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

| In the matter of: A RESOLUTION AMENDING |                 |  |
|-----------------------------------------|-----------------|--|
| CERTAIN PORTIONS OF SECTIONS 3 AND 7    | Resolution No.: |  |
| OF THE SUNSET INDUSTRIAL AREA PLAN      |                 |  |
| (PGPA 20100086)                         |                 |  |

| (1 Of A 20100000)                            |                                                                   |
|----------------------------------------------|-------------------------------------------------------------------|
| The following Resolution was duly            | y passed by the Board of Supervisors of the County of Placer at a |
| regular meeting held June 22, 2010           | 0, by the following vote on roll call:                            |
| Ayes:                                        |                                                                   |
| Noes:                                        |                                                                   |
| Absent:                                      |                                                                   |
|                                              | Signed and approved by me after its passage.                      |
|                                              | Chairman, Board of Supervisors                                    |
|                                              | Kirk Uhler, Chair                                                 |
| Attest:                                      |                                                                   |
| Ann Holman Clerk of the Board of Supervisors |                                                                   |

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

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

**WHEREAS,** on June 22, 2010, the Board held a public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendments to the Sunset Industrial Area Plan, and

**WHEREAS**, the Board has reviewed the proposed amendments to the General Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments

submitted by the public thereon, and has adopted the Negative Declaration for the amendments to the Sunset Industrial Area Plan, and

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

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

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

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

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

#### **EXHIBIT A**

#### **SECTION 3: PUBLIC FACILITIES AND SERVICES**

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

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

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

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

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

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

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

Responsibility: Project Proponents

Time Frame: Ongoing Funding Source: Permit Fees

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

Responsibility: Project Proponents

Time Frame: Ongoing (letters to be provided prior to final project approval)

Funding Source: N/A

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

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

Policy 3.B.2: The County shall require that new development pay the cost of upgrading existing public facilities or construct new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at

primary wage earner levels of income), and when alternative sources of funding have been identified to offset foregone revenues.

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

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

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

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

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

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

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

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

Responsibility: Department of Public Works

Facility Services Department

Planning Department County Executive County Counsel Board of Supervisors

Time Frame: FY97-98
Funding Source: General Fund

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

Responsibility: Department of Public Works

Facility Services Department

Planning Department County Executive County Counsel

Office of Economic Development

Board of Supervisors

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

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

Responsibility: Planning Department

County Executive

Time Frame: Ongoing Funding Source: Fees

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

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

Implementation Program 3.15: The County shall establish a Community Facilities District to supplement existing revenue sources for operations, training, maintenance and personnel costs for Station 77. The Community Facilities District shall include an analysis which determines the fair share cost of the provision of these facilities and services for new and expanding development within the Sunset Industrial Area.

Responsibility: Office of Emergency Services

County Executive Office

Planning Department

FY 2010-2011 Time Frame: Funding Source: Fire Control Fund

Redevelopment Funds

Implementation Program 3.16: Formation of, or annexation into the Community Facilities District, shall be a condition of approval placed on any discretionary land development application. If not already formed, a project shall create the Community Facilities District prior to building permit issuance or issuance of an occupancy permit for any new or expanded use within the Sunset Industrial Area.

Responsibility: Office of Emergency Services

> County Executive Office Planning Department

Time Frame: FY 2010-2011

Fundina: Redevelopment Funds

Fire Control Fund

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

Responsibility: Project Proponent

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

Permit

Funding: Permit Fees

#### **SECTION 7: SAFETY**

### Goal 7.A: To protect the lives and property of the employees, patrons, business owners and property owners who work or own property within the Sunset Industrial Area.

- Policy 7.A.1: The County shall ensure that the siting of critical emergency response facilities such as fire stations, sheriff's offices and substations, dispatch centers, emergency operations centers, and other emergency service facilities and utilities have minimal exposure to flooding, seismic and geological effects, fire and explosions.
- Policy 7.A.2: The County shall ensure that adequate facilities are constructed, and that an adequate level of services are provided, to protect the public's health and safety for those who work, reside, or conduct business within the Sunset Industrial Area.
- Goal 7.D: To protect employees, employers, farm operators, and patrons of the Sunset Industrial Area from injury and loss of life and to protect property and watershed resources from fires.
- Policy 7.D.1: The County shall seek to provide the highest practical level of fire protection and emergency services in the Sunset Industrial Area.
- Policy 7.D.2: The County shall seek to maintain the local fire protection standard in the area (expressed as Insurance Service Organization (ISO) ratings) to a minimum ISO rating of 4 for urban uses and a minimum ISO rating of 8 for rural areas.
- Policy 7.D.3: The County shall maintain the local fire protection agency's existing average response time to emergency calls to four minutes for urban uses and a maximum of 10 minutes for the rural areas of the Sunset Industrial Area Plan.
- Policy 7.D.4: The County shall require new development to contribute to the costs of operations and maintenance of fire protection facilities that, at a minimum, maintains the above service level standards.
- Policy 7.D.5: The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.
- Policy 7.D.6: The County shall seek to insure that the local fire protection agency continues to provide fire services which are prepared to address wildland fires, chemical fires, structural fires, and large-scale evacuations resulting from fire events.
- Policy 7.D.8: In coordination with the local fire protection agency, the County shall control current and future structural fire losses and fire protection costs through increased emphasis on automatic fire detection and suppression systems.
- Policy 7.D.9: The County shall seek the assistance of the local fire protection agency, and the cooperation of property owners, to control the risk of grass fires through vegetation hazard reduction programs, fire-resistive building construction, and grass fire safety education programs.
- Policy 7.D.10: Maintain a disaster response capability for hazardous materials incidents, accidents and a broad range of natural disasters.

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

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

Implementation Program 7.6: The County shall establish a Community Facilities District to meet the needs of fire and emergency medical service operations for operations and maintenance. Such a program shall include procedures for equitably allocating the costs of providing fire and emergency services in the SIA and shall apply to new and expanding development. Consideration shall be given to:

- a. the additional demand for fire, EMS, and hazardous materials services that may be generated by new or expanding development;
- b. the impacts the additional costs may have on the ability to attract new businesses or retain existing businesses within the Sunset Industrial Area.

Responsibility: Office of Emergency Services

County Executive Office

Office of Economic Development

Funding: Fire Control Fund

Redevelopment Funds

Time Frame: FY 2010/2011

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

Responsibility: Planning Department

Building Department Placer County Fire

Funding: Impact Fees

Permit Fees

Time Frame: Ongoing