for such resources to be found exists in geologic formations known as the Modesto Formation and the Riverbank Formation. To a lesser extent the Turlock Lake and Mehrten Formations have the potential to contain these resources. Fossilized remains have been previously identified in these Formations and as such they are considered to be an area with a reasonably high degree of sensitivity. The Sunset Industrial Area is dominated by the Turlock Lake Formation.

The second important, potential cultural resource are archaeological remains. Typically, in this area of California such archaeological findings 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. For example, it is known that a significant village site existed to the northeast of the plan area near Auburn Ravine, east of the City of Lincoln. Within the Plan Area itself, the areas with the greatest degree of sensitivity lie within the stream corridors and drainage areas of Pleasant Grove Creek and Orchard Creek. In the past these stream zones contained resources that were harvested for food and for other purposes and often were the sites of processing activities if not outright habitation.

The third important cultural resource are historical resources. These resources are typically associated with European settlement of the area. The most prevalent activity within the Plan Area which may generate historical resources are pre-19th century agricultural activities. Even though a significant amount of mining occurred within the lower foothills of Placer County, the Plan Area does not appear to be an area of significant activity.

The goals and policies of this Cultural Resources Section will attempt to identify a framework by which such resources are 1) determined to exist or be absent, and 2) to provide direction on how such resources are to be considered in the event that they are identified.

Goal 5.A: *To identify and protect the significant cultural resources of the Sunset Industrial Area including paleontological, archaeological and historical resources.*

Policies

- 5.A.1. In areas with a high degree of sensitivity for cultural resources, the County shall require a cultural resource assessment of the site by a qualified professional.
- 5.A.2. The Placer County Development Review Committee shall regularly consult with the Department of Museums in order to determine the degree to which a potential development is considered to be in a sensitive location for cultural resources.
- 5.A.3. The County shall solicit the views of the Native American Heritage Commission and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity.
- 5.A.4. 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).

Projects within these areas shall be carefully evaluated on a case-by-case basis in order to determine whether or not a complete cultural resource evaluation is warranted. Typically, such evaluations shall be required unless sufficient information can be presented which shows that, based upon prior evaluations in the vicinity of the project, the potential for cultural resources to be present is limited.

- 5.A.5. When cultural resources have been identified, the County shall require that discretionary development projects protect from damage, destruction, and abuse,

important historical, archaeological, paleontological and cultural sites and their contributing environment.

- 5.A.6. The County shall require that discretionary development projects are designed to avoid potential impacts to significant cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.

- 5.A.7. The County shall require all new development to suspend construction activities and contact the County when any cultural resources (e.g., shell, artifacts, human remains, architectural remains, or significant paleontological resources) are discovered. In the event cultural resources or paleontological resources are discovered, the County shall retain a qualified cultural resources specialist or paleontologist to assess the finds and develop mitigation measures for the protection, recordation, or removal of the cultural resources or paleontological resources. These measures may also include consultation with local Native American communities and the Native American Commission on the cultural find, if necessary.

Implementation Programs

- 5.1. The County shall develop a cultural resource data base for the Sunset Industrial Area, for use in a geographic information system, based upon existing cultural resource assessments (including paleontological assessments), assessments associated with new discretionary development projects and sensitivity mapping.

Responsibility:	Planning Department Museums Department
Time Frame:	FY 98/99
Funding:	General Fund

NOISE SECTION

SECTION 6 NOISE

The Noise section of the *Sunset Industrial Area Plan* will address noise issues related to the development of property within the Sunset Industrial Area and the impact of noise generating uses and activities on surrounding properties.

One of the purposes of this section is to recognize the *Sunset Industrial Area Plan* is an area that will contain a significant amount of noise-generating land uses (e.g., industrial and commercial) and that the noise levels within the boundaries of the plan area will exceed the noise levels in surrounding residential, agricultural and commercial areas. This section will also define the obligations of existing and future development both within and outside the boundaries of the plan area in terms of insuring that noise sensitive uses are not adversely affected by development within the plan area. Conversely, the Plan will seek to insure that the County's economic development efforts within the Sunset Industrial Area are not hampered by the concerns of surrounding land uses as it relates to noise issues. Lastly, this section will describe acceptable noise levels for property within the plan area boundaries.

One of the chief reasons for the preparation of the *Sunset Industrial Area Plan* was the County's interest in protecting existing and future industrial development from encroachment by land uses that could be impacted by industrial activities. Some of these activities have the potential to emit consistent or intermittent loud noises, or noises that are emitted during the quiet evening hours when sensitivity to noise is more pronounced. Furthermore, these sounds are emitted at noise levels that are in excess of noise levels that would be considered to be acceptable in surrounding residential communities or other noise sensitive areas.

Industrially-zoned properties are confined to unique areas of the County, and are irreplaceable. Industries which provide primary-wage earner jobs in the County, if forced to relocate, will likely be forced to leave the unincorporated area for other jurisdictions in the vicinity or elsewhere. The loss of such facilities or the inability of these facilities to expand and grow is of concern to the County in that a solid manufacturing-based economy in South Placer is considered to be extremely important for the region as growth continues in the area. For these reasons, industries operating within the Sunset Industrial Area must be afforded reasonable opportunities to exercise the rights and privileges conferred upon them through their zoning.

Goal 6.A: *To ensure that areas designated for industrial uses are protected from encroachment by noise-sensitive land uses.*

Policies

6.A.1. Existing industry located in the Sunset Industrial Area will be allowed to emit increased noise consistent with the state of the art at the time of an expansion. In no case will the expansion of an existing industrial operation be cause to decrease allowable noise emission limits. Increased emissions above those

normally allowable should be limited to a one-time 5 dB increase at the discretion of the decision making body. State of the art should include the use of modern equipment with lower emissions, site design, and plant orientation to mitigate offsite noise impacts, and similar methodology.

- 6.A.2. Whenever the allowable noise levels herein fall subject to interpretation relative to industrial activities, the benefit shall be afforded to the industrial use.
- 6.A.3. Where an industrial use is subject to infrequent and unplanned upset or breakdown of operations resulting in increased noise emissions, where such upsets and breakdowns are reasonable considering the type of industry, and where the industrial use exercised due diligence in preventing as well as correcting such upsets and breakdowns; noise generated during such upsets and breakdowns shall not be included in calculations to determine conformance with allowable noise levels.
- 6.A.4. Noise from industrial operations may be difficult to mitigate in a cost-effective manner. In recognition of this fact, the exterior noise standards for residential land use designations immediately adjacent to industrial or business park land use designations should be increased by 10 dB as compared to residential districts adjacent to other land uses.

Goal 6.B: *To protect County residents from the harmful and annoying effects of exposure to excessive noise.*

Policies

- 6.B.1. The County shall not allow development of new noise-sensitive uses where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 6-1 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 6-1.
- 6.B.2. The County shall require that new noise-sensitive land uses established next to existing industrial land uses or landfill activities, or adjacent to lands designated Industrial or Public Facility on the Land use Diagram, shall be responsible for mitigating noise impacts from industrial activities. Noise sensitive land uses include:
 - a. Commercial uses
 - b. Day Care

- c. Professional uses
 - d. Agricultural uses
 - e. Residential uses
- 6.B.3. The County shall apply noise standards in a manner consistent with encouraging the retention, expansion, and development of new businesses pursuant to the goals and policies contained herein.
- 6.B.4. Because many industrial activities and processes necessarily produce noise which will likely be objectionable to nearby non-industrial land uses, existing and potential future industrial noise emissions shall be considered in all land use decisions in the boundaries of the plan area and in the unincorporated areas outside of the plan area.
- 6.B.5. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-1 at 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.
- 6.B.6. The County shall seek to cluster significant noise generating industrial and recreational uses within the approximate center of the *Sunset Industrial Area Plan Land Use Diagram*, or in a location which provides the greatest possible distance between the source of noise and potential sensitive receptors in the surrounding cities of Lincoln, Rocklin and Roseville.
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TABLE 6-1

ALLOWABLE Ldn NOISE LEVELS WITHIN SPECIFIED ZONE DISTRICTS
Applicable to New Projects Affected by or Including
Non-Transportation Noise Sources

Zone District of Receptor	Noise Level at the Property Line of Receiving Use	Interior Spaces²
Farm (F) - with a residence	70 ³	45
Farm (F) - without a residence	footnote 1	footnote 1
Open Space (O)	footnote 1	footnote 1
General Commercial (C2)	70	45
Highway Services (HS)	75	45
Office & Professional (OP)	70	45
Industrial Park (IP)	75	45
Industrial (I)	footnote 1	footnote 1
Business Park (BP)	70	45

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.

⁴General Notes:

- a. 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.
- b. 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 6-3.
- c. 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 Tables 6-1 and 6-3, said excess noise shall be considered the allowable level.

- d. 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
REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS**

An acoustical analysis prepared pursuant to Policy 6.B.5. shall:	
1.	Be the financial responsibility of the applicant.
2.	Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
3.	Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
4.	Estimate existing and projected cumulative (20 years) noise levels in terms of Ldn or CNEL and/or the standards of Table 6-1, and compare those levels to the policies in this section. Noise prediction methodology must be consistent with the <i>Placer County Acoustical Design Manual</i> .
5.	Recommend appropriate mitigation to achieve compliance with the policies and standards of this section, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.
6.	Estimate noise exposure after the prescribed mitigation measures have been implemented.
7.	Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

TABLE 6-3

MAXIMUM ALLOWABLE NOISE EXPOSURE
Transportation Noise Sources

Land Use ¹	Outdoor Activity	Interior Spaces
	L _{dn} /CNEL, dB	L _{dn} /CNEL, dB
Offices	footnote 2	45
Restaurants (without outdoor dining)	footnote 2	45
Restaurants (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 and University and Specialized Education and 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 L_{dn}/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:

- 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.
- dB:** **Decibel.** 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).
- L_{dn}:** **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.
-

6.B.7. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6-3 or the performance standards of Table 6-1, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:

- 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 L_{dn} (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 6-3. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the *Placer County Acoustical Design Manual*. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.

6.B.8. Where noise mitigation measures are required to achieve the standards of Tables 6-1 and 6-3, the emphasis of such measures shall be placed upon 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.

- 6.B.9. Placer County Fairground facilities or a motor sports complex facility located within the Sunset Industrial Area, shall mitigate their noise levels in a manner which is consistent with Table 6-1 and the performance standards of Table 6-3. For these uses, an acoustical analysis shall be prepared which determines the potential noise impacts and which provides mitigation measures for properties within and outside the Sunset Industrial Area boundaries. For impacts outside of the boundaries of the Sunset Industrial Area, the policies and standards of the *Placer County General Plan* shall apply.
- 6.B.10. The County shall, through the condition or minor use permit process, consider imposing conditions on such permits which would limit the hours of construction, limit allowable construction noise levels, and/or impose other restrictions necessary on a case-by-case basis to protect sensitive receptors from excessive construction noise.
- 6.B.11. The County shall encourage future businesses and industries to implement transportation management plans in an effort to reduce peak hour traffic volumes throughout the SIA. Such transportation management programs could include, but should not be limited to, the use of flex hours, car pooling, van pooling, and similar methods of peak-hour traffic reduction.

Implementation Programs

- 6.1. The County shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.

Responsibility:	Environmental Health Services Planning Department Building Department
Time Frame:	Ongoing
Funding:	Permit Fees

- 6.2. The County shall develop and employ procedures to monitor compliance with the standards of Noise section of this *Policy Document* after completion of projects where noise mitigation measures were required.

Responsibility	Environmental Health Services
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Time Frame: Ongoing
Funding: Permit fees

- 6.3. The County shall periodically review and update the Noise section of this *Policy Document* ensure that noise exposure information and the specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of the *Sunset Industrial Area Plan*.

Responsibility: Environmental Health Services
Planning Department
Time Frame: Ongoing
Funding: General Fund
Permit Fees