



MEMORANDUM
Community Development Resource Agency
Planning Services Division
County of Placer

TO: Board of Supervisors
FROM: Michael J. Johnson, AICP
Agency Director
BY: Sherri Conway, Senior Planner
SUBJECT: Status Update – Sunset Area Plan

DATE: April 5, 2016

ACTION REQUESTED

1. Receive a presentation on the Sunset Area Plan Update, including the Opportunities and Constraints Report and the Preliminary Land Use Map. No Board action is requested.

BACKGROUND

In 2014, the Placer County Board of Supervisors directed the initiation of a new Sunset Area Plan, the overall objective of which is to identify appropriate land uses, identify infrastructure needs, and re-brand the area in order to achieve the County's long-term vision of creating economic and job growth for the County. Your Board affirmed its commitment to facilitating economic development in the Sunset Area through the allocation of funds as a part of this update, a comprehensive economic analysis that would serve to inform resulting land use alternatives.

AREA PLAN UPDATE STATUS

Since the last status report to the Board in November 2015, staff continues to make progress on the Sunset Area Plan Update. Presented for the Board's information is a summary of the Opportunities and Constraints Report and preliminary land use designations.

LAND USE ALTERNATIVES

Staff and the consultant team are currently evaluating land use alternatives for the Sunset Area, including a Base Case (Existing Sunset Industrial Area Plan), Alternative A (the Preferred Alternative), and potentially an Optimized Preferred Alternative B, that adjust planned land uses to address issues identified in the analysis of the Base Case and Alternative A, with the intent of enhancing the benefits of the plan. Alternative A is shown presently as a conceptual Districting Map (Attachment 1) that could include:

- Entertainment/Commercial District, that would support various commercial uses including: retail, restaurants, lodging, and indoor and outdoor recreation, and be compatible with the Thunder Valley Resort Casino;
- Infill Flex District, which would support the continuation of light industrial flex uses in the area of existing development along Industrial and Cincinnati Avenues;
- Landfill/Eco Park to encourage environmentally sustainable waste management practices;
- Innovation Park to foster a mix of industry clusters in all stages of life cycles, and inclusion of walkable amenities such as retail and restaurants;
- Corporate Campus Reserve to encourage start-ups, growing businesses, and large corporate campuses;
- Placer Ranch Specific Plan Area

Dividing the Sunset Area into several self-defined districts will allow for the development of distinctive and unique uses, design standards, and identities.

Staff will continue to work with the consulting team, stakeholders, the Planning Commission, and the Board of Supervisors to evaluate the land use alternatives in terms implications of land use, public facilities and services, economic impact and the natural environment. Specific areas that will be addressed and compared include:

- Land use and development, and opportunity are build out projections
- Financial performance
- Public infrastructure and service demands
- Conservation and environmental resources
- Public safety
- Circulation and transportation

While still in the development stage, the next effort that will be presented to your Board will be three land use and circulation alternatives for the future growth of the Sunset Area. These alternatives will show different approaches to accommodating development in the Sunset Area. An evaluation of the impacts of significant issues associated with each alternative will be described. A Land Use Alternatives working paper will then be brought forward to the Board, along with a series of objectives that will guide policy development. The Board will then select the preferred Alternative.

OPPORTUNITIES AND CONSTRAINTS REPORT

The Opportunities and Constraints Report (Attachment 2) is designed to focus attention on key issues that have major policy implications as the Board considers how the Sunset Area should develop in the future.

Assets

An asset is a valued characteristic that can be preserved or enhanced in the Sunset Area. Assets include:

- Large tracts of undeveloped land
- Six highly-engaged land owners control the majority of the developable area in the Sunset Area
- Proximity to communities with a high quality of life
- Catalysts projects including Thunder Valley Casino Resort, Placer Parkway, and Placer Ranch
- An existing rail spur in the Sunset area

Issues

An issue is an important unsettled matter or problem that needs to be addressed through the planning process. Issues include:

- Lack of backbone infrastructure
- The lack of identity and standards
- Existing incompatible land uses such as heavy industrial uses adjacent to non-industrial uses such as indoor recreation and churches
- Odors from several existing facilities
- Lack of a comprehensive and pro-active economic development strategy

Opportunities

An opportunity is a unique, favorable condition. Opportunities within Sunset include:

- Leading prospect to capture any new large-scale campus users
- Major opportunity to continue to expand the job base in South Placer County
- Placer Parkway will provide an alternative east-west highway corridor to Interstate 80 that will run through the Sunset Area
- Flex space in the Sunset Area equates to approximately one-quarter of the entire South Placer market
- The Placer County Conservation Plan will present an opportunity to streamline development approvals when major wetland and endangered species act permits are required

Constraints

Constraints describe major factors that should be considered when considering where development should occur. These include:

- Physical constraints such as streams, wetlands, and flood prone areas
- Regulatory constraints such as Federal and State laws, and local regulations that may limit development and/or require significant mitigation to offset development impacts.
- Policy considerations that include General Plan policies that may limit development activities within close proximity to the Western Regional Landfill

Despite the challenges the Sunset Area may face, there are also several opportunities to take advantage of over the time frame of the Area Plan. The ability to leverage the strengths and opportunities and address the identified weaknesses and threats will help the County realize outcomes that are aligned with its vision of supporting economic development and establishing a base of employment in the South Placer market.

PLACER RANCH

Background

The Placer Ranch Specific Plan area, located immediately north of the City of Roseville, is a 2,213-acre parcel within the County's Sunset Industrial Area (Attachment 3). The proposed Placer Parkway alignment is along the northern portion of the project area. Further to the north are the Western Regional Landfill and Materials Recovery Facility. The eastern side of the project aligns with the existing industrial development, the western side is adjacent to the 670-acre Amoruso Ranch Specific Plan Area, and immediately to the south is the City of Roseville boundary.

The withdrawal of the Placer Ranch application from the City of Roseville has created a unique opportunity for Placer County to comprehensively plan for the area, provide a compelling product appealing to consumers, generate higher assessed land values, support the emergence of university-led innovation districts and provide overall benefit to the balance of the Sunset Area.

The Placer Ranch area accounts for a significant portion of the developable acreage in the Sunset Area and as such, has the potential to act as a market signal that could create momentum and development on other properties in the Sunset Area. As noted in the Market Analysis, It is expected that Placer Ranch could capture roughly 20 percent of the projected industrial/flex acreage and 80 percent of the office acreage in the land demand scenarios.

Depending on the Board's direction on this report's companion item (being presented by the Economic Development), there may be a need to modify the current Sunset Area contract/scope of work to address how the Placer Ranch project area might be incorporated into the larger Sunset Area Plan update.

NEXT STEPS/TIMELINE

Staff has been working with the consultants to ensure the Sunset Area Plan stays on schedule. However, because of circumstances related to, and the issues created from, the withdrawal of the Placer Ranch Specific Plan application from the City of Roseville, the Area Plan schedule has slipped by approximately three months. Staff will continue to update the Board on the status of the schedule.

The work on the Area Plan continues forward, with the preparation of an Administrative Draft of the Sunset Area Plan, which will include: the development of Corridor Design Standards, the Capital Improvement and Finance Plan, and the Environmental Review process. The following table provides a general overview of the current timeline to adoption of the Sunset Area Plan, without a Placer Ranch Specific Plan component:

Plan Preparation	Early Summer 2016
Public Workshop	Summer 2016
Capital Improvement and Finance Plan	Summer 2016

Commence Environmental Analysis	Fall 2016
Draft EIR & Draft Area Plan	Winter 2016-2017
Planning Commission Deliberations on Draft Documents	Early Winter 2017
Board of Supervisors Deliberations on Final Documents	Early Winter 2017

CONCLUSION

As this status update is intended to generate discussion and feedback from the Board regarding the Sunset Area Plan Update, no formal action by the Board is required. Staff will continue to move forward on the Area Plan Update and will return to the Board to request future direction as warranted.

ATTACHMENTS

- Attachment 1: Potential Land Use District Map
- Attachment 2: Opportunity and Constraints Analysis
- Attachment 3: Placer Ranch Land Use Map

cc: David Boesch, County Executive Officer
 Andy Heath, Assistant County Executive Officer
 Karin Schwab, County Counsel

ATTACHMENT 1

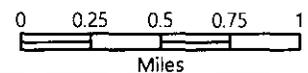
Draft Land Use Map



LEGEND

 Entertainment Commercial (487 Ac.)	 Infill Flex (1136 Ac.)	 Sunset Area
 Highway Commercial (52 Ac.)	 Landfill/Eco Park (955 Ac.)	 Placer Parkway
 Corporate Campus (1052 Ac.)	 Mitigation Reserve (1986 Ac.)	Placer Athens LP:
 Innovation Park (375 Ac.)	 Placer Ranch (2218 Ac.)	Innovation Park (322 Ac.)
		Entertainment Commercial (81 Ac.)

DATA DISCLAIMER:
 The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.



ATTACHMENT 2

**Sunset Area Plan Update
Opportunities and
Constraints Report**

PUBLIC REVIEW DRAFT | FEBRUARY 22, 2016

Prepared by Mintier Harnish

In coordination with:

Ascent Environmental, Inc.

Economic & Planning Systems

Joe DeCredico Studio

Kittelsohn & Associates, Inc.

Psomas

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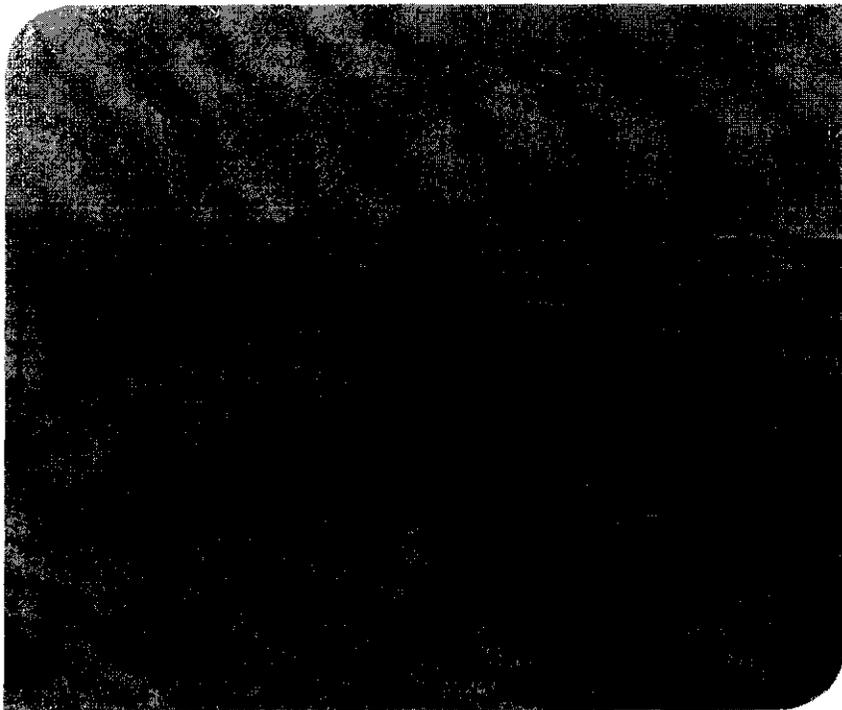
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Introduction



This Opportunities and Constraints Report is designed to focus attention on key issues and opportunities that have major policy implications as the County considers how the Sunset Area should change and develop in the future. The purpose of this Report is not to draw conclusions, but rather to provide information that facilitates focused discussions around topics that may later influence how future land use designations are applied to the area and how the County develops the Area Plan goals, policies, and implementation programs. Since this report serves only as an analytical tool in the Sunset Area Plan Update process, it will not be adopted as part of the final Sunset Area Plan.

The information and data covered in this Report is derived from the Public Review Draft Existing Conditions Report (October 2015) and the Market Analysis (August 2015) prepared for the Sunset Area Plan Update, as well as the observations of County staff and the Consultant team. Additional details on the constraints can be found in documents available on the Placer County website (<http://www.placer.ca.gov/sunset>).

REPORT ORGANIZATION

The updated Sunset Area Plan will address a lengthy list of issues, opportunities, and constraints. Many of these are defined by State planning law, while others reflect local concerns and desires. Typically, in a plan update program, the plan revolves around and is shaped by a handful of key issues and opportunities. Those key issues and opportunities are centered on a select set of topics. For the Sunset Area Plan update, these topics are organized into the following eight sections:

1. Demographics and Economics
2. Land Use
3. Transportation and Circulation
4. Waterways and Flood Risk Areas
5. Agricultural and Natural Resources
6. Infrastructure and Public Services
7. Industrial Contamination
8. Hazards and Safety

Each topic is broken down into sub-topics, which identify assets, issues, and/or opportunities. However, many of the issues discussed in these sections fall into more than one category and, for instance, can simultaneously represent both an issue and an opportunity.

In some cases the issues identified also pose a constraint to development. Constraints are embedded within each topical section. When relevant, a map is included to illustrate the location of land subject to each constraint or consideration. Each of the constraints or considerations includes a rating of the degree to which it limits development. This “severity scale” indicates areas that are most impacted based on that constraint.

UNDERSTANDING ASSETS, ISSUES, OPPORTUNITIES, AND CONSTRAINTS

Despite the many challenges the Sunset Area may face, there are also opportunities to take advantage of over the time frame of the Area Plan. However, due to fiscal limitations and regulatory requirements, the County may not be able to capitalize on or address all of the issues and opportunities identified in this report. Therefore, the County and its industry leaders and residents will need to make important choices during the Update process as to which issues and opportunities should be prioritized.

What is an Asset?

An “Asset” is a valued characteristic or feature of the county that can be preserved or enhanced through the Sunset Area Plan.

What is an Issue?

An “Issue” is an important unsettled matter or problem that needs to be addressed through the Sunset Area Plan process.

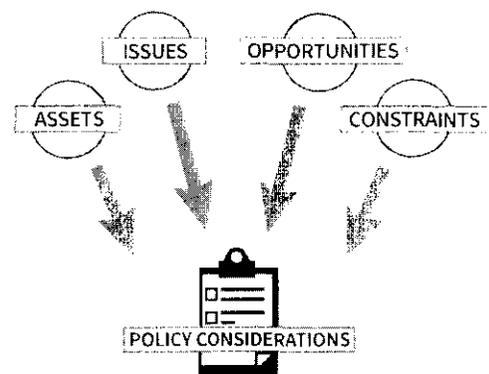
What is an Opportunity?

An “Opportunity” is a unique, favorable, or advantageous condition within the Sunset Area that can be capitalized throughout the Sunset Area Plan Update process.

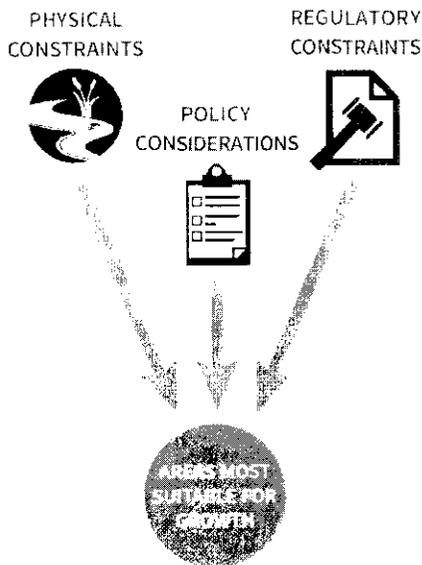
What Are Constraints?

An important component of this Report is the constraints analysis, which evaluates the physical, regulatory, and policy barriers to development. Constraints describe major factors that should be considered when thinking about where new growth should occur within the Sunset Area.

Generally, physical constraints are the most limiting to development. They create significant obstacles to development or pose safety concerns that make development, in most cases, infeasible. Regulatory constraints can pose significant challenges to growth by restricting the location or intensity of development. However, some regulatory constraints can be reduced by mitigating for development impacts. Finally, policy considerations do not by themselves limit or constrain development. However, based on local issues, concerns, and direction, policy considerations often determine where development is preferred.



Where applicable, issue-specific constraint maps are provided to illustrate the effects of these constraints on the available developable land.



Physical Constraints: Physical constraints are the most easily identified limitations to development; such limitations include streams, wetlands, and flood-prone areas. While most physical constraints are not absolute, they can pose major safety risks or significantly increase development costs. Physically-constrained lands may also have value by providing habitat for endangered species, offer access to open space and views, or preserve historic resources.

Regulatory Constraints: Laws and regulations constrain development in several ways. Federal and State laws and regulations limit development (or make it cost prohibitive) and require significant mitigation to offset development impacts (e.g., wetland and endangered species protection). Local regulations constrain development in areas that pose a threat to the safety and well-being of residents living in an area or employees working in an area. Agricultural preserves and wildlife conservation easements, while not strictly regulations, similarly limit or eliminate development potential.

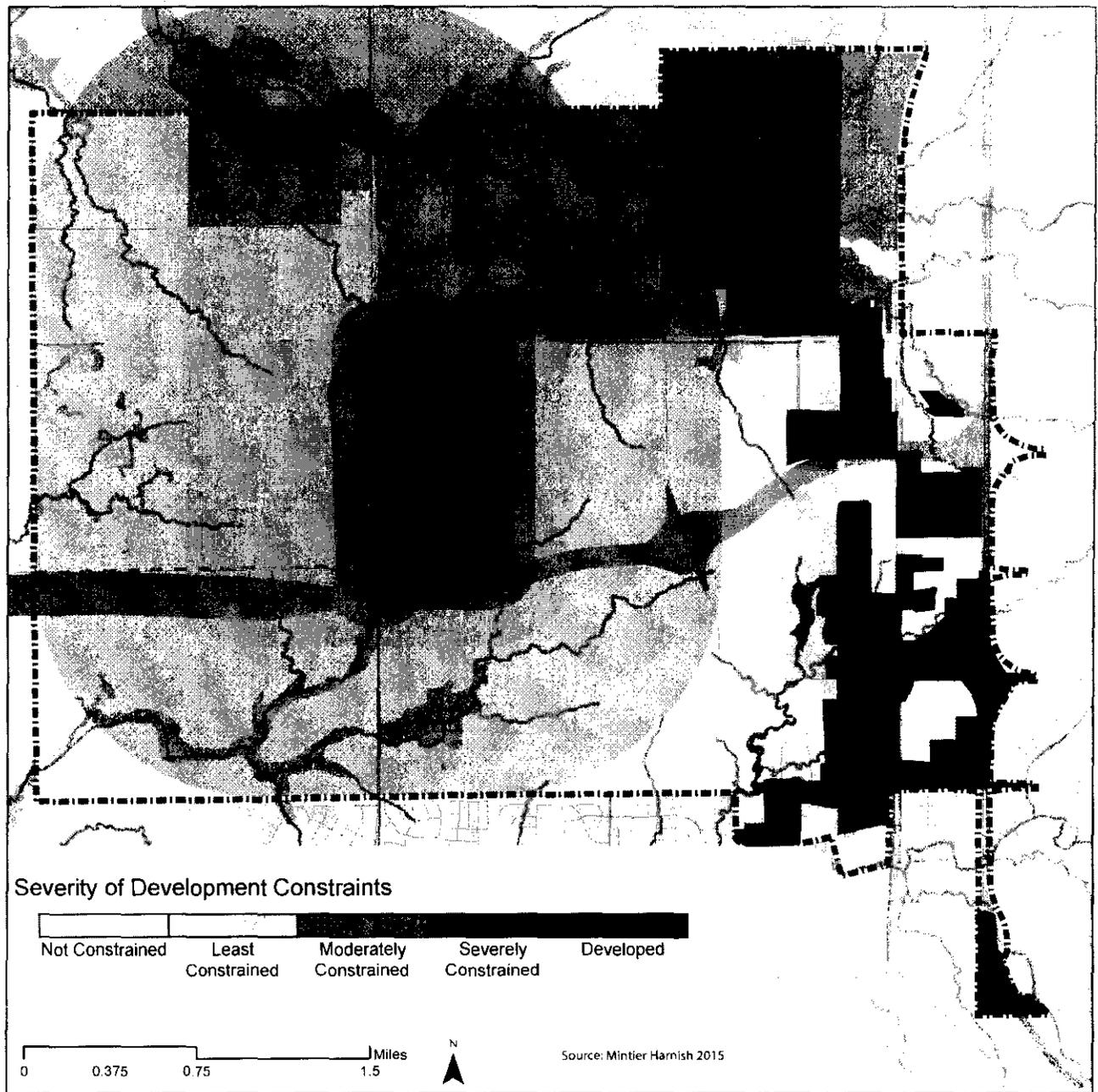
Policy Considerations: Issues for consideration when planning for new development are often addressed through policy adopted by the County. The degree to which development is limited depends on the terms of those policies. Policy considerations typically address resources, such as agricultural land and minerals, and the degree to which public policy favors preservation over development. Policy considerations also may address the balance between financial resources and the provision of infrastructure and services.

Composite Constraints and Considerations

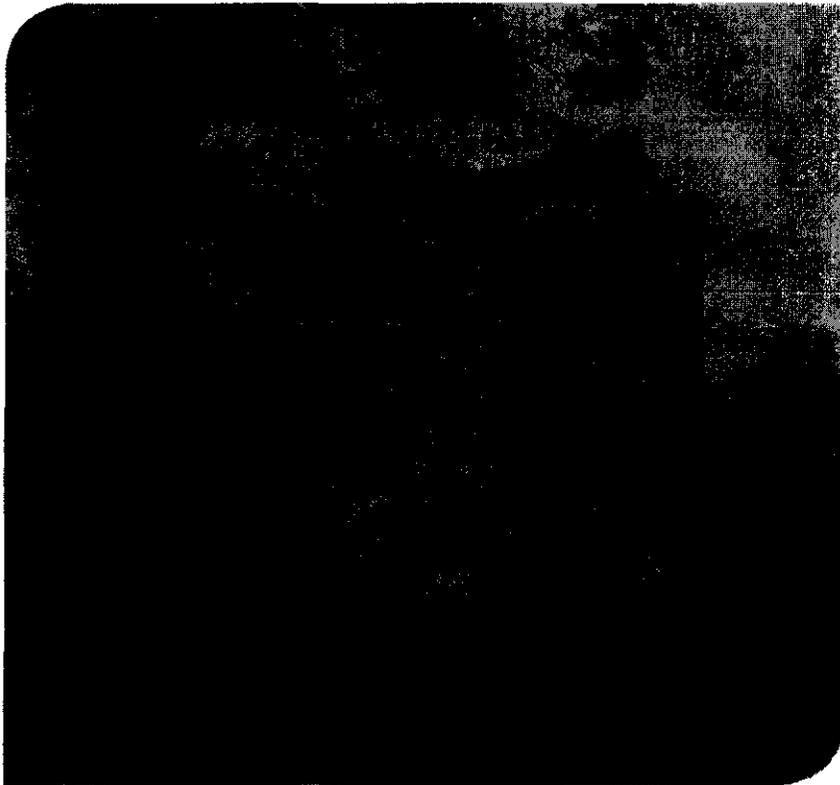
The Composite Constraints diagram shows the combined effect of some of the development constraints that should be considered when developing policy, all of which are discussed in greater detail in the body of this Report. The Composite Constraints diagram illustrates the degree of the constraints and considerations, using a range of colors (white, yellow, orange, red, and black) to indicate the severity of development constraints. While an area may be suitable for development despite also having one or more constraints, the location of this development and types of uses that can occur (e.g., industrial versus commercial versus residential) will be determined based on the selection of a preferred alternative by the Board of Supervisors.

Although not all constraints and considerations identified in this report are mapped, it is important to remember that unmapped constraints and considerations also influence where development can or should occur. For example, the lack of identity in the Sunset Area is a significant constraint to future development, although it cannot be mapped. For the purposes of this map, the varying densities of vernal pool complexes (low, intermediate, high) have been assigned constraint levels of least, moderately, and severely constrained, respectively.

FIGURE 1: COMPOSITE CONSTRAINTS DIAGRAM



Demographics and Economics



SOUTH PLACER REGION TRENDS

Over the past 10 years, the South Placer market captured 65 percent of the absolute job gains in the Sacramento Region. Annual average absorption between 2000 and 2014 exceeded 330,000 square feet for office space and 250,000 square feet for retail space in the South Placer market. South Placer asking rents are around or above the regional average. While industrial and flex space have both seen positive absorption on an annual average basis over the past 14 years, these segments have not performed as well as office and retail in the South Placer market. Combined, only about 132,000 square feet of flex and industrial space were absorbed annually in the 2000 to 2014 period, while vacancy rates and asking rents were in line with the rest of the region. These two segments represent the greatest amount of space available in the Sunset Area at more than 3.9 million square feet, which equates to about one-quarter of the South Placer market. Just over 55,000 square feet of industrial and flex space were absorbed in the Sunset Area on an annual average basis between 2000 and 2014 with nearly 59,000 square feet constructed annually.

South Placer's share of jobs in the region is less than its share of housing and residents. In order to strike a healthy balance for the community, South Placer will need to both increase and diversify its supply of jobs through expanded commercial development in opportunity areas like the Sunset Area. There are several proximate planned projects in unincorporated Placer County and the cities of Roseville and Lincoln. Many of these projects have a residential focus with supporting commercial uses that will increase access to the workforce in the long term.

LACK OF IDENTITY

The Sunset Area currently lacks a clear identity that resonates with potential investors. The Sunset Area includes the Western Regional Sanitary Landfill (WRSL) and Materials Recycling Facility (MRF) at its center, the Thunder Valley Casino and Resort to the north, and a mix of warehousing, manufacturing, and other non-compatible uses along the southern edge. The lack of a clear identity for the Sunset Area presents an opportunity to create a new brand for the area as a whole that draws on its many assets and opportunities. The County has the opportunity to build upon the positive characteristics in the area as starting points for developing a cohesive brand and marketing campaign.

EXPANDED JOB BASE

With an orientation toward employment-generating uses, the Sunset Area represents a major opportunity to continue to expand the job base in the South Placer market area to come closer to its role as a regional population center. At the same time, the Sunset Area offers Placer County a means to realize a number of desirable economic development outcomes in a market area that has been dominated by dynamics in Roseville and Rocklin. Employment in economic activities that generate net new wealth and drive growth in other segments of the economy, generally referred to as the "economic base," has been declining while local-serving activities have seen job gains in the past 10 years. With only 21 percent of all jobs in the market being part of the economic base (a measure notably below benchmarks), the Sunset Area offers an opportunity area for business attraction and expansion efforts focused on boosting this measure. The expansion of employment-generating uses could create additional job opportunities that better use the large local labor force and reduce some of the out-commute and related roadway congestion in the long term.

FLEX AND INDUSTRIAL SPACE REPRESENT THE GREATEST AMOUNT OF SPACE AVAILABLE IN THE SUNSET AREA AT ABOUT ONE-QUARTER OF THE SOUTH PLACER MARKET.

THE LACK OF A CLEAR IDENTITY FOR THE SUNSET AREA PRESENTS AN OPPORTUNITY TO CREATE A NEW BRAND FOR THE AREA AS A WHOLE.

PROACTIVE ECONOMIC DEVELOPMENT

To accomplish more aggressive economic development objectives, the County will need to directly establish policies and programs and help facilitate the conditions necessary to encourage new development in order to compete for projects within the South Placer market and the broader region. The ability to leverage the strengths and opportunities and address the identified weaknesses and threats will help the County realize outcomes that are aligned with its vision of supporting economic development and establishing a base of employment in the South Placer market. A number of strategies could be implemented to maximize the Sunset Area's capture of market opportunities including:

- Mitigate the landfill, MRF, biomass facility, and propane storage impacts
- Expedite transportation infrastructure investments
- Encourage catalytic projects and speculative development
- Shift negative perceptions of development processes and fees
- Implement incentives that help close the competitive cost gap
- Consider use compatibility in the existing industrial core
- Develop and implement a branding and marketing strategy
- Maintain relationships with higher education institutions
- Allocate economic development resources around viable cluster targets
- Understand the implications of planned regional projects
- Continue to regularly engage representative Sunset Area stakeholders
- Collaborate locally and regionally on economic development initiatives

DEVELOPMENT DEMANDS

SACOG estimates that roughly 94 percent of the projected industrial and office acreage demand for Placer County will be captured in the South Placer market. Within the South Placer market, the Sunset Area has a number of competitive attributes like a rail spur, large pieces of undeveloped land, and proximity to communities with high quality of life. The Sunset Area Plan Update Market Analysis Report prepared by Economic & Planning Systems, Inc. estimates industrial/flex use demand for the 20-year period between 2015 and 2035 in the South Placer market to range from 140 to 700 acres, or an average of 360 acres; land demand estimates for South Placer market office uses range from 580 to 900 acres, or an average of 740 acres. The report also estimates industrial/flex use demand in the Sunset Plan Area to range from 140 to 440 acres and office land demand to range from 40 to 200 acres.

The Sunset Area presents itself as a leading prospect in the region to capture any new large-scale campus users, which could result in one or more collections of multiple building prototypes within a given project. However, marketing the Sunset Area as a traditional industrial zone does not position the area in the most effective manner. Users in this environment will have a preference for more amenities and a more upscale identity with fewer heavy manufacturing uses. The area west of the MRF is an ideal setting with good access and visibility to the future Placer Parkway. The northwest quadrant of the Sunset Area offers some expansion potential in this regard.

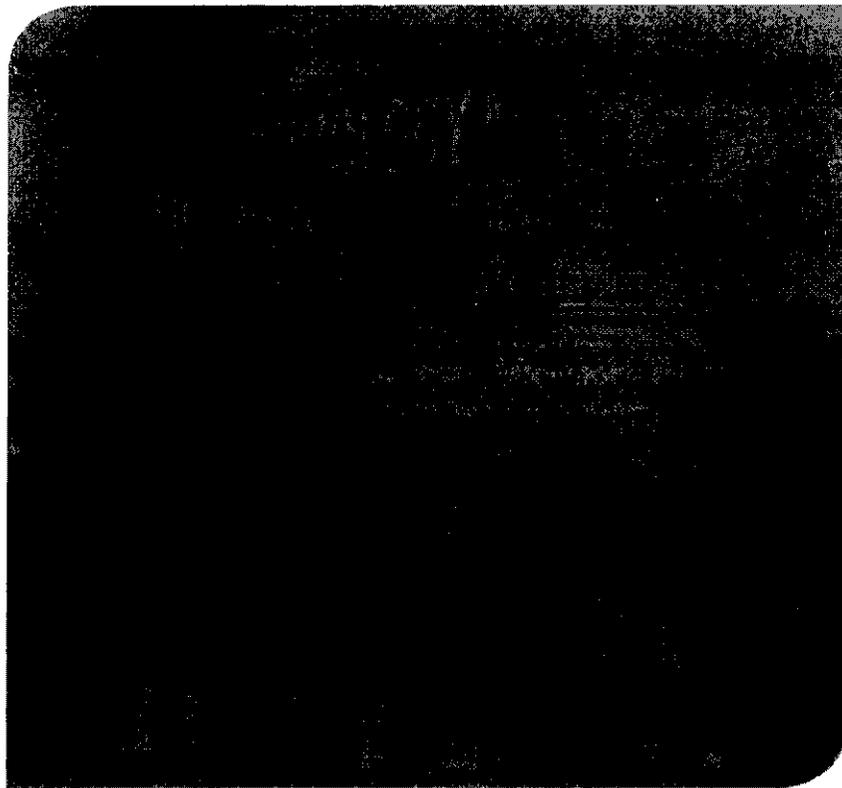
SACOG, in its Metropolitan Transportation Plan/Sustainable Communities Strategy report, classifies the Sunset Area as an “Established Community,” but acknowledges that the area is expected to see significant continued growth through 2035. If portions of the Sunset Area fully developed under the existing 1997 Plan, excluding the Placer Ranch area, we estimate that the Sunset Area could accommodate about 140,866 square feet of commercial development, 16,975,874 square feet of industrial development, and 15,996 total employees. There is already a proposal that has been submitted to the County for an industrial park which incorporates the former Formica facility and undeveloped land to the east. In addition, the owners of several hundred acres on both the east and west sides of the landfill and materials recovery facility and immediately north of the Placer Parkway and Placer Ranch plans have expressed a desire to effectively position their properties for future development.

THE SUNSET AREA PRESENTS ITSELF AS A LEADING PROSPECT IN THE REGION TO CAPTURE ANY NEW LARGE-SCALE CAMPUS USERS.

In Established Communities, “local land use plans largely seek to maintain the existing character and land use pattern in these areas. Development in Established Communities produces opportunities for residents, including completing subdivisions that stalled in the housing downturn, revitalizing commercial centers, adding housing choices, developing more complete streets, ... eliminating blighted vacant lots, and enhancing neighborhood amenities.”

*2016 Metropolitan Transportation Plan/
Sustainable Communities Strategy, Draft
Report*

Land Uses



LAND USE PLANNING

Only a limited amount of development has occurred in the Sunset Area, as the lack of infrastructure and utilities, wetland mitigation considerations, the timing of economic cycles, and various other regulatory and site constraints have limited the development options. However, the current (1997) Sunset Area Plan stresses high-quality employment opportunities and has ample space for industrial uses. Going forward, dividing the Sunset Area into several self-defined districts may be the most effective approach for both planning and marketing purposes. Each district could have uses, design guidelines, and an identity reflecting its location in the Sunset Area.

Additionally, the large amount of contiguous developable land in the Sunset Area also opens up the opportunity to attract one or more major “game changing” projects in the area, which could incrementally add to the overall land demand. This is especially true for the former Westpark Placer Ranch project area, which accounts for about 2,200 acres of available land. Where the Sunset Area falls on the range of land use demand depends on the County’s ability to address opportunities and challenges and implement strategies to maximize its capture.

PLACER RANCH

Placer County has an opportunity to optimize the development of the Placer Ranch project to provide a compelling product appealing to consumers, generating higher assessed values, supporting the emergence of university-led innovation districts, and providing more overall balance in the Sunset Area. The demand for and viability of uses proposed within the Placer Ranch area are now options that are open to a more nuanced discussion and analysis. Discussions such as what kind of residential uses would be commercially successful and able to support a university-anchored employment center, or what are the optimal types of and locations for retail uses in the Sunset Area, should be considered in context of the rest of the Area Plan.

The Placer Ranch development project previously proposed by Westpark accounted for about 2,195.6 acres along the southern portion of the Sunset Area (26.9 percent of the total land area). The Placer Ranch area is nearly equal in acreage to all of the other vacant and underutilized sites in the Sunset Area combined. Westpark recently (November 2015) ceased the planning and development process for the Placer Ranch project. The proposed project would have included satellite campuses for California State University-Sacramento and Sierra College, a mix of non-residential space, and single- and multi-family housing. More recently (January 2016), there has been renewed interest in processing a similar project through Placer County and planning for the project as part of the Sunset Area Plan Update process. Placer County has the opportunity to optimize the use of the former Placer Ranch project to provide a compelling product appealing to consumers that includes a mix of residential uses that will be commercially successful and support the necessary infrastructure investments.

The project has the potential to act as a market signal and a catalyst for infrastructure investments that could create momentum and make development in other parts of the Sunset Area more viable over time. The momentum created by the Placer Ranch project has the potential to redefine the Sunset Area as an area with significant economic development opportunities.

Previous market projections for the Sunset Area to accommodate office/flex-R&D uses were dependent on the success of the University campuses and related new road connections to Roseville (e.g., Foothills Boulevard) to improve access to the Sunset Area from nearby employment districts. With the momentum created by the Placer Ranch development plans, Placer Parkway project, and the University of Warwick announcement, the Sunset Area has the potential to shift from an underperforming area with unrealized potential to a more active economic development opportunity area and employment base.



Source: West Park Communities.

THE MOMENTUM CREATED BY PLACER RANCH HAS THE POTENTIAL TO REDEFINE THE SUNSET AREA AS AN AREA WITH SIGNIFICANT ECONOMIC DEVELOPMENT OPPORTUNITIES.

However, now that the Placer Ranch project is being reconsidered, the potential for near- to mid-term investment and development in the area should be carefully planned to ensure the Sunset Area Plan fully considers existing uses, market conditions, future trends, opportunities, and challenges in the South Placer market as well as the broader Sacramento Region.

THUNDER VALLEY CASINO RESORT

Thunder Valley Casino Resort opened in 2003 in the northeastern corner of the Sunset Area, changing the character of the surrounding area and attracting a significant number of entertainment-oriented visitors. The United Auburn Indian Community (UAIC) is also in the early stages of assessing opportunities in areas adjacent to the Thunder Valley Casino Resort. UAIC has acquired substantial holdings around its primary resort area and may consider compatible, entertainment-related uses such as theme parks and various retail concepts. It will be important to ensure that a logical and supportive relationship exists between this area and adjoining districts.



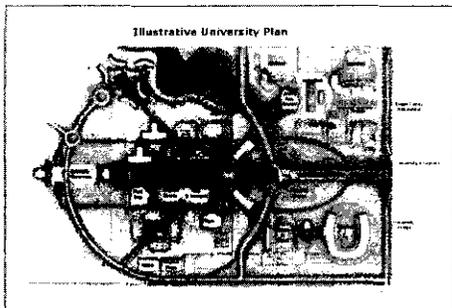
Source: Mintier Harnish

MAJOR LAND OWNERS

A key consideration in assessing development potential for the Sunset Area is the perspectives and interests of major land owners in the area. Six land owners control the majority of the developable area in the Sunset Area. Most of the major land owners in the Sunset Area have held properties through several economic cycles and anticipated being able to move development plans forward prior to the recent recession. The general economic recovery has led some of these owners to begin to seriously explore options that would allow them to take advantage of the current recovery and expansion phases. These owners have been closely monitoring infrastructure investments which may have been made in conjunction with Placer Ranch development that could benefit their property.

REGIONAL UNIVERSITY SPECIFIC PLAN (UNIVERSITY OF WARWICK)

While located outside the Sunset Area, the Regional University Specific Plan area nevertheless has the potential to be a major catalyst for development in the Sunset Area. In early 2015 the Coventry, United Kingdom-based University of Warwick announced plans to develop a campus on 600 acres of land donated by AKT Development. The highly-ranked, research-oriented university is still in the early stages of its planning, but has set a goal of establishing a 6,000-student campus by 2031 with various progress milestones over the implementation period. Warwick's main campus in Coventry includes



Source: Regional University Specific Plan, placer.ca.gov.

an integrated science park and has established strong relationships with industry aligned with its core academic and research strengths. The University anticipates building ties with industry in the Sacramento Region, which could ultimately benefit activities in the Sunset Area.

Other nearby higher education institutions in the region such as Sierra College and William Jessup University are also regional assets, which development in the Sunset Area could support.

INCOMPATIBLE USES

A number of buildings within the existing industrial areas are occupied by non-industrial users, such as indoor recreation or churches. These non-industrial uses have the potential to be incompatible with industrial activities, because of truck traffic, noise, and vibration. These non-industrial uses also reduce the available space for employment-based land uses. In addition to these potentially incompatible uses, there are older, heavy industrial uses along Cincinnati Avenue and on Athens Avenue near the northeast corner of the Western Regional Sanitary Landfill that may be inconsistent with the long-term vision for compatible development in the Sunset Area. These potential incompatible uses present an opportunity to reassess the vision for the Sunset Area and develop solutions to better integrate existing uses into future development.

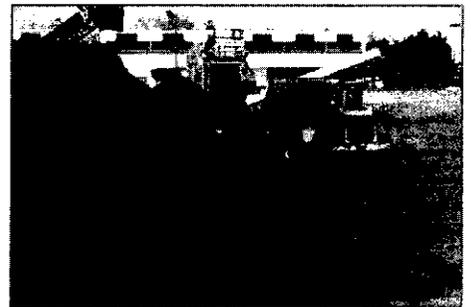
WESTERN REGIONAL SANITARY LANDFILL

The Western Regional Sanitary Landfill (WRSL) and related Materials Recovery Facility (MRF) are situated in the middle of the Sunset Area. The facility includes a large amount of surrounding land for potential expansion purposes. The WRSL and other industrial uses create odors that could significantly discourage or prohibit development of certain uses, including residential, office, and entertainment. Western Placer Waste Management Authority (WPWMA) staff is currently identifying future uses for its western and eastern properties near the MRF as well as other modifications to its existing facility layout. However, these expanded uses are not well defined at this time.

While the WRSL currently presents a constraint to development, primarily due to odor impacts, there are potential opportunities to mitigate these effects and reduce the necessary buffer around the site. This could lead to greater flexibility in the types of acceptable uses that could locate near the WRSL. Extending eastward from the MRF, north of the Placer Parkway alignment, there is an opportunity to build an integrated eco-industrial and manufacturing district that has the parcel sizes to accommodate major users involved in using recycled materials and related truck/rail movement.



Source: Sierra College, SierraCollege.edu



Source: Mintier Harnish

Transportation and Circulation



ROADWAYS AND SERVICE LEVELS

All roadway study segments within the Sunset Area currently (2015) operate at an acceptable level of service. Existing key north-south roadways that provide access to and within the Sunset Area include Industrial Avenue and Fiddymont Road; key east-west roadways include Sunset Boulevard, Sunset Boulevard West, Athens Avenue, and Twelve Bridges Drive. There are two regional roadway projects within the Sunset Area including Placer Parkway connecting between SR 70/Highway 99 and SR 65, and SR 65 HOV lanes between I-80 and Ferrari Ranch Road Interchange.

In addition, existing congestion and projected increases in congestion on SR 65 and I-80 are expected to impact access to/from the Sunset Area. The Sunset Area is more difficult to access from the west than other competitive I-80 locations, and increasing congestion on SR 65 is viewed as a threat in this regard. The extension of Foothills Boulevard north of Blue Oaks in Roseville to the Sunset Area, planned as part of the Placer Ranch project, could be a very positive improvement which will allow direct access to the Sunset Area without requiring drivers to use SR 65.

FUTURE PLACER PARKWAY

In the future, the Sunset Area will be bisected by the Placer Parkway, a 15-mile long regional, limited access, multi-lane east-west transportation facility that will provide a connection between SR 65 and SR 99. A total cost for the project is approximately \$660 million with \$10 million funded through South Placer Regional Transportation Authority (SPRTA). Approximately \$500 million will also be collected from the new development areas to fund the Placer Parkway project. The Parkway will create alternative access points to Sacramento's central business district, the Sacramento International Airport, and an east-west highway route.

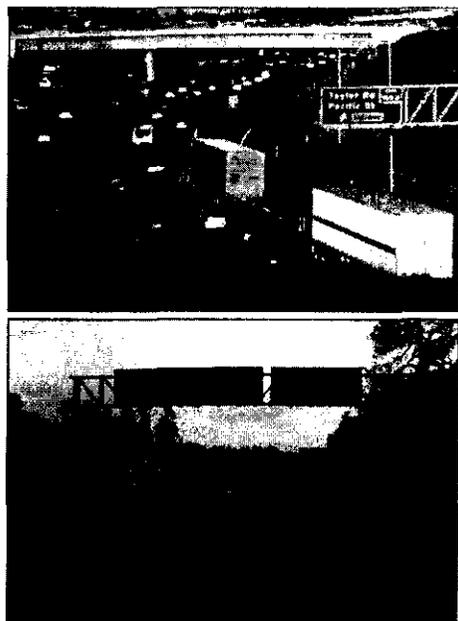
GOODS MOVEMENT

Within the Sunset Area, SR 65 and future Placer Parkway provide direct truck access and help with goods movement. I-80 provides indirect access for the Sunset Area that allows truck traffic to travel through Placer County. Within the Sunset Area, there is existing terminal access (STAA) truck route designation for Blue Oaks Boulevard, Foothills Boulevard, and Industrial Avenue that can provide access for trucks exceeding the California length limit. Fiddymont Road is designated as an existing California legal truck route. Athens Avenue is currently serving as a major truck route for the Western Regional Sanitary Landfill operated by Western Placer Waste Management Authority. It is expected that the completion of the future Placer Parkway will divert the truck traffic from Athens Avenue.

RAILWAY ACCESS

Railroad facilities for freight are owned by Union Pacific Rail Road (UPRR). UPRR owns the right-of-way for freight and passenger rail services and operates freight trains through Placer County with a terminal in the city of Roseville. UPRR operates a 915-acre rail yard in Roseville that provides east-west transcontinental freight services. It is also a major freight classification facility for northern California. UPRR freight tracks run along the eastern edge of the Sunset Area, with some sidings extending from the main line. All of the roadway crossings are grade-separated within the Sunset Area with the exception of the at-grade crossing at Athens Avenue. Rail-spur access for users in the established industrial sites in the eastern portion of the planning area is a key strength for the Sunset Area.

THE FUTURE PLACER PARKWAY WILL CREATE ALTERNATIVE ACCESS POINTS TO SACRAMENTO'S CENTRAL BUSINESS DISTRICT, THE SACRAMENTO INTERNATIONAL AIRPORT, AND AN EAST-WEST HIGHWAY ROUTE.



Source: 806Sinterchange.com

RAIL-SPUR ACCESS FOR USERS IN THE ESTABLISHED INDUSTRIAL SITES IN THE EASTERN PORTION OF THE PLANNING AREA IS A KEY STRENGTH FOR THE SUNSET AREA.

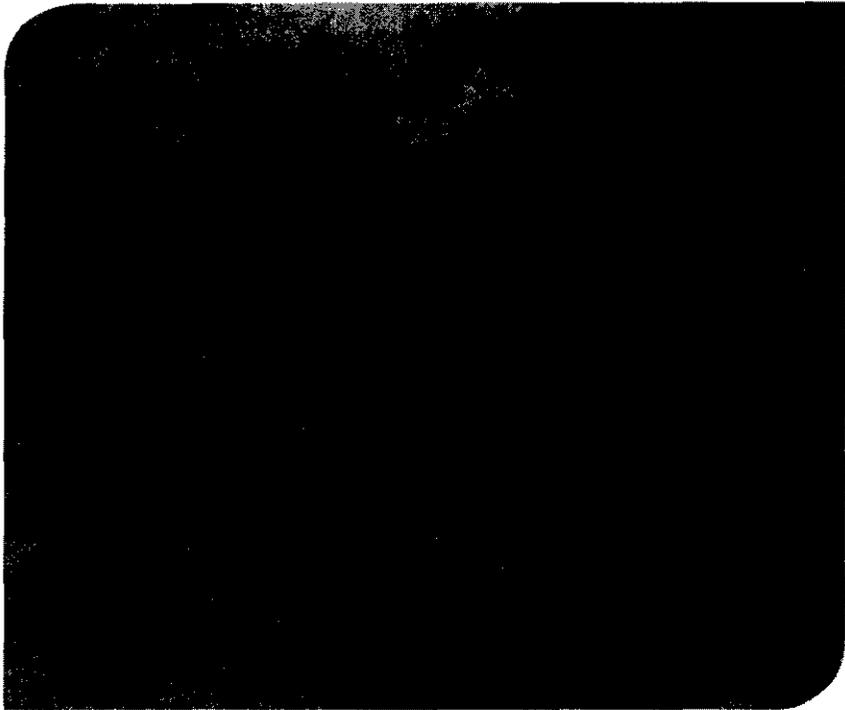


Source: placer.ca.gov

TRANSIT SERVICE

Placer County Transit (PCT) provides local and intercity public transportation with fixed-route and demand response service in Placer County. One fixed-route bus line serves the Sunset Area providing service to Lincoln, Rocklin, and Sierra College. There are currently no unmet transit needs within the area; however, future growth and development may benefit from additional transit service and more frequent headways. New development in the Sunset Area would provide an opportunity to create a more integrated transit system to serve the growing region.

Waterways and Flood Risk Areas



SURFACE WATER BODIES

Surface waters in the planning area include a number of seasonal and vernal wetlands, intermittent streams, a few stock ponds and irrigation canals, and a portion of Pleasant Grove Creek. Intermittent streams in the Sunset Area flow north toward Orchard Creek and Auburn Ravine and south toward Pleasant Grove Creek. All of these water bodies present physical constraints to development in the Sunset Area.

100-YEAR FLOOD ZONES

The 100-year flood zones are located in all four quadrants of the Sunset Area. In the northern portion, the floodplain enters the Sunset Area at the northern boundary and exits at the eastern boundary. In the southeastern portion, the floodplain traverses California SR 65, and in the southwestern portion, the floodplain enters the planning area south of the Placer Parkway Alignment but does not extend east of the Western Regional Sanitary Landfill (WRSL).

The 2013 Placer County General Plan (Policy 8.B.6) prohibits the construction of facilities essential for emergencies and large public assembly in the 100-year floodplain, unless the structure and access to the structure are free from flood inundation. Moreover, the 1997 Sunset Area Plan (Policy 7.B.2) stipulates that the County is required to evaluate the potential flood hazards prior to approval of development projects, the proponents of which

THE ADDITIONAL COST OF FLOOD-PROOFING AND ACQUIRING THE PROPER CERTIFICATIONS COULD MAKE DEVELOPMENT MORE DIFFICULT AND/OR COSTLY.

include topographic and flow characteristics information as well as the depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions.

Development projects within the 100-year flood zone are required to comply with the standards of construction laid out in the Placer County Code (Section 15.52.170 "Standards of Construction") and must be certified by a California registered civil engineer, land surveyor, or architect, depending on the type of development. Since building in the 100-year flood zones is limited, but not entirely prohibited, it is not an absolute constraint to development. However, the additional cost of flood-proofing and acquiring the proper certifications could make development more difficult and/or costly.

MITIGATION REQUIREMENTS

Although the County's 2013 General Plan requires that flood management programs avoid alteration of waterways and adjacent areas whenever possible, it does not explicitly prohibit development from altering them (Policy 8.B.8.). The County requires the provision of sensitive habitat buffers measured as follows: 100 feet from the centerline of perennial streams, 50 feet from the 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 special status, threatened, or endangered species (2013 General Plan, Policy 6.A.1.). The 1997 Sunset Area Plan states that floodplains of permanent streams are considered a significant ecological resource area (Policy 4.A.2.), and building in significant ecological resource areas require the approval of a discretionary development permit (Policy 4.A.3). Moreover, approval of the permit is contingent upon an evaluation of biotic resources, as part of the environmental review process, conducted by a wildlife biologist or similarly qualified person. If the evaluation finds potential significant impacts to rare, threatened, or endangered species of plants and animals, it is also required to develop a mitigation plan and mitigation monitoring plan, the feasibility of which are determined when approving the development permit (1997 Sunset Area Plan, Policy 4.A.3.). While building in floodplains and mitigating for potential effects are not prohibitive to development, development in these areas will be more costly.

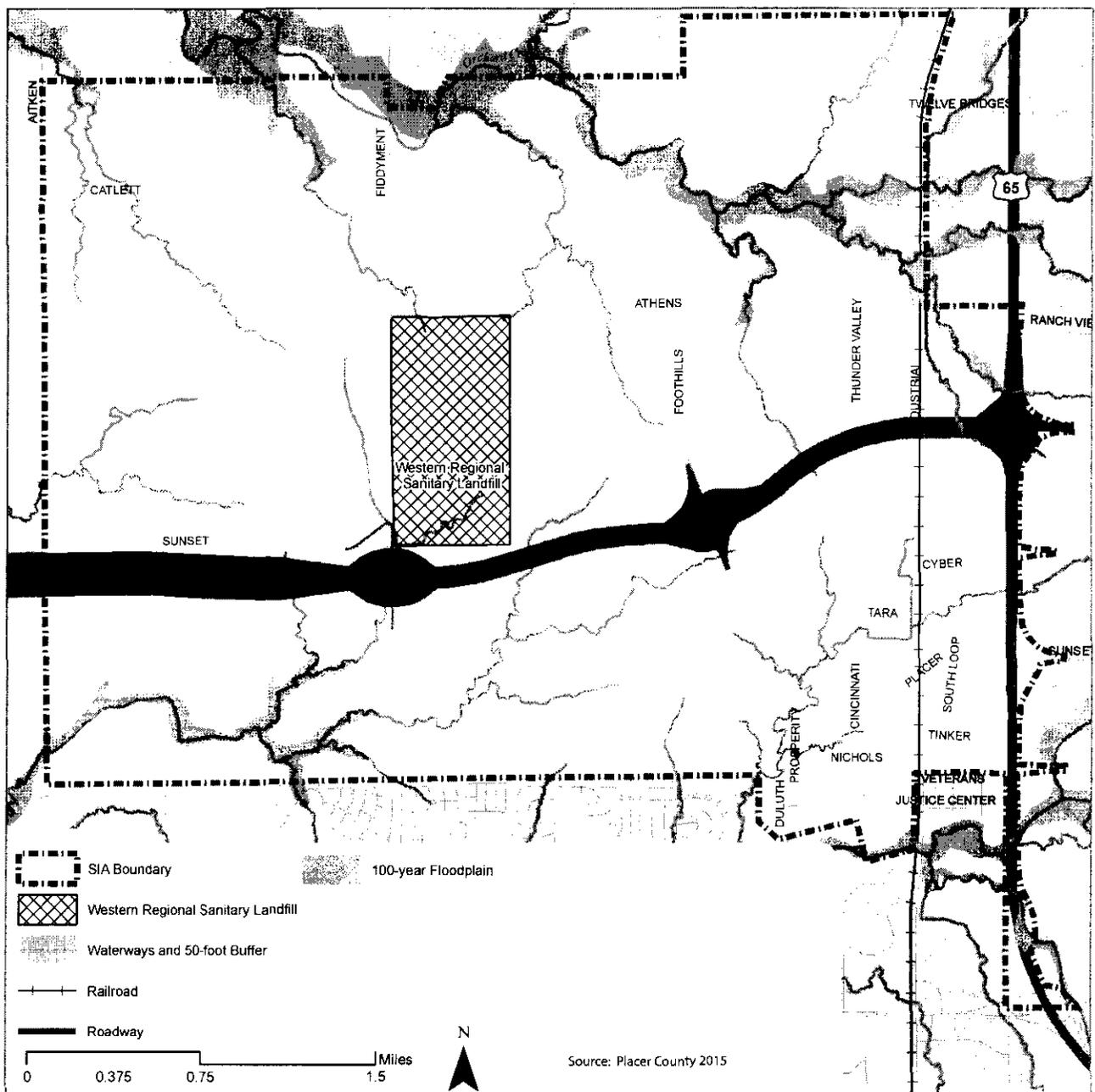
UNKNOWN

Closer assessment of Pleasant Grove Creek, Auburn Ravine, and the risk/effects of flooding and associated drainage systems will need to occur before additional development occurs. It is important to note that FEMA has only mapped floodplains on stream reaches that have been studied and mapped for insurance purposes; floodplains exist on all streams, whether mapped or not. While the

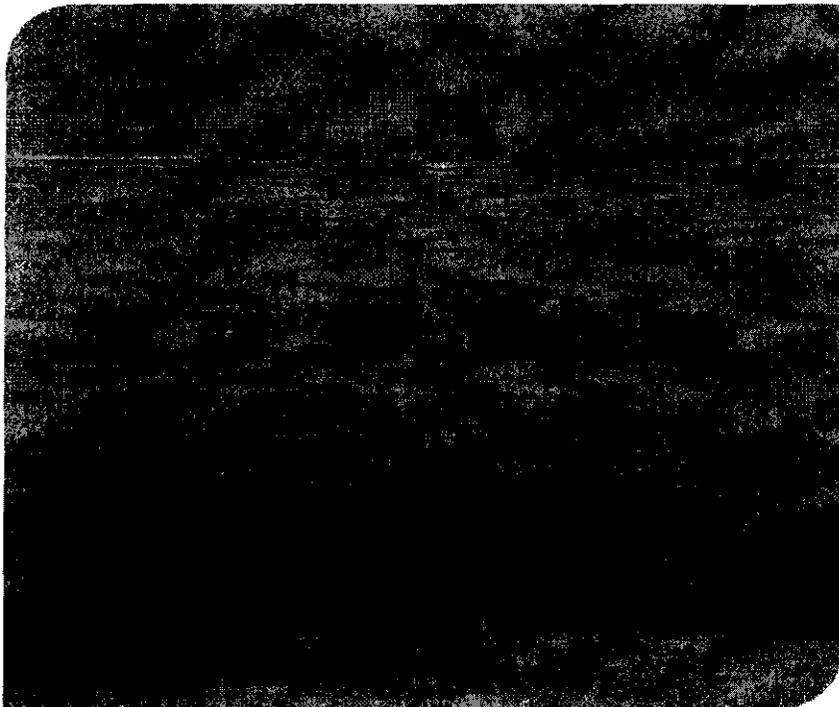
Sunset Area is not within one of the 10 urban communities in the Sacramento-San Joaquin Valley for which Department of Water Resources (DWR) has released informational maps depicting the 200-year flood event, 200-year floodplains exist in the area, even if not mapped. These floodplains should be mapped and analyzed before more intensive development in the Sunset Area begins. These unknowns make investment in the Sunset Area riskier for developers, as further evaluation of flood risk may show the need for additional mitigation and/or flood-proofing.

THESE UNKNOWNs MAKE INVESTMENT IN THE SUNSET AREA RISKIER FOR DEVELOPERS, AS FURTHER EVALUATION OF FLOOD RISK MAY SHOW THE NEED FOR ADDITIONAL MITIGATION AND/OR FLOOD-PROOFING.

FIGURE 2: WATERWAYS AND FLOOD RISK AREAS CONST



Agricultural and Natural Resources



FARMLAND OF LOCAL IMPORTANCE

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance.

The program categorizes land based on its suitability for agriculture. Although the FMMP is not a regulatory program, it provides a critical data source which jurisdictions like Placer County can use to carry out both preservation and development goals. In the Sunset Area approximately 70 percent of the area (5,687 acres) is currently identified as Farmland of Local Importance by the FMMP. About 11 acres along the eastern edge of the Sunset Area are identified as Prime Farmland and 180 acres are identified as Unique Farmland. Farmland of Local Importance includes land that is either currently producing crops or capable of producing crops, but does not meet the criteria for Prime or Unique Farmland.

WILLIAMSON ACT

The goals of the Williamson Act Program are to protect agricultural resources, preserve open space land, and promote efficient urban growth patterns. The Act empowers local governments to establish “agricultural preserves” consisting of lands devoted to agricultural uses and other compatible uses. Upon establishment of such preserves, the locality may offer to owners of included agricultural land the opportunity to enter into annually renewable contracts that restrict the land to agricultural use for at least 10 years (i.e., the contract continues in effect for 10 years following the first date upon which the contract is not renewed). In return, the landowner is guaranteed a relatively stable tax rate based on the value of the land for agricultural/open space use only, unaffected by its development potential. In the Sunset Area there are 720 acres of farmland currently under Williamson Act contract, which includes the Orchard Creek Conservation Bank.

OPEN SPACE RESERVES

Open space reserves are areas of conserved land or water on which development is indefinitely restricted or prohibited. The purpose of an open space reserve may include the conservation or preservation of a land or water area for the sake of recreational, ecological, environmental, aesthetic, or agricultural interests. Approximately 1,000 acres of the Sunset Area planning area is preserved as permanent open space, including the Orchard Creek Conservation Bank, Warm Springs Mitigation Bank, and Moore Ranch Conservancy. Additionally, a large part of the Sunset Area (approximately 1,300 acres) adjacent to these existing reserves is identified and being considered in the Placer County Conservation Plan (PCCP) as a possible reserve acquisition area. Open space preserves reduce the amount the land available for new development in the Sunset Area.

AGRICULTURAL BUFFER STANDARDS AND REQUIREMENTS

The 2013 Placer County General Plan requires new non-agricultural development that is immediately adjacent to agricultural lands to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the nonagricultural uses (Policy 1.H.6.). The 1997 Sunset Area Plan provides specific setback and buffer standards for various agricultural and industrial uses, as well as for sensitive habitats. These



Orchard Creek Conservation Bank
Source: Placer County Conservation Plan,
<http://www.conservationplanning.info/>

requirements constrain the amount of land available for development and increase the cost of development by reducing the amount of land available for development.

MINIMUM AGRICULTURAL PARCEL SIZE REQUIREMENT

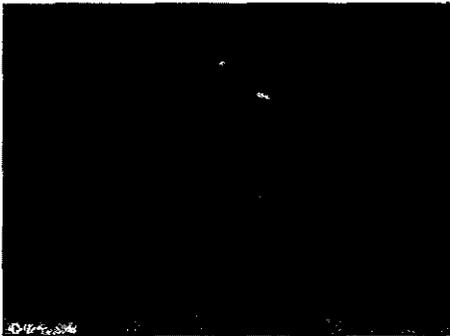
To preserve agriculturally-designated lands, the 2013 Placer County General Plan requires that unincorporated areas within city spheres of influence that are designated for agricultural uses are maintained at a 10-acre minimum parcel size (Policy 7.A.2.). This will limit the type and amount of development in the Sunset Area on land designated as agricultural.

PROTECTED HABITAT/SPECIES

Federal- and State-protected plant and animal habitat and species are found throughout the Sunset Area. Development in areas that include protected species habitat is limited and subject to mitigation. For example, nearly all of the Sunset Area is within the vernal pool recovery area established by the U.S. Fish and Wildlife Service (USFWS). Habitat for species listed under the Federal or California Endangered Species Acts cannot be disturbed without a Federal or State permit. Obtaining a “take” permit is a costly, time-consuming process that limits development potential and increases costs for new development. The Placer County Conservation Plan (discussed below) is intended to establish preservation and development areas that address Federal and State permitting and preservation requirements. Federal and State endangered species protection represent a significant regulatory constraint throughout most of the Sunset Area.

Additionally, grasslands in the Sunset Area support foraging habitat for several raptor species including Swainson’s hawk, white-tailed kite, and burrowing owl. These areas also potentially support nesting habitat for burrowing owl. Wetlands subject to U.S. Army Corps of Engineers (USACE) jurisdiction within the Sunset Area include vernal pools, seasonal wetlands, streams, and ponds in the undeveloped portions of the Plan Area.

While these protected areas may be a constraint to development, there is also the opportunity to create and designate these natural resources as scenic resources, which could elevate the Sunset Area’s attractiveness to developers and end-users, and perhaps contribute to redefining the Sunset Area’s image.



Swainson's Hawk
Source: <http://sdakotabirds.com/>



White-Tailed Kite
Source: www.allaboutbirds.org

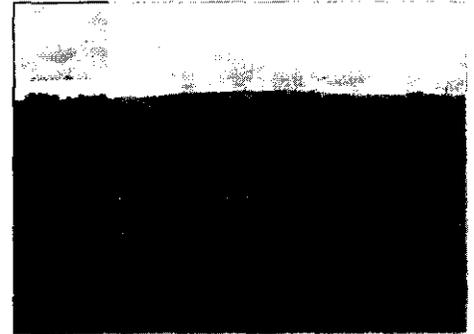
WETLANDS

Federal and State laws require the issuance of a permit before the “fill” of any wetlands. Wetlands covered by these laws range from seasonal wetlands, such as vernal pools, to riparian areas, such as creeks, streams, and rivers. There are numerous wetlands found throughout the Sunset Area. Typically, regulatory agencies will require wetlands to be avoided or preserved as a part of new development. In some cases wetlands are permitted to be filled, but mitigation in the form of preservation, enhancement, or creation of wetlands elsewhere is a condition of those permits. Moreover, vernal pool complexes in the Sunset Area support Federally-listed vernal pool fairy shrimp and vernal pool tadpole shrimp. Virtually all of the Sunset Area is within a Federally-designated vernal pool “recovery” core area, which limits the potential for filling vernal pools as a part of development. Wetlands represent a significant regulatory constraint to development in the Sunset Area.

MITIGATION REQUIREMENTS

The 2013 Placer County General Plan stipulates that the County will require development to be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas) (Policy 1.1.2.). Alternatively, where avoidance is not possible or where equal or greater ecological benefits can be gained through off-site mitigation, the County will allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation. In the event that public safety concerns require the removal of habitat for flood control or other essential public purposes, mitigation requirements still apply (2013 Placer County General Plan, Policy 6.C.9.). Finally, the 2013 Placer County General Plan requires that new development mitigate wetlands loss in both Federal jurisdictional and non-jurisdictional wetlands to achieve “no net loss” (Policy 6.B.1.).

The 1997 Sunset Area Plan states that wetland areas including vernal pools and vernal swales and any habitat for rare, threatened, or endangered species are considered a significant ecological resource area (Policy 4.A.2.), and building in significant ecological resource areas require the approval of a discretionary development permit (Policy 4.A.3). Moreover, approval of the permit is contingent upon an evaluation of biotic resources, as part of the environmental review process, conducted by a wildlife biologist or similarly qualified person. If the evaluation finds potential significant impacts to rare, threatened, or endangered species of plants and animals, it is also required to develop a mitigation plan and mitigation monitoring plan, the feasibility of which are determined when



Vernal Pool
Source: placerlandtrust.org

THE 2013 PLACER COUNTY GENERAL PLAN REQUIRES THAT NEW DEVELOPMENT MITIGATE WETLAND LOSS IN BOTH FEDERAL JURISDICTIONAL AND NON-JURISDICTIONAL WETLANDS TO ACHIEVE ‘NO NET LOSS.’

THE GOAL OF THE PCCP IS TO PROVIDE AN EFFECTIVE FRAMEWORK TO PROTECT, ENHANCE, AND RESTORE THE NATURAL RESOURCES IN SPECIFIC AREAS OF WESTERN PLACER COUNTY.

approving the development permit (Policy 4.A.3.). See Table 5-3 in the Draft Sunset Area Plan Existing Conditions report for a list of Special Status Species Known or with Potential to Occur.

PLACER COUNTY CONSERVATION PLAN

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

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

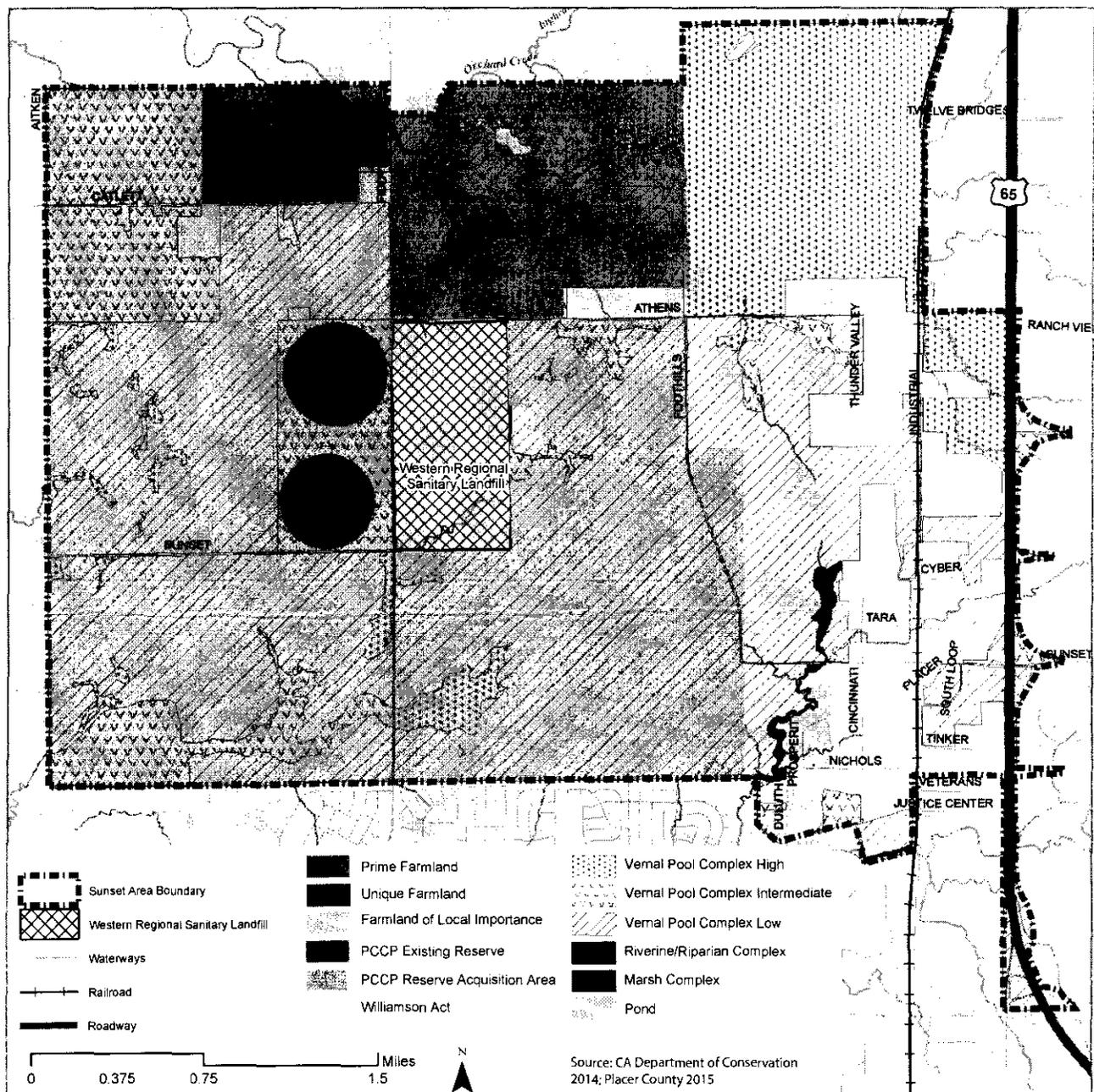
Collectively, these permits represent all of the major wetland and endangered species act permits that are required for land development activity that may occur on public and private property in Western Placer County and the Sunset Area. The PCCP represents both a regulatory constraint on development and an opportunity to streamline development approvals once the PCCP is adopted by the Board of Supervisors and approved by the Federal and State regulatory agencies.

ARCHEOLOGICAL RESOURCES

The Sunset Area includes 17 known prehistoric and historic archeological sites and 4 isolated prehistoric artifacts. The sacred lands search conducted by the Native American Heritage Commission did not identify any significant cultural resources or areas of cultural significance to the Native American community within the Sunset Area. The Sunset Area generally has a low sensitivity for the presence of archeological and historical resources; however, areas within the

Sunset Area adjacent to watercourses should be considered sensitive for the presence of buried deposits of prehistoric archeological resources. The overall sensitivity in the Sunset Area for the presence of paleontological resources is low. However, the small area of the Sunset Area that includes the Riverbank Formation should be considered sensitive for the presence of paleontological resources.

FIGURE 3: AGRICULTURE AND NATURAL RESOURCES CONSTRAINTS MAP



Infrastructure and Public Services



LACK OF EXISTING INFRASTRUCTURE

An overall weakness in the Sunset Area is a general lack of critical infrastructure and utilities to serve new development. While new infrastructure can be built as development occurs, the cost and time to construct facilities creates a constraint to near-term investment. Specifically, infrastructure in the western part of the Sunset Area is limited and will need to be expanded to accommodate new development. Therefore, a key policy consideration for the County in determining where new growth should occur in the Sunset Area is whether or not there is the existing provision of infrastructure and services. Urban growth is most efficiently served where urban infrastructure and public services exist or can be easily extended.

For the purposes of this report, infrastructure and public services considerations include: infrastructure capacity (e.g., sewer, water, streets); water supply; water quality; railroad rights-of-way; utility transmission lines; solid waste landfills; transportation access and capacity; and sheriff and fire services.

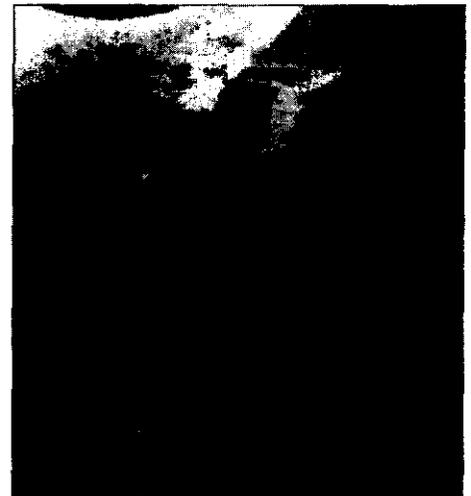
EXISTING WATER INFRASTRUCTURE

Water supply is a critical development concern in California and must be considered when determining whether or not to approve new development. Placer County Water Agency (PCWA) currently supplies water to the Sunset Area via a single 24-inch pipeline in Sunset Boulevard crossing SR 65. Water treatment to the Sunset Area is currently provided by two PCWA regional water treatment plants to the northeast of the area. A third treatment plant is planned in Ophir that will include service to the Sunset Area and other PCWA retail areas. PCWA currently operates one 10-million gallon treated water tank in the Sunset Area on Tinker Road. The cities of Roseville and Lincoln and the California-American Water Company are potential partners in this treatment plant and related infrastructure. Expansion of existing infrastructure in the Sunset Area should also account for the PCWA's capacity. The 2013 Placer County General Plan requires that new urban and suburban development rely on public water systems using surface supply, rural communities rely on public water systems (or where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted), and that agricultural areas rely on public water systems where available (or individual water wells otherwise) (Policy 4.C.2.).

Wastewater collection is managed by County Service Area (CSA) 28, Zone 2A3. There are sewer force mains, gravity pipelines, three sewer lift stations, and other sewer infrastructure within the Sunset Area. A sewer system Master Plan must be prepared prior to additional new development as wastewater collection and treatment facilities will need to be evaluated to determine if adequate capacity is available to provide service for new development; wastewater collection infrastructure only exists in the southeast corner of the Sunset Area. New development is required to annex to the CSA and pay annexation fees in the Sunset Area for the fair share of existing local sewer collection facilities previously constructed. New development must also pay connection fees, which include a local and regional portion.

Finally, drainage facilities will be required to capture and address localized stormwater. Depending on the design of a project and amount of impervious surfaces (e.g., rooftops, paved surfaces), land may need to be dedicated to stormwater capture, transport, and holding. The Sunset Area existing drainage systems accommodate most storm events with the exception of the larger storm events (100-year or 200-year). The general terrain is flat, which may require force mains within the Sunset Area as development increases. Although there is a recently developed Dry Creek Watershed Flood Control Plan, dated

AN OVERALL WEAKNESS IN THE SUNSET AREA IS A GENERAL LACK OF CRITICAL INFRASTRUCTURE AND UTILITIES TO SERVE NEW DEVELOPMENT.



Water Collection

Sources: dec.ny.gov; Placer County Water Agency, westyost.com

November 2011, a more detailed study of the Pleasant Grove Creek and Auburn Ravine should be performed to consider the effects of flooding as development increases within the Sunset Area.

EXISTING UTILITY INFRASTRUCTURE RIGHTS-OF-WAY

Utility infrastructure located in the Sunset Area limits development potential. Utility transmission lines, including electricity, gas, and oil, run along the eastern border of the Sunset Area, creating barriers to development and creating safety concerns for adjacent residents. Moving major transmission lines for development can also be very costly. A gas transmission line runs north to south through the eastern third of the Sunset Area. A petroleum pipeline operated by Kinder Morgan is located east of the railroad tracks and follows the alignment of the tracks and Industrial Avenue. The American Petroleum Institute recommends setbacks of 50 feet from petroleum and hazardous liquids lines for new homes, businesses, and places of public assembly. It also recommends 25 feet for garden sheds, septic tanks, and water wells, as well as 10 feet for mailboxes and yard lights. These setbacks limit the amount of land available to develop.

TRANSPORTATION INFRASTRUCTURE RIGHTS-OF-WAY

Transportation access and capacity is necessary to safely and efficiently move people and goods. New roadways provide opportunity to access property for future development and improve circulation. In this regard they support new development. However they also require dedication of rights-of-way, which reduces the overall development potential of an area. For local serving streets and collectors, roadway dedications can range from 10 to 25 percent of a developable area depending on the use (lower-density residential tends to require more land for roadways, while industrial and warehouse uses require less). Major arterials and multi-lane highways can require significantly more rights-of-way. Roadways and highways in the Sunset Area are at or near capacity and limit the potential for new development. Because much of the Sunset Area is undeveloped, new development in the Sunset Area will require dedication of transportation rights-of-way, which will remove available developable area. Most significant is the planned development of the Placer Parkway. While this major transportation improvement will improve access to and within the Sunset Area, it will also require a significant dedication of land—approximately 470 acres. The current alignment of Placer Parkway runs east-west across the Sunset Area and cuts just south of the Western Regional Sanitary Landfill (WRSL).

NEW ROADWAYS PROVIDE OPPORTUNITY TO ACCESS PROPERTY FOR FUTURE DEVELOPMENT AND IMPROVE CIRCULATION. IN THIS REGARD THEY SUPPORT NEW DEVELOPMENT. HOWEVER THEY ALSO REQUIRE DEDICATION OF RIGHTS-OF-WAY, WHICH REDUCES THE OVERALL DEVELOPMENT POTENTIAL OF AN AREA.

Finally, railroad rights-of-way along the eastern border of the Sunset Area create barriers to development, limit access, and create potential noise impacts. Constructing railroad crossings and/or moving railroad alignments for development can be very costly, which can be a constraint for development.

WESTERN PLACER WASTE MANAGEMENT AUTHORITY FACILITY (WPWMA)

The 320-acre WPWMA facility is located at the center of the Sunset Area and includes a materials recovery facility (MRF), composting facility, and the Western Regional Sanitary Landfill (WRSL). The WPWMA is a joint powers authority, whose member agencies are Placer County, the City of Lincoln, the City of Roseville, and the City of Rocklin. The 2013 Placer County General Plan stipulates that when considering land use changes near the landfill, the County will consider the landfill as the dominant land use. The General Plan establishes a one-mile buffer around the WPWMA facilities that prohibits new residential development. Buffers of 1,000 and 500 feet prohibit commercial and recreational land uses, respectively. There is no buffer requirement for industrial uses (2013 Placer County General Plan, Policy 4.G.11.).

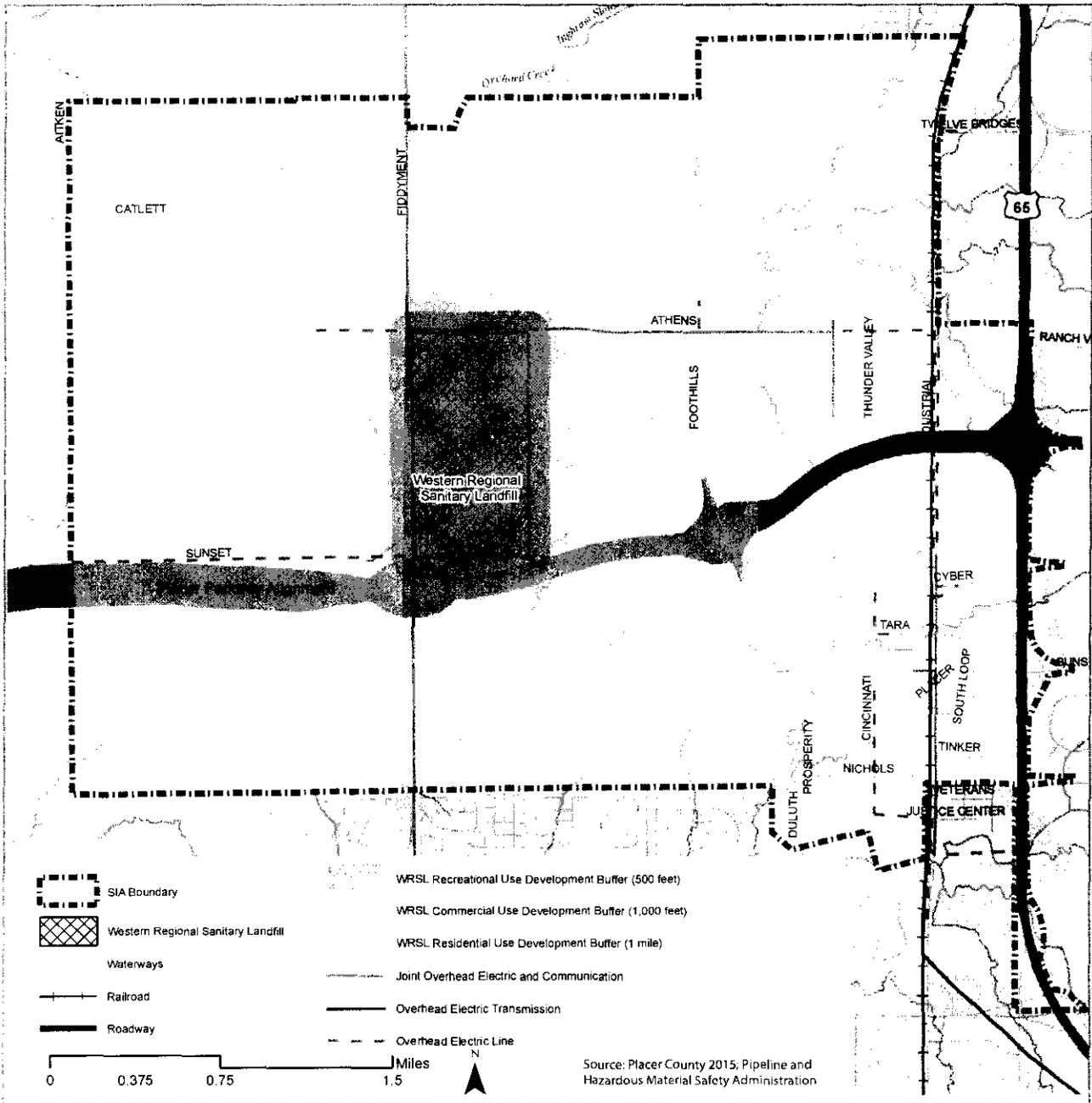
The WPWMA also owns approximately 160 acres to the east of the landfill, which is currently designated as buffer space. Based on current observations related to anticipated growth in the number of users and recent regulatory and environmental trends, WPWMA staff believes the physical size of the WPWMA facility may be insufficient to safely and efficiently accommodate projected needs over the next 20 years. In consideration of this, WPWMA staff has begun identifying future uses for its western and eastern properties as well as other possible modifications to its existing facility layout. When the WPWMA facilities expand, the amount of area affected by the County's buffer policy will constrain additional land.



Source: Mintier Harnish

WPWMA'S FACILITY MAY BE INSUFFICIENT TO SAFELY AND EFFICIENTLY ACCOMMODATE PROJECTED NEEDS OVER THE NEXT 20 YEARS.

PLACER COUNTY PIPELINE AND PUBLIC SERVICES CONSTRAINTS MAP



Industrial Contamination



WATER CONTAMINATION

The most recently approved (2010) Clean Water Act Section 202(d) list for California does not identify any impaired bodies of water in the Sunset Area; however, the streams in the Sunset Area are tributaries to the Natomas East Main Drainage Canal, which is listed for the pesticide diazinon and polychlorinated biphenyls (PCBs), and the Sacramento River, which is listed for mercury and unknown toxicity. Additionally, ambient water quality in the Sunset Area is likely influenced by existing uses, including agriculture, runoff from development, and industrial uses. The PCWA maintains one well that previously served the Sunset Area; the well use was discontinued due to concerns related to industrial contamination. Additionally, volatile organic compounds (VOCs) have been detected in groundwater samples from several of the landfill monitoring wells, and the source of the VOCs appears to be landfill gas. However, corrective actions have been taken and most VOC levels are reported to be within acceptable ranges. Nonetheless, there is a history of water contamination, and the infrastructure and mitigation measures necessary to prevent contamination will be a constraint to new development.

LAND CONTAMINATION



Source: Placer Land Trust, Courtesy of Loren Clark.

Agricultural enterprises have historically stored and used pesticides and herbicides within the Sunset Area. Chemicals commonly used in the past have the potential to leave residual inorganic or organic components in shallow soils that could persist for many decades. Additionally, contaminants common in railway corridors include wood preservatives (e.g., creosote and arsenic) and heavy metals in ballast rock. Ballast rock and soils associated with railroad tracks may also contain naturally-occurring asbestos.

Businesses in the Sunset Area that use and store hazardous materials in quantities are subject to Federal and State regulation, and industrial neighborhoods often represent areas where hazardous materials have been used over long periods of time. For instance, soils in and adjacent to railway corridors might contain herbicide residues as a result of historical and ongoing weed-abatement practices. The Sunset Area contains six sites of regulatory concern that pose a health or safety hazard, in addition to one site undergoing active investigation or remediation. The County requires that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone is determined by the County on a case-by-case basis (2013 Placer County General Plan, Policy 8.G.8). Existing contaminated sites and the County's buffer policies will reduce the development potential of certain areas based on planned land uses.

SENSITIVE RECEPTOR SITING

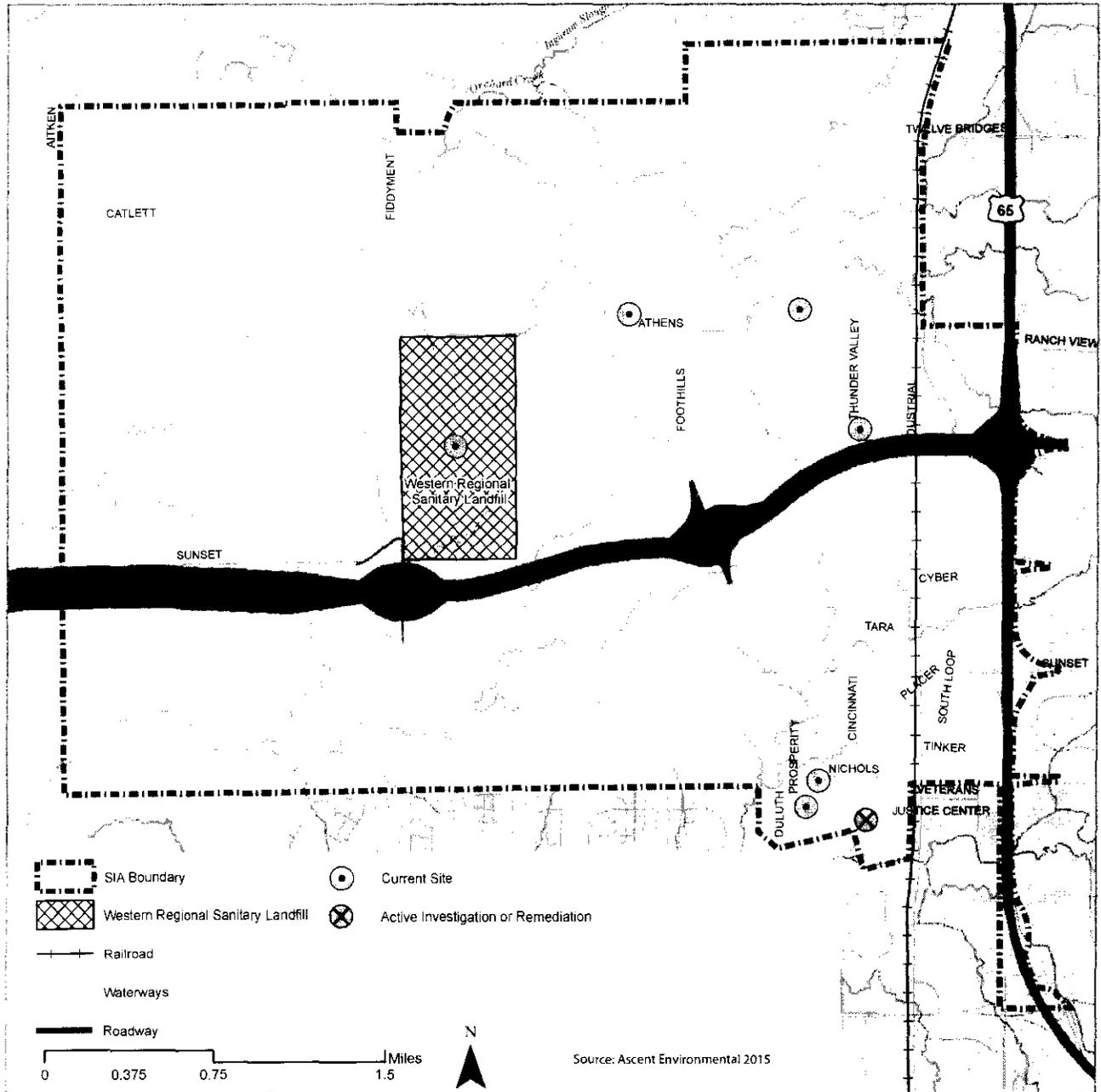


Rio Bravo Rocklin
Source: ihipower.com

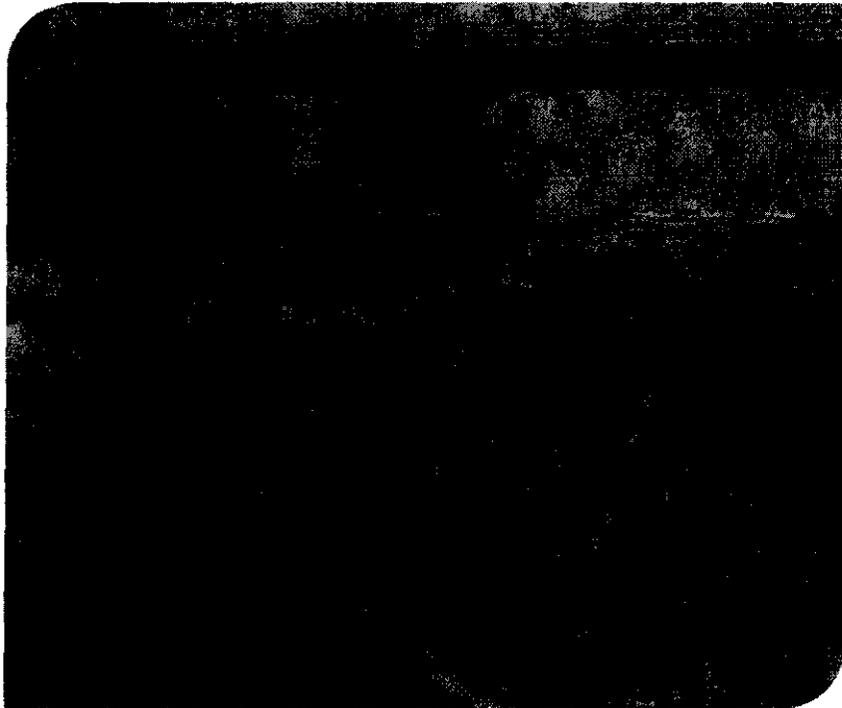
The County discourages the development of residences or schools near known hazardous waste disposal or handling facilities (2013 Placer County General Plan, Policy 8.G.2.) such as the Thunder Valley Casino Wastewater Treatment Plant or the Rio Bravo Rocklin biomass facility. The County requires that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone is determined by the County (2013 Placer County General Plan, Policy 8.G.8). Depending on planned land uses, the County's policies may restrict certain areas for development types that would result in sensitive receptors being located near hazardous waste disposal or handling facilities.

In addition, the California Education Code (Sections 17210-17224) outlines the requirements of siting schools near or on known suspected hazardous materials sites, or near facilities that emit hazardous air emissions, handle hazardous or acutely hazardous materials, substances, or waste. Businesses that use and store hazardous materials in quantities subject to Federal and State regulation are required to prepare and submit a Hazardous Materials Business Plan (HMBP) and/or a Risk Management Plan (RMP). An HMBP exists to provide information regarding potential hazardous chemical situations in the community, whereas an RMP is a detailed engineering analysis of the potential accident factors present at a business and the mitigation measures that can be implemented to reduce this accident potential. Potential mitigation measures arising from the RMP could decrease the amount of land available for development.

WESTERN REGIONAL SANITARY LANDFILL CONTAMINATION CONSTRAINTS MAP



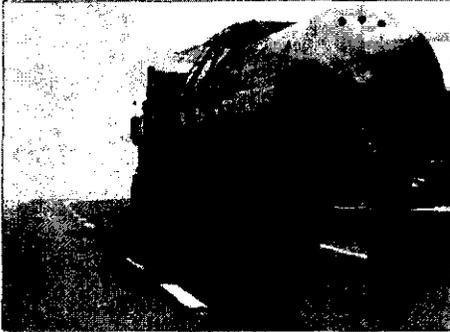
Hazards and Safety



ODOR

A 2009 report prepared by the PCACPD identified a number of industrial facilities within the Sunset Area that could produce odors, including the WRSL, Thunder Valley Casino Wastewater Treatment Plant, the Rio Bravo Biomass Facility, and Mallard Creek Shavings. Residents outside of the Sunset Area in Roseville, Rocklin, and Lincoln have complained of odors coming from the Sunset Area, particularly on windy days. Similarly, real estate brokers working with potential developers and businesses in the Sunset Area have identified odor issues in the area as an impediment to attracting new investment. Because offensive odors rarely cause any physical harm, and Federal and State air quality regulations do not contain any requirements for their control, the PCAPCD has no rules or standards related to odor emissions other than their nuisance rules. Odor, while harmless, is a constraint to the viability of development in the Sunset Area. Development is generally limited around the WRSL to protect these facilities from incompatible encroachment. The County enforces this limit with a one-mile buffer around the landfill site for residential uses and smaller buffers for commercial and recreational uses.

HAZARDOUS MATERIALS TRANSPORT



Hazardous Materials Transport
Source: codot.gov

In addition to the concentrated use of hazardous materials and the generation of hazardous wastes, it is assumed that hazardous materials transport and storage activity is more intense in industrial areas such as the Sunset Area than in non-industrial areas. Hazardous materials, hazardous wastes, and petroleum products are also a subset of goods routinely shipped along the transportation corridors adjacent to and within the Sunset Area. Most hazardous materials are transported via rail freight. The Pipeline and Hazardous Materials Safety Administration's 2012 Emergency Response Guidebook establishes a 0.5-mile initial evacuation zone for train derailments involving flammable liquids. Where there is a large spill only, the initial evacuation zone is limited to 1,000 feet downwind of the spill. These evacuation zones may be considered a constraint to certain types of development that would put people at risk in the event of a train derailment that includes transport of hazardous waste.

NOISE AND VIBRATION



Lincoln Regional Airport
Source: lincolna.gov

Noise sources in the Sunset Area include roadways and highways, railroads, and aircraft from the Lincoln Regional Airport. Stationary noise sources include parking activities, loading dock operations, landfill operations, and mechanical HVAC equipment and emergency electricity. Vibration sources include the UPRR. Land uses such as parks, schools, historic sites, cemeteries, and recreation areas are generally considered sensitive to increases in exterior noise levels. Places of worship and transient lodging, and other places where low interior noise levels are essential, are also considered noise sensitive. Residential dwellings are of primary concern for noise impacts because of the potential for increased and prolonged exposure. These same land uses are also considered to be vibration sensitive in addition to commercial and industrial buildings where vibration would interfere with operations in the building, including levels that may be well below those associated with human annoyance.

NEW NOISE-SENSITIVE DEVELOPMENTS ARE NOT PERMITTED WHERE THE NOISE LEVEL OF NON-TRANSPORTATION NOISE SOURCES EXCEED THE NOISE LEVEL STANDARDS, UNLESS EFFECTIVE NOISE MITIGATION MEASURES ARE INCORPORATED INTO THE PROJECT DESIGN.

New, noise-sensitive developments are not permitted where the noise level of non-transportation noise sources exceed the noise level standards, unless effective noise mitigation measures are incorporated into the project design (2013 Placer County General Plan, Policy 9.A.1.). The County's transportation noise standard for receptors at residential land uses is 60 dBA. Therefore, it is recommended that sensitive land uses, such as residences, be located at distances from the roadways segments greater than the 60-dBA. Based on noise measurements in the Sunset Area, sensitive land uses, such as residences, should be located farther than 3,625 feet from the UPRR, where day-night noise levels

do not exceed 60 dBA. Sensitive receptors placed within 1,582 feet of SR 65 may be exposed to elevated noise levels generated by the UPRR line. For non-transportation-related noise impacts, the County's residential noise standard of 60 dBA Ldn could be exceeded at any receptors within 1,830 feet of the WPWMA facility and at least 280 feet from the center of loading dock operations.

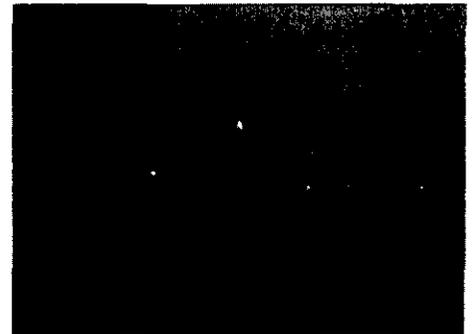
In the event that a development is located in an area that could exceed minimum noise thresholds, the County requires the submission of an acoustical analysis as part of the environmental review process (2013 Placer County General Plan, Policy 9.A.10.). New noise-sensitive developments next to existing industrial areas must be responsible for self-mitigating noise impacts (2013 Placer County General Plan, Policy 9.B.1.). Developments may be constrained by either the additional cost of self-mitigating noise impacts or by the amount of land available for development by choosing sites further away from noise sources.

AIR QUALITY

The Air Toxics Hot Spots Information and Assessment Act of 1987 (AB 2588), requires that a local air district submit data from existing facilities that emit toxic substances above a specified level. The Sunset Area has two facilities identified under the program: A&A Concrete and Rio Bravo Rocklin. SR 65, which borders the eastern side of the planning area, has average daily traffic volumes in excess of 57,000 vehicles per day and is a potential mobile TAC source. These stationary and mobile TAC sources can cause short-term (acute) or long-term (chronic) health impacts to nearby receptors. AB 2588 requires that existing facilities that emit toxic substances above a specified level prepare an inventory of toxic emissions, prepare a risk assessment if emissions are significant, notify the public of significant risk levels, and prepare and implement risk reduction measures.

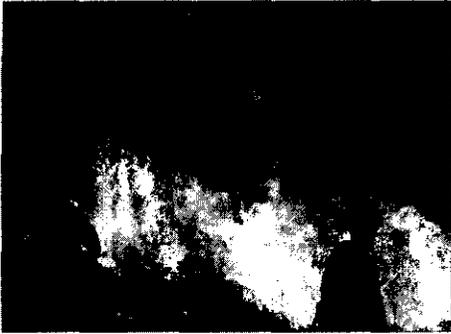
In addition to monitoring, controlling, and mitigating the effects of emissions, land use patterns and density of development can also affect the amount of air pollutants that are generated by communities. Land uses that are segregated throughout a community increase the number of motor vehicle trips and associated air pollutant emissions since opportunities to walk, ride bicycles, and use public transit between homes, jobs, and shopping are reduced. Higher density communities often mix residential uses with commercial, business, and employment uses, thereby reducing the population's reliance on motor vehicle use as well as the distance of any necessary vehicle trips. New development in the Sunset Area has the opportunity to create new land use mixes such that GHG emissions and TACs are minimized.

**NEW NOISE-SENSITIVE DEVELOPMENTS
NEXT TO EXISTING INDUSTRIAL AREAS
MUST BE RESPONSIBLE FOR SELF-
MITIGATING NOISE IMPACTS.**



A&A Concrete Supply
Source: A&A Concrete Supply

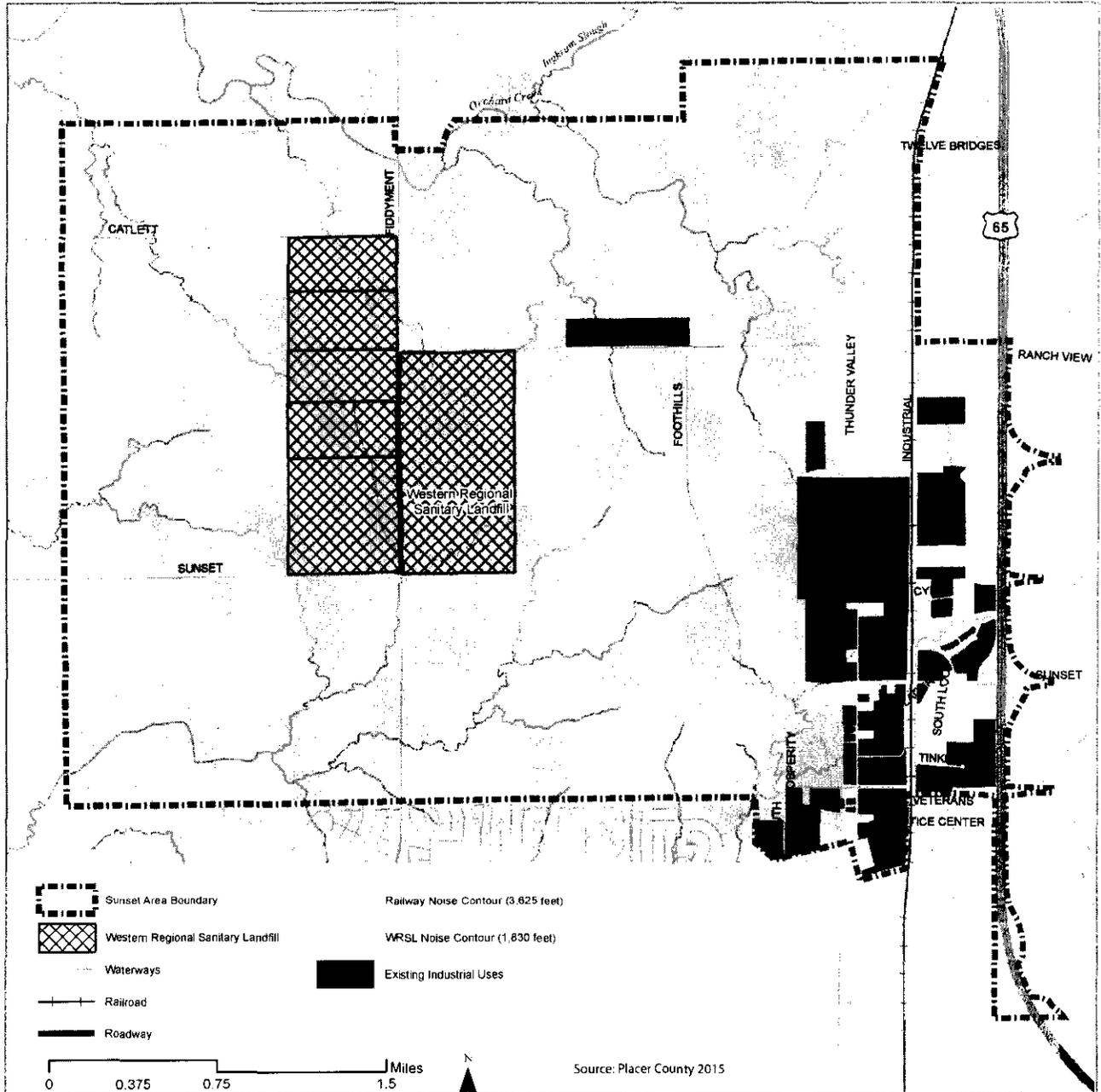
PLACER COUNTY COMMUNITY WILDFIRE PROTECTION PLAN 2012 AND PLACER COUNTY LOCAL HAZARD MITIGATION PLAN



Source: placertliving.com

The 2012 Community Wildfire Protection Plan (CWPP) provides an opportunity to reduce the threat of wildfire-related damage to people, property, and ecological elements within the county. According to the CWPP, the Sunset Area lies within the Greater Lincoln Fire Safe Council. This information, in conjunction with identification of the values at risk, defines areas of special interest and allows for prioritization of mitigation efforts.

FIGURE G: HAZARDS AND SAFETY CONSTRAINTS MAP



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Land Use Summary & Development Data

8/18/2015

Land Use Summary - CAD ver. 3.7

Land Use Designation	Project Acreage		Residential Units & Gross Density			Employment		Residential Net Density		
	Acres	% of Total Acres	Units	Gross Density	% of Total Units	Square Footage	FAR Factor	* Net Acreage	Density Factor	Net Density
LDR Low Density Residential	481.9 ac	21.8%	2,474 du	5.1 du/ac	42.4%			385.5 ac	20%	6.4 du/ac
MDR Medium Density Residential	161.9 ac	7.3%	1,295 du	8.0 du/ac	22.2%			129.5 ac	20%	10.0 du/ac
HDR High Density Residential	92.9 ac	4.2%	2,068 du	22.3 du/ac	35.4%			83.6 ac	10%	24.7 du/ac
Subtotal	736.8 ac	33.3%	5,837 du	11.8 du/ac	100.0%			598.7 ac		13.7 du/ac
RC Regional Commercial	82.8 ac	3.7%				1,443,404.2 sf	40%			
CC Community Commercial	51.8 ac	2.3%				901,866.2 sf	40%			
CC Community Commercial (Mixed Use)	15.1 ac	0.7%	0 du	0.0 du/ac	0.0%	196,934.8 sf	30%			
NC Neighborhood Commercial	7.4 ac	0.3%				129,634.6 sf	40%			
CP Commerce Park (Mix of BP, R&D, & LI)	319.4 ac	14.4%				4,660,146.8 sf	34%			
BP Business Professional	15.5 ac	0.7%				202,615.4 sf	30%			
P/QP Public/Quasi-Public (University)	301.3 ac	13.6%				3,000,000.0 sf				
Subtotal	793.3 ac	35.8%	0 du	0.0 du/ac	0.0%	10,534,801.9 sf		0.0 ac		0.0 du/ac
P/QP Public/Quasi-Public (Schools)	32.0 ac	1.4%								
P/QP Public/ Quasi-Public (City Facilities)	15.7 ac	0.7%								
PR Parks	44.4 ac	2.0%								
OS Open Space	273.3 ac	12.3%								
Subtotal	365.4 ac	16.5%								
ROW Placer Parkway	158.5 ac	7.2%								
ROW Major Roadways & Landscape Corridors	159.4 ac	7.2%								
Subtotal	317.9 ac	14.4%								
Total	2,213.3 ac	100.0%	5,837 du	7.9 du/ac	100.0%	10,534,801.9 sf		598.7 ac		9.75 du/ac

Land Dedication Total	984.5 ac	44.5%
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* Net acreage represents first-net under SAC, OS&I definition, which is derived by taking gross acreage minus a percentage for internal roadways. The Density Factor represents the percentage reduction for internal roads.

Population Generation			
Household Type	Units	Factor (pph)	Population
Standard	5,117 du	2.61	13,355
Age-Restricted	720 du	1.8	1,296
Total	5,837 du		14,651

Commerce Park Development Assumptions

Use	% of CP	Adj. Ac.	FAR	Sq. Ft.
BP/Office	30%	95.8 ac	30%	1,251,979.7 sf
R&D	30%	95.8 ac	30%	1,251,979.7 sf
LI Industrial	30%	95.8 ac	40%	1,669,306.3 sf
Warehouse	10%	31.9 ac	35%	486,881.0 sf
Total	100%	319.4 ac		4,660,146.8 sf
FAR Weighted Average:			34%	

Commercial Mixed Use Development Assumptions

Use	% of CMU	Adj. Ac.	FAR/Density	Sq. Ft./Units
Commercial*	75%	11.3 ac	30%	147,701.1 sf
BP/Office*	25%	3.8 ac	30%	49,233.7 sf
HDR Residential	0%	0.0 ac	0.0 du/ac	0 du
Total	100%	15.1 ac		196,934.8 sf

*CC=75% & BP=25% of non-residential acreage

0 du

University Center Development Summary

Use	Acres	Density	Units	Sq. Ft.
NC	4.1 ac	40%		70,741.4 sf
CC	29.7 ac	40%		517,318.6 sf
CC (CMU)	15.1 ac (see above)		0 du	196,934.8 sf
MDR	60.7 ac	8.0 du/ac	486 du	
HDR	74.9 ac	22.8 du/ac	1,706 du	
Total			2,192 du	784,994.8 sf

Park Requirements

	Gen Plan Standard	Acreage Required	Acreage Provided	Credited Acreage	Surplus/Shortfall
Citywide Park	3 ac./1,000	44.0 acres	0.0 acres	0.0 acres	-44.0 acres
Neighborhood Park	3 ac./1,000	44.0 acres	44.4 acres	44.4 acres	0.5 acres
Open Space (excludes OS in University)	3 ac./1,000	44.0 acres	273.3 acres	63.6 acres	19.7 acres
Total		132.0 acres	317.7 acres	108.0 acres	-23.8 acres

School Requirements

	LDR/MDR Factor	HDR/CMU Factor	Students Generated	School Capacity	Schools Required
Grades K-5	0.3329	0.1118	1,246	800	1.56
Grades 6-8	0.1164	0.0352	428	1,000	0.43
Grades 9-12	0.161	0.036	565	1,800	0.31

