

7. HEALTH AND SAFETY

The Placer County General Plan includes a safety element that addresses the protection of the community from any unreasonable risks associated with the effects of many natural or development-induced hazards. Notwithstanding the coverage provided by the General Plan, there are public health and safety concerns specific to the use of land in the Sunset Area. This section of the Sunset Area Plan is intended to address those concerns.

Public health and safety is of particular concern in the Sunset Area due to the emphasis of industrial development and the potential for such development to affect the health and safety of people who live and work in the area. The goals and policies in this section are written to ensure that the Sunset Area is a safe and healthy place to live, work, and visit.

Goals and Policies

This section of the Sunset Area Plan includes goals and policies for the protection of people and property from natural and human-caused hazards.

Goal HS-1: General Health and Safety

To protect the lives and property of the residents, employees, patrons, business owners and property owners who live, work, or own property within the Sunset Area.

Policies

HS-1.1: Emergency Response Facilities Siting. 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.

HS-1.2: Adequate Health and Safety Facilities and Services. 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, visit, or conduct business within the Sunset Area.

Goal HS-2: Flooding

To protect the lives and property of the workers, residents, visitors, and property owners in Sunset Area from hazards associated with development in floodplains and manage floodplains for their natural resource values.

Policies

HS-2.1: Protected Roadways. The County shall require that arterial roadways and expressways, commercial and industrial uses, and emergency facilities be protected, at a minimum, from a 100-year storm event in accordance with the design parameters in the Placer County Flood Control and Water Conservation District Storm Water Management Manual.

HS-2.2: Flood Hazard Evaluation and Mitigation. The County shall require new discretionary development project applicants to evaluate and mitigate potential flood hazards prior to project approval. The County shall require applicants to submit accurate topographic and flow characteristics information and depict the 100-year floodplain limits under fully-developed, unmitigated runoff conditions. Applicants shall also determine the applicability of Senate Bill 5 (2007) and subsequent State of California Department of Water Resources 200-year Urban Level of Flood Protection (ULOP) standards. Where public facilities have been constructed or lands have been acquired, with the specific intent of mitigating stormwater runoff, such facilities or lands may be taken into consideration when determining the extent of the 100-year floodplain.



HS-2.3: Maintain Natural Floodplains. The County shall require the maintenance of natural conditions within the 100-year floodplain of all streams and drainage-ways except under the following circumstances:

- A. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Wildlife regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or
- B. When facilities for the treatment of stormwater runoff are best located in the floodplain, and where the disturbance of riparian vegetation is minimized.

HS-2.4: Floodplain Development. The County shall prohibit or minimize development within the 100-year floodplain consistent with the policies of this Plan and the *Placer County General Plan*.

HS-2.5: Local Stormwater Runoff Coordination. The County shall coordinate with the City of Roseville, the City of Lincoln, and Sutter County to mitigate the impacts of new development in the Sunset Area that have the potential to increase stormwater runoff onto downstream parcels.

Goal HS-3: Solid Waste Operations

To protect residents, workers, visitors, and property owners from public health and safety impacts associated with the operation of solid waste facilities.

Policies

HS-3.1: Permit Monitoring. Under its authority as the Local Enforcement Agency, the County shall monitor and enforce the compliance of County-issued permits associated with solid waste operations and facilities.

HS-3.2: CEQA Review. As a lead or responsible agency, as defined by the California Environmental Quality Act, the County shall ensure that the environmental documentation for new or revised solid waste facilities permits and/or conditional use permits, contains mitigation measures that protect the public health and safety from the operation of solid waste operations and facilities.

HS-3.3: Post Closure Land Use Plans. The County shall review all new discretionary development projects associated with post-closure land use plans for solid waste facilities and operations to ensure that the proposed land uses are compatible with the closed landfill and surrounding land uses.

Goal HS-4: Fire Protection

To protect residents, workers, employers, visitors, and property owners from injury and loss of life and property from fires.

Policies

HS-4.1: Fire Protection Standard. The County shall seek to provide the highest practical level of fire protection and emergency services in the Plan area. The County shall require new discretionary 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.

HS-4.2: Complete Range of Fire Protection Services. The County shall ensure that fire protection services in the Plan area are prepared to address wildland fires, chemical fires, structural fires, and large-scale evacuations resulting from fire events.

HS-4.3: Automatic Fire Detection and Suppression Systems. In coordination with the local fire protection agency, the County shall control current and future structural fire losses and fire protection costs through increased emphasis on automatic fire detection and suppression systems. The County shall further provide incentives, such as fire impact fee reductions, which encourage the installation of fire protection systems, especially automatic detection and suppression systems.

HS-4.4: Grass Fires. 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.

HS-4.5: Hazardous Vegetation Abatement. The County shall require new discretionary development to establish hazardous vegetation abatement programs to reduce fire hazards in the Plan area, consistent with County and California Department of Forestry and Fire Protection standards.

Goal HS-5: Geological Hazards

To minimize property damage due to geological hazards.

Policies

- HS-5.1: Soils Engineering Analysis.** The County shall require the preparation of a soils engineering analysis for new discretionary development in areas prone to geological hazards and the integration of the recommendations of the analysis into project design.
- HS-5.2: Preliminary Soils Report.** Where critically expansive or unstable soils have been previously identified or are expected to exist for new discretionary development projects, the County shall require that the recommendations of a preliminary soils report, prepared by a registered civil engineer, be implemented as a condition of approval. The County shall further require that project design account for the findings of the report.

Goal HS-6: Hazardous Materials and Wastes

To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and wastes.

Policies

- HS-6.1: Safety Standard Compliance.** The County shall ensure that the use and disposal of hazardous materials and wastes in the Sunset Area comply with local, State, and Federal safety standards.
- HS-6.2: Development Near Hazardous Waste Facilities.** The County shall discourage the development of residences or schools in surrounding jurisdictions near known hazardous waste disposal or handling facilities
- HS-6.3: Hazardous Waste Management Plan Compliance.** The County shall review new discretionary development projects that manufacture, use, or transport hazardous materials for compliance with the County's *Hazardous Waste Management Plan (CHWMP)*.
- HS-6.4: Toxic Materials Storage.** The County shall require secondary containment and periodic examination of all toxic materials storage facilities.
- HS-6.5: Hazardous Materials and Waste Management Data.** The County shall require that applications for new discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste

reduction, recycling, containment, spill, or ignition response and storage.

- HS-6.6: Hazardous Waste Emergency Response Capabilities.** The County shall work with the local and surrounding fire protection agencies, law enforcement, and other agencies to ensure an adequate response capability to hazardous materials emergencies within the Sunset Area.
- HS-6.7: Groundwater Sampling.** The County shall require all new discretionary development projects to perform a groundwater sampling program prior to and during construction activity that would have the potential to result in groundwater contact in areas located above known extent of groundwater contamination plumes. If contaminated groundwater is encountered during such construction activities, project owners shall ensure that all construction workers shall be given safety equipment and training and a protocol for proper storage and disposal of any contaminated groundwater that meets the definition of a hazardous waste.
- HS-6.8: Certified Unified Program Agency Implementation.** The County will implement the elements of the Certified Unified Program Agency (CUPA) to ensure compliance with applicable environmental laws and regulations.
- HS-6.9: CUPA Audits.** The County will inspect facilities within the Sunset Area for compliance with CUPA programs at least once every three years. The inspections will be conducted by Placer County Environmental Health to ensure compliance with applicable environmental laws and regulations.
- HS-6.10: Radioactive and Biohazardous Environmental Review.** In the event that new discretionary development projects propose the use of radioactive materials or biohazardous materials, the County shall conduct an environmental review and require appropriate mitigation before accepting a Radioactive Materials License from the California Department of Health Services Radiologic Health Branch.
- HS-6.11: Risk Management and Prevention Program.** The County shall require the implementation of a Risk Management and Prevention Program (RMPP) for all operators permitted to handle significant quantities of "acutely hazardous materials," as defined by the State Office of Emergency Services.

HS-6.12: Hazardous Waste Generation Reduction. The County shall take all feasible steps to minimize hazardous waste generation and prevent the unauthorized disposal of hazardous wastes, including:

- A. Source reduction programs
- B. Maintenance personnel training to ensure good housekeeping practices that reduce potential spills
- C. Spill prevention
- D. Requiring laboratory procedures that minimize chemical waste production (i.e., using the products of one experiment as the reactants for another experiment),
- E. Placing a surcharge on hazardous materials purchases to cover hazardous waste disposal costs.

HS-6.13: Ability to Dispose of Hazardous Waste. The County shall require new development projects that will generate hazardous waste demonstrate the ability to dispose of any hazardous waste at an approved disposal facility and that the facility has adequate capacity to accept the quantities of hazardous wastes expected to be generated by the project.

HS-6.14: Hazardous Materials. The County shall maintain a disaster response capability for hazardous materials incidents, accidents, and a broad range of natural disasters.

HS-6.15: Health Risk Exposure from Truck Loading. The County shall encourage new truck distribution yards, loading docks, or loading or unloading areas to be located at least 1,000 feet from sensitive receptors, including residential uses, campus dormitories, student housing, residential care facilities, hospitals, schools, parks, playgrounds, and daycare facilities. If a project proponent proposes a truck loading/unloading facility within 1,000 feet of a sensitive receptor, the project proponent must provide a qualified, site-specific Health Risk Assessment showing that the associated level of cancer risk at the sensitive receptors would not exceed 10 in 1 million.

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8. HOUSING

Historically, the County has not planned for any residential uses in the Sunset Area. With the residential component of the Placer Ranch Specific Plan and the allowance for employee-related housing under the Entertainment/Mixed-Use and Innovation Center land use designations, this Plan reflects a fundamental shift in the County's vision for the Sunset Area. The goals, objectives, and policies of the Placer County General Plan Housing Element apply within the Plan area. This section includes more specific housing and population information pertaining to the Sunset Area. The County adopted the Housing Element on October 8, 2013, and certified by the California Department of Housing and Community Development on November 22, 2013.

Placer County 2013 Housing Element Goals

- Goal A: Provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.
- Goal B: Encourage construction and maintenance of safe, decent and sound affordable housing in the county.
- Goal C: Promote housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin of Placer County.
- Goal D: Improve the county's existing stock of affordable housing.
- Goal E: Preserve all at-risk units within the unincorporated County.
- Goal F: Meet the needs of special groups of county residents, including a growing senior population, large families, single mothers, farm workers and persons with disabilities.
- Goal G: Alleviate homelessness in the county through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.
- Goal H: Increase the efficiency of energy use in new and existing homes with a concurrent reduction in housing costs for Placer County residents.
- Goal I: Assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status or sexual orientation.

- Goal J: Ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated regularly.

Housing in the Sunset Area will be focused on the development of workforce housing within the Entertainment/Mixed-Use and Innovation Center land uses.

Because new housing in the area could potentially conflict with existing uses that may pose health hazards to residents, the goals and policies aim to balance residents' health and well-being with the economic viability of existing businesses in the area. To maintain this balance, the County will allow housing only in certain districts of the Sunset Area.

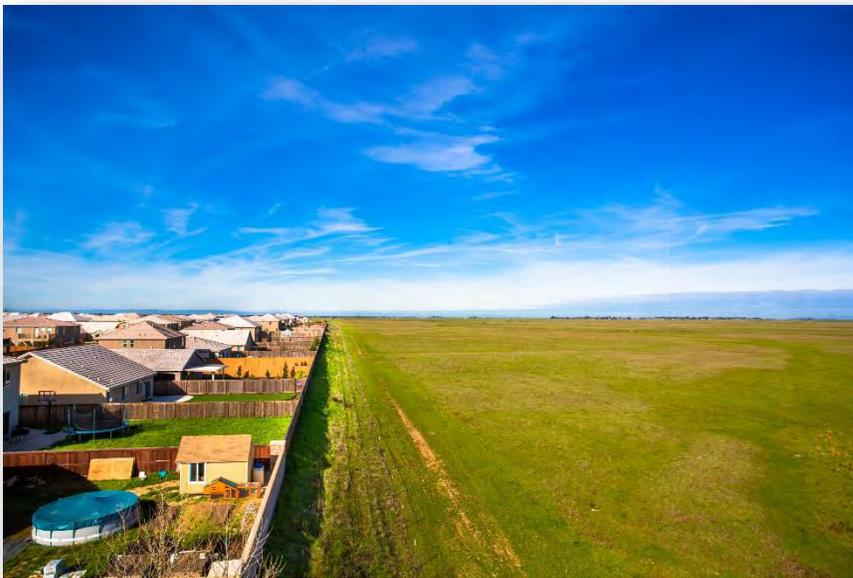


Goal H-1:

To ensure housing developments are compatible with non-residential land uses for the safety and well-being of Sunset Area residents.

Policies

- H-1.1: Workforce and Student Housing.** The County shall encourage the development of housing appropriate for the workforce of the Sunset Area and for students at the California State University, Sacramento – Placer Center.
- H-1.2: Appropriate Infrastructure.** The County shall require new housing development to provide infrastructure appropriate for high-density workforce housing and meet County service standards.
- H-1.3: Nearby Land Uses.** The County shall support the development of uses that provide ample opportunities for Sunset Area residents to learn, work, recreate, and shop near where they live.
- H-1.4: Protect New Residential Uses.** The County shall ensure that new discretionary development is designed to protect residents from the hazards and nuisances of existing industrial uses, including transitional land uses and landscaped buffers.



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9. IMPLEMENTATION

This section describes the tools available to implement the *Sunset Area Plan*. Some of these tools exist today (e.g., the Zoning Ordinance, Land Development Manual, and the *Placer County Design Guidelines Manual*) and others will be developed over time.

The goals and policies of the *Sunset Area Plan* provide direction to the public, landowners, and decision-makers on how land within the Sunset Area Plan is to be developed. However, by themselves, these same goals and policies, cannot implement the nine objectives described in the Introduction Section of this Plan. In order to implement these objectives, a number of programs, standards, ordinances, and incentives need to be created. For the Sunset Area, there are five general ways in which the Plan is to be implemented: 1) the individual goals and policies described in each topical section of this Plan, 2) the implementation programs described in this section; 3) enforcement or application of ordinances, standards, and guidelines affecting land development activities within the Plan area, 4) implementation of a capital improvement program and 5) execution of a finance strategy. These five methods must be considered as a whole because no single approach can ensure that the Plan objectives are met. Many of these implementation programs require subsequent actions of the County after adoption of the Plan.

Sunset Area Plan Implementation Programs

The implementation programs described in this section relate to the goals and policies of the Plan. Each of these implementation programs describe the intent of the program, who is responsible for implementing the program, when it is to be implemented, and how it is to be funded.

The majority of the Plan's policies are to be implemented through the ongoing project approval process, including the review of subdivisions, conditional use permits, minor use permits, design/site review, improvement plan review, and grading permits by the County's decision-making authorities (e.g., Development Review Committee, Zoning Administrator, Planning Commission, Board of Supervisors). Projects are to be reviewed for consistency with the goals, policies, and standards of the *Sunset Area Plan* as well as the *Placer County General Plan*. A finding of consistency with these plans must be made for a project to proceed to an approval.

Implementing Zoning

Part III of this Policy Document consists of zoning regulations and standards that are unique to the Sunset Area, excluding Placer Ranch. This includes zoning districts that correspond with and implement the land use designations on the Sunset Area Land Use Diagram. Each district specifies allowed land use types, general site planning and development standards, and other provisions that are consistent with the Placer County Zoning Code. This includes graphics and thumbnail illustrations depicting the development standards to assist users in visualizing the meaning and applicability of the standards.

Ordinances, Standards, and Guidelines

Ordinances

Numerous ordinances of the Placer County Code (PCC) assist in the implementation of the *Sunset Area Plan*. The most significant of these include the *Zoning Ordinance* (Chapter 17, PCC), the *Environmental Review Ordinance* (Chapter 18, PCC), the *Subdivision Ordinance* (Chapter 16, PCC), *Building and Development* (Chapter 15, PCC), *Street Improvement Ordinance* (Chapter 12, Article 12.08), *Stormwater Quality Ordinance* (Chapter 8, Article 8.28), and the *Grading Ordinance* (Chapter 15, Article 15.48, PCC). Generally, these ordinances provide precise standards that serve to specifically define permitted land uses, and to regulate land use and land development activities. Numerous other ordinances and standards have been adopted which are intended to protect the public's health and safety and the environment and to promote the general welfare of the County.

Standards and Guidelines

In addition to land development ordinances, the County has also adopted numerous standards and guidelines which affect land development within the Sunset Area. Most of these standards and guidelines already exist and are applied throughout the County. The Corridor Design Guidelines (Appendix A) apply specifically to the Sunset Area. Additionally, some of the Plan's policies include standards which also apply individual projects.

Guidelines and standards which are not adopted as a part of this Plan include the *Land Development Manual* which provides engineering standards for numerous public and private improvements (e.g., road sections, drainage facilities, driveway encroachments, etc.) and the *Placer County Design Guidelines Manual* and the *Landscape Design Guidelines* which provide direction on site design, architecture and landscaping. The Flood Control and Water Conservation District and the Department of Public Works and Facilities administer the *Flood Damage Prevention Ordinance* and the *Stormwater Management Manual* which include standards for drainage and flood control. The Department of Public Works and Facilities also administers the West Placer

Storm Water Quality Design Manual to implement the State NPDES Municipal Separate Storm Sewer System (MS4) Phase II Permit low impact development requirements.

Capital Improvement Plan

Appendix B of this Policy Document is the *Sunset Area Capital Improvement Plan (CIP)*. It identifies public and private infrastructure needs (facilities and services) to serve the existing and future development within the Sunset Area. The CIP consists of a list of infrastructure projects and the costs associated with those projects. The following description provides information on the essential facility and service providers.

Sunset Area Facilities

The essential facility providers include the following:

1. Roads

- a. The California Department of Transportation for SR 65
- b. Placer County Public Works and Facilities

2. Sewer

- a. The City of Roseville for the Pleasant Grove Regional Wastewater Treatment Plant near Pleasant Grove Creek
- b. South Placer Municipal Utility District for sewer collection facilities on the east side of SR 65
- c. Placer County Service Area No. 28, Zone 2-A3 for sewer collection facilities on the west side of SR 65
- d. Lincoln Waste Water Treatment and Reclamation Facility

3. Potable Water and Recycled Water

- a. Placer County Water Agency

4. Solid Waste Disposal

- a. Western Placer Waste Management Authority

5. Power

- a. Pacific Gas & Electric

6. Telecommunications

- a. AT&T
- a. Wave Broadband

Sunset Area Service Providers

The essential service providers include the following:

1. Fire Protection

- a. Placer County Fire Department
- b. California Department of Forestry and Fire Protection

2. Law Enforcement

- a. Placer County Sheriff's Department

3. General Government Services

- a. Community Development Resource Agency (Planning Services Division, Building Services Division, Engineering and Surveying Division)
- b. Department of Public Works and Facilities (Transportation Division, Transit Division, Parks Division, Environmental Utilities Division)
- c. HHS Environmental Health Services Division
- d. Air Pollution Control District
- e. Assessor
- f. Tax Collector
- g. County Court System

Infrastructure Finance

The County collaborates with other facility and service providers to impose fees and enforce ordinances pertaining to infrastructure finance. Facilities and services for which funding mechanisms are already in place, include the following:

1. **Traffic and Circulation** - The County participates in several local and regional traffic fee impact programs. This includes the Countywide Traffic Fee Program, which requires new development to pay traffic impact fees to construct transportation facilities needed as a result of new development. It also includes fees imposed by the South Placer Regional Transportation Authority (SPRTA) the Placer County-City of Roseville Joint Traffic Fee Program and the Placer Parkway Tier 2 Fee Program.
2. **General Government Facilities and Services** - A portion of the services provided by Placer County are funded by taxes. Facility needs are funded through taxes and by a capital facilities fee. Additional

revenues are needed to fully finance facilities and service needs as the Plan area continues to grow.

3. **Fire Protection** - Facility needs of the Placer County Fire Department are funded by a capital facilities fee. A funding source needs to be identified for ongoing service needs including personnel and operations and maintenance.
4. **Sewer** - Sewer connection fees are collected at the time a sewer permit is issued and the fees apply to capacity within the sewer collection system and wastewater treatment plant. Sewer collection and treatment maintenance and operation is funded through annual payments into a County Service Area.
5. **Water** - The Placer County Water Agency collects connection fees which apply to facility and treatment costs based upon the water demand of the user.

Even with these programs in place, significant capital improvements costs still require financing. These costs are addressed by the Sunset Area Infrastructure Finance Strategy (Appendix C). It includes a multi-year sources and uses of funds analysis, including consideration of costs for any property acquisition, relocation, and other requirements for the Plan's implementation. This information is summarized in a matrix of sources and uses of funds that shows required improvements, associated costs, and potential funding sources. The Finance Strategy also includes recommended methods for addressing capital funding shortfalls.

Implementation Goals and Policies

The following goal and policies are intended to ensure that the Plan objectives are implemented.

Goal IM-9.A:

To provide for the ongoing administration and implementation of the Sunset Area Plan.

Policies

- IM-9.A.1:** The County shall review the Sunset Area Plan bi-annually and revise it as necessary in response to changes in the market, the provision of additional infrastructure, or the identification of financing for infrastructure improvements.

IM-9.A.2: The County shall review and amend, as necessary, all applicable ordinances and regulations referenced herein to ensure consistency with the *Sunset Area Plan* and the *Placer County General Plan*.

IM-9.A.3: The County shall implement a finance plan to obtain the necessary revenues to finance the capital improvement program of the Sunset Area Plan where funding deficiencies have been identified.

Implementation Programs

Specific implementation programs are listed in the following tables. Following each implementation is a description of which policy or policies the program implements, which County department(s) is responsible for implementation, and how the program is expected to be funded. Finally, each program includes a timeline that identifies when the implementation will be completed.

The implementation program tables are organized according to the topical elements of this Policy Document, as follows:

- Table 9-1: Land Use/Economic Development
- Table 9-2: Transportation and Mobility
- Table 9-3: Public Facilities and Services
- Table 9-4: Natural Resources
- Table 9-5: Cultural Resources
- Table 9-6: Noise
- Table 9-7: Health and Safety
- Table 9-8: Housing

LAND USE (LU/ED)

LU/ED		Table 9-1: Land Use/Economic Development		2018-2019	2019-2023	2021-2040	Annual	Ongoing
Program LU/ED-1: Economic Development Coordination. The County shall coordinate its economic development activities with Lincoln, Rocklin, and Roseville, as well as other economic development organizations, including local chambers of commerce and regional and statewide trade and commerce organizations.								■
Implements Policy(ies)	LU/ED-1.1, LU/ED-1.5, LU/ED-1.8, LU/ED-1.9							
Responsible Department(s)	Office of Economic Development Community Development Resource Agency							
Funding	General Fund							
Program LU/ED-2: Property Owner and Business Coordination. The County shall coordinate with business and property owners to ensure that the County is aware of owner interests and to share intelligence concerning economic opportunities.								■
Implements Policy(ies)	LU/ED-1.2, LU/ED-1.6							
Responsible Department(s)	Office of Economic Development Community Development Resource Agency							
Funding	General Fund							

TRANSPORTATION AND MOBILITY (TM)

TM		Table 9-2: Transportation and Mobility				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>Program TM-1: Capital Improvement Program. The County shall adopt, and update as needed, a capital improvement program (CIP) for the Sunset Area. The CIP shall provide a funding mechanism, cost estimates and a list of projects for the road network and intersections to be constructed within the Plan area.</p>		■				■
Implements Policy(ies)	TM-1.5, TM-1.9					
Responsible Department(s)	Department of Public Works and Facilities Office of Economic Development					
Funding	Traffic Mitigation Fees					
<p>Program TM-2: Vehicle Miles Traveled. In accordance with SB 743, the County shall identify and update all policies and procedures necessary to transition from “Level of Service” standards to vehicle miles traveled standards when evaluating the transportation impacts of new development proposals in accordance with SB 743.</p>		■				
Implements Policy(ies)	TM-1.4					
Responsible Department(s)	Department of Public Works and Facilities Community Development Resource Agency					
Funding	Mitigation Fees, Grants					
<p>Program TM-3: Placer Parkway Bicycle and Pedestrian Grade Separation. The County shall collaborate with the Placer County Transportation Planning Authority to identify appropriate locations for grade-separated bike and pedestrian crossings of Placer Parkway. This will include identification of potential sources of funding to add such crossings as the Parkway is constructed.</p>		■				
Implements Policy(ies)	TM-2.3, TM-2.6, TM-2.8					
Responsible Department(s)	Department of Public Works and Facilities, Community Development Resource Agency					
Funding	Mitigation Fees, Grants					

PUBLIC FACILITIES (PFS)

<h1>PFS</h1>		Table 9-3: Public Facilities and Services				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program PFS-1: Capital Improvement Program. The County shall ensure that capital improvement programs (CIPs) for area facilities plans are prepared in conjunction with new specific plans. CIPs should identify improvement needs for the plan, including consideration of phasing and final project buildout.						■
Implements Policy(ies)	PFS-1.1, PFS-1.2, PFS-2.1 to PFS-2.7					
Responsible Department(s)	Department of Public Works and Facilities					
Funding	Permit Fees, Grants					
Program PFS-2: Will-Serve Letters. The County shall require developers to obtain will-serve letters from all providers of public facilities and services to new development.						■
Implements Policy(ies)	PFS-1.2					
Responsible Department(s)	Community Development Resources Agency					
Time Frame	Ongoing (letters to be provided prior to final project approval)					
Funding	N/A					
Program PFS-3: New Development Funding for Capital Facilities and Services. 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, and county service areas.		■				■
Implements Policy(ies)	PFS-2.4					
Responsible Department(s)	Department of Public Works and Facilities, Community Development Resources Agency, County Executive, County Counsel, Board of Supervisors					
Funding	General Fund					
Program PFS-4: Community Facilities District Bonds. The County shall consider the establishment of a Community Facilities District for the Sunset Area for the purpose of financing capital facilities fees. 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.		■				
Implements Policy(ies)	PFS-2.4					
Responsible Department(s)	Department of Public Works and Facilities, Community Development Resources Agency, County Executive, County Counsel, Board of Supervisors					
Funding	General Fund					
Program PFS-5: Funding Water-Related Management Programs. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District for the Auburn Ravine and Pleasant Grove Watersheds.						■
Implements Policy(ies)	PFS-5.1 to PFS-5.3, PFS-5.7 to PFS-5.9,					

PFS		Table 9-3: Public Facilities and Services		2018-2019	2020-2024	2021-2040	Annual	Ongoing
Responsible Department(s)	Department of Public Works and Facilities, Placer County Division of Environmental Health, Community Development Resource Agency—Engineering and Surveying Division, Placer County Flood Control and Water Conservation District, Board of Supervisors							
Funding	Development Fees, General Fund							
Program PFS-6: Incentivization for Using Recycled Materials. The County shall provide incentives to businesses that use locally-recycled materials as part of their manufacturing processes. These incentives may include relaxation of development standards and/or fast-track permitting.								
Implements Policy(ies)	PFS-6.4							■
Responsible Department(s)	Department of Public Works and Facilities, Economic Development Department							
Funding	N/A							
Program PFS-7: Sale and Distribution of Recycled Materials. The County shall assist the Western Placer Waste Management Authority in the sale and/or distribution of recyclable materials recovered at the Western Placer Waste Management Authority Material Recovery Facility.								
Implements Policy(ies)	PFS-6.5							■
Responsible Department(s)	Western Placer Waste Management Authority, Department of Public Works and Facilities, Community Development Resource Agency							
Funding	Public Bonds							
Program PFS-8: Supplemental Funding for Fire Protection and Emergency Facilities. The County shall implement a funding program, to supplement existing revenue sources, in order to develop and operate a fire protection and emergency response facilities within the Sunset Area. The program shall fund the facilities, equipment, operations, training, maintenance and personnel costs for the facilities. The funding program shall include an analysis that determines the fair share cost of the provisions of these facilities and services for development within the Sunset Area.								
Implements Policy(ies)	PFS-8.2, PFS-8.3							■
Responsible Department(s)	Office of Emergency Services, County Executive, Community Development Resource Agency, Placer County Fire Department/California Division of Forestry and Fire Protection							
Funding	General Fund							

NATURAL RESOURCES (NR)

NR		Table 9-4: Natural Resources				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>Program NR-1: Encourage Clean Fuels. In consultation with the Placer County Air Pollution Control District (PCAPCD), cities and special districts, transit providers, and major employers in Placer County, the County shall adopt a program to encourage the widespread use of clean fuels. This program shall include the following components:</p> <ul style="list-style-type: none"> A. Encouraging PCAPCD to implement a clean fuels fleet rule; B. Vigorously pursuing replacement of existing County vehicles that burn gasoline and diesel fuel with vehicles that use clean fuels including, but not limited to, methanol, compressed natural gas (C.G.), liquefied petroleum gas (LPG), and electric batteries; C. Encouraging existing fueling stations in the county to provide clean fuels such as methanol and LPG; and D. Encouraging bus service companies based in Placer County to use clean fuel buses in their daily operations. 						■
Implements Policy(ies)	NR-5.4, NR-5.5, NR-7.15, NR-7.16					
Responsible Department(s)	Department of Public Works and Facilities, County Executive, Board of Supervisors, PCAPCD					
Funding	General Fund					
<p>Program NR-2: Biotic Resources Evaluation. Prior to approval of discretionary development permits involving parcels with significant ecological resources, the County shall require, as part of the environmental review process, a biotic resources evaluation of the site by a wildlife biologist or similarly qualified person. The wildlife biologist shall base biotic resource evaluations upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants and animals. Biotic resource evaluations shall, at a minimum, include the following:</p> <ul style="list-style-type: none"> A. A determination of whether the resource is to be avoided and whether resource values can be retained if the habitat is avoided; B. Identification of potential significant impacts; C. A mitigation plan for potential significant impacts; D. A mitigation monitoring plan. <p>All new development proposals shall include any wetland delineation required by the U.S. Army Corps of Engineers. As part of the permit process, new development project applicants shall complete informal consultation with USFWS and CDFG to determine the exact mitigation measures that will be required for listed species. Species proposed for listing or federal candidates may need to be considered to avoid additional mitigation requirements if listing occurs during project construction. If sensitive species of concern are not located on-site and the agencies concur, no further action is necessary. If listed species are located on the new development project site, the project applicant and County shall enter into formal consultation with CDFG and USFWS. The precise mitigation required for direct and indirect impacts to sensitive species will depend on agency consultation and agreements.</p>						■
Implements Policy(ies)	NR-2.1, NR-2.2					
Responsible Department(s)	Community Development Resource Agency					
Funding	N/A					

NR		Table 9-4: Natural Resources				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>Program NR-3: Stream Protection Program. Where stream protection is required or proposed, the County shall require new development to preserve, protect, and enhance stream corridors. using one or more of the following methods.</p> <ul style="list-style-type: none"> A. Preserve stream corridors and stream setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement must be clearly defined and conditioned prior to subdivision map or project approval; B. Designate open space easement or dedication areas (as described in a. above) as open space; C. Protect stream corridors and their habitat value by actions such as: 1) providing an adequate stream setback, 2) maintaining stream corridors in an essentially natural state, 3) employing stream restoration techniques where restoration is needed to achieve a natural corridor, 4) using riparian vegetation within stream corridors, and where possible, within stream setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within stream corridors or stream setbacks, and 6) avoiding tree removal within stream corridors; D. Provide recreation and public access near streams consistent with Sunset Area Plan policies; E. Use design, construction, and maintenance techniques that ensure development near a stream will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas. 						■
Implements Policy(ies)	NR-2.5, NR-2.6, NR-3.1, NR-3.3 to NR-3.9					
Responsible Department(s)	Community Development Resource Agency					
Funding	N/A					
<p>Program NR-4: PCCP and CARP Program Consistency. The County shall require project applicants to delineate all aquatic resources on the project site, consistent with CARP requirements and USACE methodology. The County will calculate the extent of impacts to aquatic resources, based on the aquatic resources delineation overlain with project design maps, and determine the required fees, mitigation/conservation bank credit payments, and/or land dedication in-lieu of fees requirements after all feasible avoidance and minimization measures described in the PCCP and CARP have been applied. The USACE will review wetland delineations and make permitting determinations based on procedures described in the CARP. If ground disturbance encroaches on the immediate watershed of a vernal pool type wetland, that wetland shall be subject to compensatory mitigation fees. Compensatory mitigation shall be provided according to the procedures described in the adopted PCCP and CARP, through payment of applicable mitigation fees to the CARP In-Lieu Fee Program or purchase of mitigation credits at an agency-approved mitigation bank. The fees collected through the</p>		■				■

NR		Table 9-4: Natural Resources				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>CARP In-Lieu Fee Program shall be used to fund land acquisition, mitigation projects that protect, enhance, and restore aquatic resources, and long-term management and monitoring within the PCCP Reserve Acquisition Areas. Lands acquired through the in-lieu fee program shall be of similar or higher quality than those affected by Covered Activities.</p>						
Implements Policy(ies)	NR-1.4					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund, Developer Fees					
<p>Program NR-5: Special-Status Plant Species Protection. The County shall require project applicants, as a condition of project approval, to retain qualified botanists to conduct a protocol-level botanical survey. The survey, at a minimum, shall cover the following:</p> <ol style="list-style-type: none"> 1. All plant species encountered on the project site shall be identified to the taxonomic level necessary to determine species status. 2. The surveys shall be conducted no more than 5 years prior and no later than the blooming period immediately preceding the approval of Improvement/Grading Plans or any ground disturbing activities, including grubbing or clearing. If special-status plants are identified on the project site, the project applicants shall be required to implement the following measures to mitigate the potential loss of special-status plant species: <ol style="list-style-type: none"> a. Avoid special-status plant occurrences through project design to the extent technically feasible and appropriate. Avoidance shall be deemed technically feasible and appropriate if the habitat occupied by special-status plants may be preserved on-site while still obtaining the project purpose and objectives and if the preserved habitat features could reasonably be expected to continue to function as suitable habitat for special-status plants following project implementation. b. If, after examining all feasible means to avoid impacts to potential special-status plant species habitat through project site planning and design, adverse effects cannot be avoided, then impacts shall be mitigated in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species. c. Notify CDFW, as required by the California Native Plant Protection Act, if any special-status plants are found on the project site. Notify the USFWS if any plant species listed under the Endangered Species Act are found. d. Develop a mitigation and monitoring plan to compensate for the loss of special-status plant species found during preconstruction surveys, if any. The mitigation and monitoring plan shall be submitted to CDFW or USFWS, as appropriate depending on species status, for review and comment. The County shall consult with these entities, as appropriate depending on species status, before approval of the plan to determine the appropriate mitigation measures for impacts on any special-status plant population. Mitigation measures may include preserving and enhancing existing on-site populations, creation of off-site populations on project mitigation sites through seed collection or transplantation, and/or preserving occupied habitat off-site in sufficient quantities to offset loss of occupied habitat or individuals. 		■				■

NR		Table 9-4: Natural Resources				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>e. If transplantation is part of the mitigation plan, the plan shall include a description and map of mitigation sites, details on the methods to be used, including collection, storage, propagation, receptor site preparation, installation, long-term protection and management, monitoring and reporting requirements, remedial action responsibilities should the initial effort fail to meet long-term monitoring requirements, and sources of funding to purchase, manage, and preserve the sites. The following performance standards shall be applied:</p> <ul style="list-style-type: none"> i. The extent of occupied area and the flower density in compensatory reestablished populations shall be equal to or greater than the affected occupied habitat and shall be self-producing. Re-established populations shall be considered self-producing when: <ul style="list-style-type: none"> 1. plants re-establish annually for a minimum of 5 years with no human intervention, such as supplemental seeding; and 2. re-established habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types. f. If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, and other details, as appropriate to target the preservation of long term viable populations. 						
Implements Policy(ies)	NR-2.1					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund, Developer Fees					

CULTURAL RESOURCES (CR)

CR		Table 9-5: Cultural Resources		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>Program CR-1: Cultural, Archaeological, and Historical Resource Impact Assessment. The County shall require the assessment and mitigation of cultural, archaeological, and historical resource impacts. If archaeological resources eligible for inclusion in the National Register of Historic Places (NRHP) or the California Register of Historic Places (CRHR) are identified, the County shall require an assessment of project impacts on these resources as well as identification of detailed measures to avoid or minimize impacts to these resources. The measures could include project redesign, construction monitoring by a qualified archaeologist, avoidance of sites, preservation in place, or data recovery. The measures shall be developed and implemented in coordination with the Placer County Planning Services Division and Native American representatives, as appropriate.</p> <p>The County shall also require that if historical resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources be included in an evaluation report that also will identify detailed measures to avoid impacts. If avoidance of a significant architectural/built environment resource is not feasible, additional mitigation options include specific design plans for historic districts or plans for alteration or adaptive reuse of a historical resource that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, a qualified architectural historian shall be retained to thoroughly document the structure and associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site-specific and comparative archival research and through oral history collection as appropriate.</p>		■				■		
Implements Policy(ies)	CR-1.6							
Responsible Department(s)	Community Development Resource Agency							
Funding	General Fund, Developer Fees							

NOISE (N)

N		Table 9-6: Noise				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program N-1: Noise Ordinance Update. Upon adoption of the Sunset Area Plan, the County shall update the Placer Noise Ordinance to reflect the unique provisions of the Area Plan.						
Implements Policy(ies)	N-1.1 through N-1.5	■				
Responsible Department(s)	Community Development Resource Agency					
Funding	N/A					
<p>Program N-2: Acoustical Analysis. The County shall require that project applicants identify and mitigate potential noise impacts through preparation of an acoustical analysis that meets the following conditions:</p> <ul style="list-style-type: none"> A. Be the financial responsibility of the applicant. B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics. C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources. D. Estimate existing and projected cumulative (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table 6-1, and compare those levels to the policies in this section. Noise prediction methodology must be consistent with the <i>Placer County Acoustical Design Manual</i>. E. Recommend appropriate mitigation to achieve compliance with the policies and standards of this section, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses. F. Estimate noise exposure after the prescribed mitigation measures have been implemented. G. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures. <p>To prevent future sensitive land uses from disturbance during the sensitive times of the day, project proponents of a residential land use or a structure containing residential units shall, prior to the issuance of building permits, provide to the County a site-specific analysis prepared by a qualified acoustical engineer addressing interior noise levels in residential units. The analysis shall consider the types of uses being proposed in the same building or in the vicinity as the residential units in a mixed-use structure and existing noise sources adjacent to the proposed structure. The analysis shall confirm, using approved calculation methodologies, that building design and materials are sufficient to maintain a maximum 45 dB L_{dn} /CNEL interior noise level, with windows closed, in residential units given the reasonably foreseeable noise generation sources within the building, and existing noise sources adjacent to the building. If the analysis shows such standards would not be met with the design as proposed, the project proponent shall implement recommendations of the analysis that are shown to achieve the standards.</p>		■				■
Implements Policy(ies)	N-1.4					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund, Developer Fees					

<p>Program N-3: Noise Mitigation. The County shall require that new stationary noise sources that cannot meet the minimum siting distance requirements from sensitive receptors as specified in Policy N-1.6 include the following measures for future development applications including stationary sources.</p> <ul style="list-style-type: none"> A. Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7:00 a.m. to 10:00 p.m.), per the Placer County Noise Ordinance. All electrical generators shall be equipped with noise control (e.g., muffler) devices in accordance with manufacturers’ specifications. B. External mechanical equipment, including HVAC units, associated with buildings shall incorporate features designed to reduce noise emissions below the stationary noise source criteria. These features may include, but are not limited to, locating equipment within equipment rooms or enclosures that incorporate noise reduction features, such as acoustical louvers and exhaust and intake silencers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors. In addition, when locating HVAC units on buildings adjacent to residential land uses, HVAC units shall not be located directly adjacent to windows of residential units. HVAC locations shall be chosen to minimize noise at nearby residential land uses. C. Loading docks shall be located and designed so that noise emissions do not exceed the exterior daytime (7:00 a.m. to 10:00 p.m.) standards of 55 dB L_{eq}/70 dB L_{max} and the exterior nighttime (10:00 p.m. to 7:00 a.m.) standards of 45 dB L_{eq} /65 dB L_{max} at any existing sensitive receptor. At the time of conformity review application submittal for discretionary entitlement, the project applicant shall provide to the County a specialized noise study to evaluate specific design and ensure compliance with Placer County noise standards. Noise studies shall comply with adopted SAP Policy N-1.6, Acoustical Study. Reduction of loading dock noise can be achieved by locating loading docks as far away as possible from noise sensitive land uses, constructing noise barriers between loading docks and noise-sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation shall be dictated by findings in the noise study, if applicable. D. Parking lots and structures shall be located and designed so that noise emissions do not exceed the stationary noise source criteria identified in this analysis (i.e., exterior daytime [7:00 a.m. to 10:00 p.m.] standards of 55 dB L_{eq}/70 dB L_{max} and the exterior nighttime [10:00 p.m. to 7:00 a.m.] standards of 45 dB L_{eq} /65 dB L_{max}) at any existing sensitive receptor. At the time of conformity review application submittal for discretionary entitlement, the project applicant shall provide to the County a specialized noise study to evaluate specific design and ensure compliance with Placer County and SAP noise standards. Noise studies shall comply with adopted SAP Policy N-1.6. Reduction of parking lot noise can be achieved by locating parking lots away from noise sensitive land uses, constructing noise barriers between parking lots/structures and noise-sensitive land uses, incorporating noise barriers into parking structure designs (e.g., providing solid walls around the top levels of parking structures), or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation shall be dictated by findings in the noise study, if applicable. 						
<p>Implements Policy(ies)</p>	<p>N-1.5</p>					
<p>Responsible Department(s)</p>	<p>Community Development Resource Agency</p>					
<p>Funding</p>	<p>General Fund, Developer Fees</p>					

N		Table 9-6: Noise		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>Program N-4: Construction Noise Reduction Requirements. Prior to Improvement Plan approval or issuance of Grading Permits for construction activities to take place within 3,000 feet of sensitive land uses (i.e., places where people sleep, reside, or work), the County shall require the following noise reduction measures to be identified as notes on the Improvement/Grading Plans to be implemented by the project construction manager or contractor:</p> <ul style="list-style-type: none"> A. All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses. B. Idling of construction equipment for extended periods (i.e., 5 minutes) of time shall be prohibited. C. All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. D. All construction equipment with backup alarms shall be equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dBA over the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. In addition to the use of backup alarms, the construction contractor shall consider other techniques such as observers and the scheduling of construction activities such that alarm noise is minimized. E. Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off-site instead of on-site) where feasible and consistent with building codes and other applicable laws and regulations. F. When noise sensitive uses are close (i.e., 3,000 feet, the distance at which the daily Leq noise standard for the worst-case construction activity is achieved) noise attenuating buffers such as structures, truck trailers, temporary noise curtains or sound walls, or soil piles shall be located between noise sources and the receptor to shield sensitive receptors from construction noise. 		■				■		
Implements Policy(ies)	N-1.6							
Responsible Department(s)	Community Development Resource Agency							
Funding	General Fund, Developer Fees							
<p>Program N-5: Construction Vibration Reduction Requirements. For pile-driving activities proposed within 100 feet of any building, to reduce the potential for structural damage, and within 550 feet of an occupied residence/building, to minimize disturbance from pile-driving activities, a vibration control plan shall be developed by the project applicant and his/her construction contractors to be submitted to and approved by Placer County prior to approval of Improvement Plans or issuance of Grading Permits for the project. The plan shall consider all potential vibration-inducing activities that would occur within the distance parameters described above and include various measures, setback distances, precautions, monitoring programs, and alternative methods to traditional pile-driving activities with the potential to result in structural damage or excessive noise. The following vibration control measures (or other equally effective measures approved by the County) shall be included in the plan:</p>		■				■		

N		Table 9-6: Noise		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>A. To prevent structural damage, minimum setback requirements for different types of ground vibration-producing activities (e.g., pile driving) for the purpose of preventing damage to nearby structures shall be established based on the proposed pile-driving activities and locations, once determined. Factors to be considered include the specific nature of the vibration producing activity (e.g., type and duration of pile driving), local soil conditions, and the fragility/resiliency of the nearby structures. Established setback requirements (i.e., 100 feet) can be breached if a project-specific, site specific analysis is conducted by a qualified geotechnical engineer or ground vibration specialist that indicates that no structural damage would occur at nearby buildings or structures.</p> <p>B. To prevent disturbance to sensitive land uses, minimum setback requirements for different types of ground vibration producing activities (e.g., pile driving) shall be established based on the proposed pile-driving activities and locations, once determined. Established setback requirements (i.e., 550 feet) can be breached only if a project-specific, site-specific, technically adequate ground vibration study indicates that the buildings would not be exposed to ground vibration levels in excess of 72 VdB, and ground vibration measurements performed during the construction activity confirm that the buildings are not being exposed to levels in excess of 72 VdB.</p> <p>C. All vibration-inducing activity within the distance parameters described above shall be monitored and documented for ground vibration noise and vibration noise levels at the nearest sensitive land use and associated recorded data submitted to Placer County so as not to exceed the recommended FTA and Caltrans levels.</p> <p>D. Alternatives to traditional pile driving (e.g., sonic pile driving, jetting, cast-in-place or auger cast piles, nondisplacement piles, pile cushioning, torque or hydraulic piles) shall be considered and implemented where feasible to reduce vibration levels.</p> <p>E. Limit pile-driving activities to the daytime hours between 6:00 a.m. and 8:00 p.m. Monday through Friday and between 8:00 a.m. and 8:00 p.m. Saturday and Sunday.</p> <p>F. Predrill pile holes to the maximum feasible depth to reduce the number of blows required to seat a pile.</p> <p>G. Operate all vibration inducing impact equipment as far away from vibration-sensitive sites as reasonably possible from nearby structures.</p>								
Implements Policy(ies)	N-1.6							
Responsible Department(s)	Community Development Resource Agency							
Funding	General Fund, Developer Fees							

HEALTH AND SAFETY (HS)

<h1>HS</h1>		Table 9-7: Health and Safety		2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program HS-1: Floodplain Identification. The County shall routinely require the identification of floodplains with the new discretionary projects and ensure that storm flows generated from new development do not flood the new development or other developments near the project.								
Implements Policy(ies)	HS-2.2							■
Responsible Department(s)	Community Development Resource Agency – Engineering and Surveying Division, Department of Public Works and Facilities, Flood Control District							
Funding	Developer Fees							
Program HS-2: Solid Waste Impact Protection. The Placer County Environmental Review Committee and Development Review Committee shall ensure that the citizens of Placer County are protected from public health and safety impacts associated with the operation of solid waste operations and facilities.								
Implements Policy(ies)	HS-3.1 through HS-3.3							■
Responsible Department(s)	Community Development Resource Agency, Environmental Health Services, Department of Public Works and Facilities, Air Pollution Control District							
Funding	Operators Fees, Developer Fees							
Funding	General Fund							
Program HS-3: Development and Fire Safety. The County shall refer development proposals to the appropriate local fire agency for review for compliance with fire safety standards.								
Implements Policy(ies)	HS-4.1 through HS-4.3							■
Responsible Department(s)	Community Development Resource Agency- Building Services Division, Placer County Fire Department							
Funding	Impact Fees							
Program HS-4: Mutual Aid Agreements. The County shall enter into agreements with other agencies for mutual aid during hazardous materials emergencies.								
Implements Policy(ies)	HS-6.7							■
Responsible Department(s)	County Executive, Office of Emergency Services							
Funding	General Fund							
Program HS-5: Hazardous Materials Documentation. The County shall document known location of hazardous materials storage and collect information from new businesses which include the storage, use, or distribution of hazardous materials.								
Implements Policy(ies)	HS-6.3, HS-6.4, HS-6.5							■
Responsible Department(s)	Environmental Health Services							
Funding	Developer Fees, General Fund							
Program HS-6: Emergency Response Plans. The County shall require that any business that handles a hazardous material prepare a plan for emergency response to release or threatened release of a hazardous material or a response to fires which could cause a release of hazardous gases.								
Implements Policy(ies)	HS-6.4, HS-6.5, HS-6.6							■
Responsible Department(s)	Environmental Health Services, Placer County Fire Department, Placer County Office of Emergency Services							
Funding	Developer Fees, General Fund							

HS		Table 9-7: Health and Safety				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>Program HS-7: Health Risk Assessments for Truck Loading/Unloading Facilities. The County shall prepare policy guidance for Health Risk Assessments for Truck Loading/Unloading Facilities that require project applicants who propose a truck loading/unloading facility within 1,000 feet of any residential land use, campus dormitory, student housing, residential care facility, hospital, school, park, playground, or daycare facility to prepare a qualified, site-specific Health Risk Assessment (HRA) showing that the associated level of cancer risk at the sensitive receptors would not exceed 10 in 1 million. The HRA shall be conducted in accordance with guidance from Placer County Air Pollution Control District (PCAPCD) and approved by PCAPCD. If the HRA determines that a nearby residence, a school, or childcare facility would be exposed to an incremental increase in cancer risk greater than 10 in 1 million, then design measures shall be incorporated into the proposed project to reduce the level of risk exposure to less than 10 in 1 million. Design measures may include but are not limited to the following:</p> <ul style="list-style-type: none"> A. Provide one 110/208-volt power outlet for every two-truck loading/unloading docks or areas. A minimum 2-foot-by-3-foot sign shall be clearly visible at each loading dock that indicates, “Diesel engine idling limited to a maximum of 5 minutes.” The sign shall include instructions for diesel trucks idling for more than 5 minutes to connect to the 110/208-volt power to run any auxiliary equipment. This measure is recommended in PCAPCD’s CEQA Handbook (PCAPCD 2017a) and is also consistent with measure VT-1 in the CAPCOA guide (CAPCOA 2010:300–303). B. The use of electric-powered “yard trucks” or fork lifts to move truck trailers around a truck yard or truck loading/unloading facility. C. The use of buildings or walls to shield commercial activity from residences or other sensitive land uses within 1,000 feet of the facility. D. Planting and maintaining a vegetative buffer between the truck loading/unloading facility and sensitive residences, schools, and daycare facilities within 1,000 feet of the facility. As part of detailed site design, a landscape architect licensed by the California Landscape Architects Technical Committee shall identify all locations where trees should be located, accounting for areas where shade is desired such as along pedestrian and bicycle routes, the locations of solar photovoltaic panels, and other infrastructure. E. An equipment operator of a TRU must not cause or allow a TRU to operate within one thousand (1,000) feet of a residential area or school unless the cargo will be loaded or has been unloaded within thirty (30) minutes. 		■				■
Implements Policy(ies)	HS-6.15					
Responsible Department(s)	Community Development Resource Agency, Air Pollution Control District					
Funding	Developer Fees, General Fund					

HOUSING (H)

H		Table 9-8: Housing		2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program H-1: Infrastructure Expansion. The County shall coordinate with water and sewer service providers to assess needs for infrastructure improvements and plans for expansion. The County shall communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure is available to support future residents.								■
Implements Policy(ies)	H-1.2							
Responsible Department(s)	Community Development and Resource Agency- Engineering and Surveying Division, Department of Public Works and Facilities							
Funding	General Fund							
Program H-2: Buffer Policy Guidance. The County shall establish policy guidance for mitigating the impacts of adjacent incompatible uses through landscaped buffers, transitional land uses, or other techniques.				■				■
Implements Policy(ies)	H-1.3, H-1.4							
Responsible Department(s)	Community Development and Resource Agency- Planning Services Division, Office of Economic Development							
Funding	General Fund							



Part III: Implementing Zoning

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Implementing Zoning Regulations Preliminary Public Review Draft

Introduction

Purpose

The Sunset Area Plan Implementing Zoning Regulations carry out the goals, policies, and programs of the Sunset Area Plan. They are intended to manage land use in a manner that will assure orderly development and beneficial use of the land in the area covered by the Sunset Area Plan by specifying allowable uses and development standards.

Applicability

These Regulations apply to all land uses, existing development, and future development within the Placer County Sunset Area Plan boundaries (i.e., the Plan Area).

Relationship to the Placer County Zoning Ordinance

The Sunset Area Plan Implementing Zoning Regulations complement Title 17 of the Placer County Zoning Ordinance. The Regulations supersede certain land use and development standards of the existing Placer County Zoning Ordinance for the Sunset Plan Area. All other general and specific development standards, permitting processes and procedures, and administrative provisions not addressed in the Implementing Zoning Regulations are regulated by Title 17 of the Placer County Zoning Ordinance.

Organization

The Sunset Area Plan Implementing Zoning Regulations consist of three components.

- **Article 1 – Zones, Allowable Uses, and Developments Standards.** Article 1 defines all the zones within the Plan Area, including allowable land uses and development standards (e.g., setbacks, height, lot coverage).
- **Article 2 – General Development Regulations.** Article 2 outlines general development regulations (e.g., parking regulations, sign regulations) that are unique to the Plan Area and which supersede the standards in the Placer County Zoning Ordinance.
- **Sunset Area Plan Implementing Zoning Regulations Zoning Map.** The Zoning Map shows where the zones defined in Article 1 are applied within the Plan Area.

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Article 1 – Zones, Allowable Uses, and Development Standards

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Chapter 1.01 – Commercial and Entertainment Mixed-Use Zones (SC, EMU/AD, EMU/CD, EMU/SD)

Sections

- 1.01.01 – Purpose of Commercial and Entertainment Mixed-Use Zones
- 1.01.02 – Commercial and Entertainment Mixed-Use Zone Land Use Regulations and Allowable Uses
- 1.01.03 – Commercial and Entertainment Mixed-Use Zone Development Standards
- 1.01.04 – Other Applicable Commercial and Entertainment Mixed-Use Zone Regulations

1.01.01 – Purpose of Commercial and Entertainment Mixed-Use Zones

The purpose of the commercial and entertainment mixed-use zones and the way they are applied are as follows.

- A. SC (Service Commercial Zone).** The intent of the SC Zone is to provide areas for retail and service commercial uses which cater directly to residents, workers, and visitors who reside, work, or are traveling through the Sunset Area and on the SR65 corridor. The uses in this zone are intended to be low- to moderate-intensity and compatible with surrounding regional commercial development. The SC Zone has a maximum floor area ratio (FAR) of 0.75. This zone implements the General Commercial (GC) land use designation.
- B. EMU (Entertainment Mixed-Use Zone).** The intent of the EMU Zone is to provide areas suitable for high-intensity mixed-use, commercial, and entertainment development, which caters to visitors and customers within and beyond South Placer County. The uses in this zone include super-regional shopping districts, large-scale entertainment venues, indoor/outdoor amusement parks, lodging, and recreational facilities. High-density residential mixed-use uses are encouraged with ground floor retail. It is a priority in the EMU Zone to establish unique outdoor spaces that connect adjacent developments via paseos and plazas with murals, public art, and fountains. The EMU Zone has a maximum floor area ratio (FAR) of 2.0 and a maximum residential density of 30 dwelling units an acre.
 - 1. EMU/AD (Attraction District).** The purpose of the AD District is to provide the opportunity for high intensity attraction and amusement developments. Typical uses in this district include indoor/outdoor amusement parks, water parks, amphitheaters, arenas, entertainment complexes, hotels and resorts, including accessory uses that support attraction uses. The intent is to locate these services adjacent to high capacity corridors, expressways, and parkways away from residential uses, limiting the potential conflict between incompatible uses. Residential uses in the Attraction District are not permitted. This district implements the EMU land use designation.
 - 2. EMU/CD (Cornerstone District).** The purpose of the CD District is to provide the opportunity for medium intensity vertical and horizontal mixed-use and stand-alone commercial development. The Cornerstone District serves to anchor the intersection of Athens Avenue at Foothills Boulevard with architecturally diverse mixed-use and commercial development that serves residents and visitors. Typical uses in this district include general commercial services, medical facilities and clinics, offices, eating and drinking establishments, clustered residential uses (i.e., townhouses, apartments, and condominiums), and personal services. Hotels,

motels, and resorts are not permitted in the Cornerstone District. This district implements the EMU land use designation.

3. **EMU/SD (Shopping District).** The purpose of the SD District is to provide the opportunity for super-regional shopping centers and vertical mixed-use developments. Typical uses in this district include shopping centers, theaters, entertainment complexes, hotels and motels, multi-family residential development (i.e., apartments, lofts, live/work units, condominiums), offices, including accessory uses that support shopping and retail uses. The intent is to locate these services adjacent to high capacity corridors, expressways, and parkways, to allow ease of access to and from the sites. This district implements the EMU land use designation.

1.01.02 – Commercial and Entertainment Mixed-Use Zone Land Use Regulations and Allowable Uses

- A. **Table 1-1 Commercial and Entertainment Mixed-Use Zone Uses.** Table 1-1 indicates the uses allowed in each commercial and entertainment mixed-use zone and any permits required to establish the use, in compliance with Article 17.58 (Discretionary Use Requirements) and Article 17.60 (Zoning Administration).
- B. **Specific Use Regulations.** The last column in the Table 1-1 includes a chapter or section number, where the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Implementing Zoning Regulations may also apply.
- C. **Development Reserve (-DR) Parcels.** Parcels with the -DR Combining District are to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the Placer County General Plan or in the Sunset Area Plan Implementing Zoning Regulations. Development within the -DR Combining District shall be authorized only through the approval of a specific plan. For -DR Combining District permit requirements and development standards see Section 17.52.080 (Development Reserve) of the Placer County Zoning Ordinance.
- D. **Definitions.** See Chapter 1.05 (Land Use Definitions) for new land use definitions and explanations. Land uses not defined in Chapter 1.05, see Article 17.04 of the Placer County Zoning Ordinance.
- E. **Zoning Clearance Required.** Each land use specified in the following land use table as allowed with a “C” as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 17.06.050 (Zoning Clearance).

Table 1-1 Commercial and Entertainment Mixed-Use Zone Allowed Uses and Permit Requirements		Commercial and Entertainment Mixed-Use Zone					
		Permit Requirements					
		A	C	ARP	MUP	CUP	-
		Allowed Use, Zoning Compliance Required	Zoning Clearance (Section 17.06.050.B1)	Administrative Review Permit (Section 17.06.050.B2)	Minor Use Permit (Section 17.060.050.B4)	Conditional Use Permit (Section 17.06.050.B5)	Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	SC	EMU/AD	EMU/CD	EMU/SD	Specific Use Regulations		
Agricultural, Resource, and Open Space Uses (1)							
Existing Agricultural Accessory Structures	A	A	A	A	See Section 17.56.020(B)		
Animal Keeping and Raising	*	*	*	*	See Section 17.56.050		
Crop Production	A	A	A	A			
Grazing	A	A	A	A			
Greenhouses	A	A	A	A			
Plant Production Nurseries	A	A	A	A	See Section 17.56.165		
Commercial Uses							
Amphitheater	-	MUP	-	MUP			
Kennels and Animal Boarding	-	C	-	-	See Section 1.01.04(A)		
Art Studio or Gallery	C	-	C	C			
Banks and Financial Services	C	C	C	C			
Bars and Restaurants	C	C	C	C	See Section 17.56.190		
Business Support Services	C	-	C	C			
Outdoor Commercial Recreation	-	C	MUP	C	See Section 1.01.04(A) See Section 1.05.02 for new definitions.		
Cultural Centers and Facilities	C	MUP	MUP	C	See Section 1.05.02 for new definitions.		
Home Occupation	-	-	C	C	See Section 17.56.120		
Hotel, Motel	MUP	MUP	MUP	MUP			
Hotel, Resort	CUP	CUP	-	-	See Section 1.05.02 for new definitions.		
Indoor Commercial Recreation	-	C	MUP	C	See Section 1.05.02 for new definitions.		
Medical Services, Clinics and Laboratories	C	-	C	-			
Medical Services, Hospitals and Extended Care	C	-	MUP	-			
Offices	C	C	C	C			
Offices, Temporary	C	C	C	C	See Section 17.56.300(C)		
Personal Services	C	C	C	C			
Recreation and Fitness Centers (3)	C	-	C	MUP	See Section 1.05.02 for new definitions.		
Recreational Vehicle (RV) Parks	-	MUP	C	-	See Section 17.56.080		
Restaurant, Fast Food	MUP	-	MUP	MUP	See Section 17.56.090		
Retail Stores, General Merchandise	C	C	C	C			
Retail Sales, Outdoor	C	C	C	C	See Section 17.56.160		
Shopping Center, up to 5 acres	C	-	-	C			
Shopping Center, 5 to 10 acres	MUP	-	-	MUP			

Table 1-1 Commercial and Entertainment Mixed-Use Zone Allowed Uses and Permit Requirements		Commercial and Entertainment Mixed-Use Zone Permit Requirements				
		A	C	ARP	MUP	CUP
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).		SC	EMU/AD	EMU/CD	EMU/SD	Specific Use Regulations
Shopping Center, 10 acres or more	CUP	-	-	CUP		
Tasting Rooms	-	C	C	C		
Theaters and Meeting Halls, Indoor	MUP	C	MUP	C		
Therapy Clinic (Licensed Provider)	C	-	C	-		
Service Stations and Full-Service Car Wash Establishments	MUP	-	MUP	MUP	See Section 17.56.220	
Vehicle, Rental Facility	MUP	MUP	-	MUP	See Section 1.05.02 for new definitions.	
Vehicle Storage	MUP	MUP	MUP	MUP		
Wholesale and Retail Sales of Wine and Grape Products	C	C	C	C		
Wineries, Distilleries, Micro-Breweries, and Breweries	C	C	C	C	See Section 1.05.02 for new definitions. See Section 17.56.330	
Industrial Uses						
Recycling Collection Stations (4)	ARP	-	-	-	See Section 17.56.170	
Truck Stops	CUP	-	-	-		
Public and Semi-Public Uses						
Places of Assembly	C	-	-	-	See Section 1.05.02 for new definitions.	
Child/adult Day Care Center	C	C	C	C		
Heliport/Helipad	-	MUP	-	MUP	See Section 17.56.040	
Parks and Playgrounds	MUP	C	C	C		
Antennas, Communication Facilities	*	*	*	*	See Section 17.56.060	
Residential Uses (2)						
Caretaker and Employee Housing	C	-	MUP	MUP	See Section 17.56.090	
Emergency Shelter, 60 or fewer clients	CUP	-	-	-	See Section 17.56.295	
Live/Work Units	-	-	-	MUP		
Multi-Family Dwellings (2)	-	-	MUP	MUP	See Section 1.01.04(A)	
Single-Room Occupancy Units (SRO) (2)	-	-	MUP	MUP	See Section 17.56.233	
Temporary Uses						
Temporary Events/Uses	*	*	*	*	See Section 17.56.300	

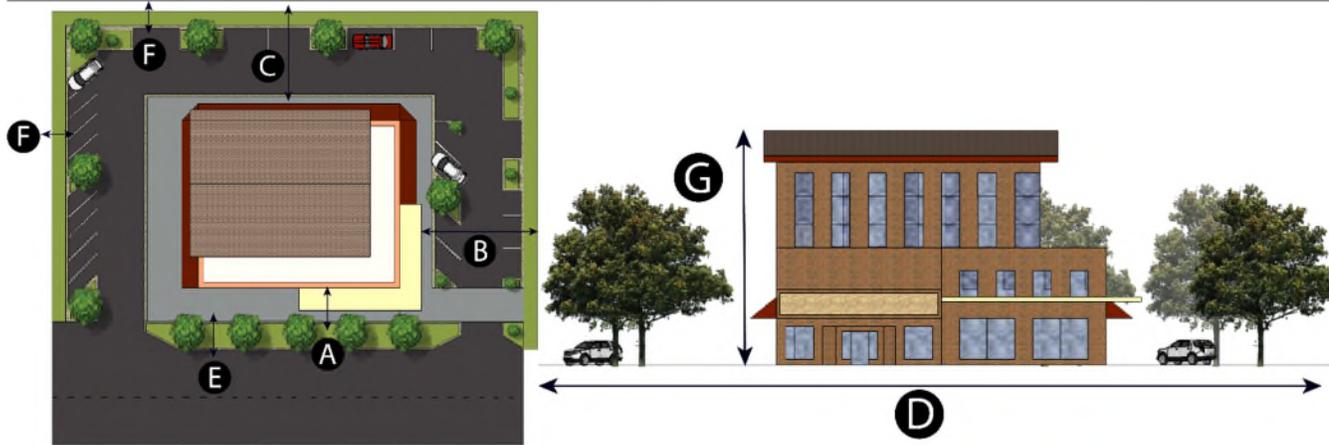
- (1) Agricultural uses shall be interim only until urbanization occurs.
- (2) Residential uses shall not be a standalone use and shall include a commercial, retail, or industrial component.
- (3) Recreation and Fitness Centers shall not exceed 10,000 square feet without the approval of a MUP in those zones that allow the use with a Zoning Clearance.
- (4) Recycling Collection Stations shall be limited to one of the following facilities:

- a. Reverse vending machine(s);
- b. Small collection facilities that occupy an area of not more than 500 square feet with no mechanical processing.

1.01.03 – Commercial and Entertainment Mixed-Use Zone Development Standards

- A. Table 1-2 Commercial and Entertainment Mixed-Use Zone Development Standards.** The intent of Table 1-2 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the commercial and entertainment mixed-use zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signage, fences and obstructions, and performance standards, apply to commercial and entertainment mixed-use zones.
- B. Residential Density.** The minimum residential density in the Sunset Area shall be 10 DU/Ac and a maximum residential density shall not exceed 30 DU/Ac.
- C. Residential Development.** All residential development shall be a subordinate and/or incidental use on the property. Standalone residential uses are not permitted in the commercial and entertainment mixed-use zones.
- D. Zoning Map.** The boundaries, designations, and locations of the zones established by this Implementing Zoning Regulations shall be shown upon the map(s) entitled "Zoning Map for Sunset Area Plan " and referred to as the Zoning Map. Any additional maps adopted shall also be a part of this Implementing Zoning Regulations by reference. This Implementing Zoning Regulations, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws.

**Table 1-2
Commercial and Entertainment Mixed-Use Zone Development Standards**



Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	SC	EMU/AD	EMU/CD	EMU/SD	Additional Requirements
Parcel Area (minimum): Area required for each NEWLY CREATED parcel.					
Parcel Area (sq. ft.)	8,000 (corner parcel) 6,000 (interior parcel)	none	none	none	See Section 17.54.040
Site Coverage (maximum): Percentage of total site area that may be covered by structures.					
Site Coverage	25 percent for multi-family dwellings; 100 percent otherwise	100 percent	60 percent for multi-family dwellings; 100 percent otherwise	30 percent for multi-family dwellings; 100 percent otherwise	See Section 1.01.04(A)
Setbacks (minimum): Property lines are measured in feet, with those lines adjacent to the street measured from back of curb.					
A Front (1)	15	30	15	25	See Section 1.01.04(A)
B Side	5	10	5	5	See Section 1.01.04(A)
C Rear	10	15	10	15	See Section 1.01.04(A)
D Width	60 (corner parcel) 50 (interior parcel)	none	60 (corner parcel) 50 (interior parcel)	80 (corner parcel) 70 (interior parcel)	

**Table 1-2
Commercial and Entertainment Mixed-Use Zone Development Standards**



Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	SC	EMU/AD	EMU/CD	EMU/SD	Additional Requirements
E Street Frontage Landscape Buffer	10	30	10	25	
F Street Frontage Landscape Buffer	5	10	5	5	See Section 1.01.04(A)
Height (maximum): Height is measured in feet.					
G Height (2)	75	100	50	75	
Additional Regulations					
Off-Street Parking	See Chapter 2.01 (Parking Regulations); Sections 17.54.050, .060, .070,.075 of the Placer County Zoning Ordinance				
Signs	See Chapter 2.02 (Sign Regulations) and Sections 17.54.170, ,180, ,190, and .200 of the Placer County Zoning Ordinance				See Sunset Area Plan Implementing Zoning Regulations and Placer County Design Guidelines
Landscaping and Fencing	See Sections 17.54.030 and 17.13.040				See Placer County Landscape Design Guidelines

- (1) Up to 50 percent reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).
- (2) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 of the Placer County Zoning Ordinance.
- (3) Residential uses shall have a 10-foot minimum landscaped setback from commercial and/or mixed-use properties.

1.01.04 – Other Applicable Commercial and Entertainment Mixed-Use Zone Regulations

In addition to the standards specified in Article 2 (General Development Standards), the following standards shall apply to the specific commercial and entertainment mixed-use zones

A. EMU Zone-Specific Regulations.

1. AD District.

a. Outdoor Commercial Recreation: Amusement Parks.

- 1) **Parking.** Truck and Recreational Vehicle (RV) parking shall be provided. Overnight parking is not permitted.
- 2) **Kennels and Animal Boarding.** Animal boarding is permitted on amusement park properties to serve visitors. General public animal boarding is not permitted.

b. Development Standards.

1) Setbacks.

- i. A 50-foot setback is required where a side or rear lot line abuts a residential zone.
- ii. A minimum 50-foot setback is required for Outdoor Amusement Parks fronting Athens Avenue, Industrial Avenue, and Placer Parkway.
- iii. Parking lots located along the frontage shall maintain a 40-foot landscaped setback and shall be screened from public view.

2. CD District.

a. **Parking Lots.** Parking lots shall be prohibited along the frontage.

b. **Multi-Family Residential.** All residential development shall be located in the rear 50 percent of the parcel, not occupying street frontage.

3. SD District. Additional development standards are as follows:

a. Setbacks.

- 1) Parking lots located along the frontage shall maintain a 30-foot landscaped setback.
- 2) A minimum 25-foot setback is required for shopping centers, of any size, fronting Placer Parkway.

Chapter 1.02 – Research and Development Zones (BPL, IC)

Sections

- 1.02.01 – Purpose of Research and Development Zones
- 1.02.02 – Research and Development Zone Land Uses and Permit Requirements
- 1.02.03 – Research and Development Zone Development Standards
- 1.02.04 – Other Applicable Research and Development Zone Regulations

1.02.01 – Purpose of Research and Development Zones

The purpose of the individual research and development zones and the manner in which they are applied are as follows:

- A. BPL (Business Professional Zone).** The purpose of the BPL Zone is to provide for low impact land uses (i.e., research and development facilities, professional offices, and light manufacturing). Typical land uses include research and development; light industrial, fabrication; executive, administrative, and professional offices; and limited retail and service uses to accommodate the needs of the employee population in other zones. The BPL Zone has a maximum floor area ratio (FAR) of 0.50. This zone implements the Business Park (BP) land use designation.
- B. IC (Innovation Center Zone).** The intent of the IC Zone is to provide areas for a mix of industry clusters including information technology, life sciences, and knowledge-based, located within large scale campus-like settings. The IC Zone is designed to cater to start-up and incubator businesses that have the potential of fostering relationships with surrounding higher education facilities in the Sunset Area. This zone provides additional flexibility with the ability to allow flex-office spaces and integrated residential uses (i.e., live work units, lofts, co-housing). Typical land uses include research and development; light industrial, laboratories; professional offices; and limited retail and service uses. The IC Zone has a maximum floor area ratio (FAR) of 0.50. This zone implements the Innovation Center (IC) land use designation.

1.02.02 – Research and Development Zone Land Uses and Permit Requirements

- A. Table 1-3 Research and Development Zone Uses.** Table 1-3 indicates the uses allowed within each research and development zone and any permits required to establish the use, in compliance with Article 17.58 (Discretionary Use Requirements) and Article 17.60 (Zoning Administration).
- B. Specific Use Regulations.** The last column in the Table 1-3 includes a chapter or section number, where the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Implementing Zoning Regulations may also apply.
- C. Development Reserve (-DR) Parcels.** Parcels with the -DR Combining District are to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the Placer County General Plan or in the Sunset Area Plan Implementing Zoning Regulations. Development within the -DR Combining District shall be authorized only through the approval of a specific plan. For -DR Combining District permit requirements and development standards see Section 17.52.080 (Development Reserve) of the Placer County Zoning Ordinance.
- D. Definitions.** See Chapter 1.05 (Land Use Definitions) for new land use definitions and explanations. Land uses not defined in Chapter 1.05, see Article 17.04 of the Placer County Zoning Ordinance.

E. Zoning Clearance required. Each land use specified in the following land use table as allowed with a “C” as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 17.06.050 (Zoning Clearance).

Table 1-3 Research and Development Zone Allowed Uses and Permit Requirements		Research and Development Zone		
		Permit Requirements		
		A	C	Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)
		ARP	MUP	Zoning Clearance (Section 17.06.050.B2)
		CUP	-	Administrative Review Permit (Section 17.06.050.B3)
				Minor Use Permit (Section 17.06.050.B4)
				Conditional Use Permit (Section 17.06.050.B5)
				Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	BPL	IC	Specific Use Regulations	
Agricultural, Resource, and Open Space Uses (1)				
Existing Agricultural Accessory Structures	A	A	See Section 17.56.020(B)	
Animal Keeping and Raising	*	*	See Section 17.56.050	
Crop Production	A	A		
Grazing	A	A		
Greenhouses	A	A		
Plant Production Nurseries	A	A	Section 17.56.165	
Commercial Uses				
Accessory Structures and Uses	A	A	See Section 17.56.020	
Business Support Services	C	C		
Hotel, Motel (2)	MUP	CUP		
Mobile Food Vendors	C	C		
Offices	C	C		
Offices, Temporary	*	*	See Section 17.56.300(C)	
Restaurants and Bars	C	C	See Section 17.56.190	
Retail Stores, General Merchandise (3)	MUP	MUP		
Veterinary Clinic, Hospital (5)	ARP	MUP		
Industrial Uses				
Mail Order and Vending	C	C		
Printing and Publishing	C	C		
Recycling Collection Stations (4)	-		See Section 17.56.170	
Research and Development Facilities	MUP	C		
Renewable Energy Facilities	MUP	C	See Section 1.05.02 for new definitions.	
Industrial Subdivisions	CUP	CUP		
Electrical and Electronic Equipment Instruments	C	C		
Manufacturing and Assembly, Light	C	C	See Section 1.05.02 for new definitions.	
Manufacturing and Assembly, Intermediate	MUP	ARP	See Section 1.05.02 for new definitions.	
Manufacturing and Assembly, Heavy	-	MUP	See Section 1.05.02 for new definitions.	
Residential Uses				
Caretaker Quarters	MUP	MUP	See Section 17.56.090	
Home Occupations	C	C	See Section 17.56.120	
Multifamily Dwellings, 20 or fewer units	-	MUP		

Table 1-3 Research and Development Zone Allowed Uses and Permit Requirements		Research and Development Zone Permit Requirements	
		A C ARP MUP CUP -	Allowed Use, Zoning Compliance Required (Section 17.06.050.B1) Zoning Clearance (Section 17.06.050.B2) Administrative Review Permit (Section 17.06.050.B3) Minor Use Permit (Section 17.060.050.B4) Conditional Use Permit (Section 17.06.050.B5) Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	BPL	IC	Specific Use Regulations
Multifamily Dwellings, 21 or more units	-	CUP	
Service Uses			
Business Support Services	C	C	
Medical Services - Clinics and Laboratories	C	C	
Medical Services, Hospitals and Extended Care (5)	-	CUP	
Motor Vehicles and Transportation Equipment	-	MUP	
Warehousing, wholesaling, and distribution	-	MUP	
Transportation and Communications			
Broadcasting Studios	C	MUP	See Section 17.56.060
Antenna, Communications Facilities	*	*	See Section 17.56.060

- (1) Agricultural uses shall be interim only until urbanization occurs.
- (2) Hotels and motels shall not exceed 100 rooms.
- (3) On-site retail sales shall be an accessory use to the primary business. Any retail area used for retail sales shall not exceed 20 percent of the developable are of the entire parcel.
- (4) Recycling Collection Stations shall be limited to one of the following facilities:
 - a. Reverse vending machines;
 - b. Small collection facilities that occupy an area of not more than 500 square feet with no mechanical processing.
- (5) Permitted only if part of an integrated Research and Development business.

1.02.03 – Research and Development Zone Development Standards

- A. Table 1-4 Research and Development Zone Development Standards.** The intent of Table 1-4 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the research and development zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signing, fences and obstructions, and performance standards, apply to research and development zones.
- B. Residential Density.** The minimum residential density in the Sunset Area shall be 10 DU/Ac and a maximum residential density shall not exceed 30 DU/Ac.
- C. Residential Development.** All residential development shall be a subordinate and/or incidental use on the property. Standalone residential uses are not permitted in the research and development zones.
- D. Zoning Map.** The boundaries, designations, and locations of the zones established by this Implementing Zoning Regulations shall be shown upon the map(s) entitled "Zoning Map for Sunset

Area Plan " and referred to as the Zoning Map. Any additional maps adopted shall also be a part of this Implementing Zoning Regulations by reference. This Implementing Zoning Regulations, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws.

**Table 1-4
Research and Development Zone Development Standards**

Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	BPL	IC	Additional Requirements
Parcel Area (minimum): Area required for each NEWLY CREATED parcel.			
Parcel Area (sq. ft.)	10,000	10 acres	See Section 17.54.040
Site Coverage (maximum)			
Site Coverage	60 percent	75 percent	See Section 1.02.04(A)
Setbacks (minimum): Property lines are measured in feet, with those lines adjacent to the street measured from back of curb.			
A Front (1)	25	25	
B Side (2)	20	15	
C Rear (3)	20	20	
D Width	100	50	
E Street Frontage Landscape Buffer	15	25	See Section 1.02.04(B)
F Side and Rear Landscape Setback	10	5	
Height (maximum): Height is measured in feet			
G Height	75	150	
Additional Regulations			
Off-Street Parking	See Chapter 2.01 (Parking Regulations) and Section 17.54.050, 60, 70,75 of the Placer County Zoning Ordinance		

**Table 1-4
Research and Development Zone Development Standards**

Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	BPL	IC	Additional Requirements
Signs	See Chapter 2.02 (Sign Regulations) and Sections 17.54.170, .180, .190, .200 of the Placer County Zoning Ordinance		See Sunset Area Plan Implementing Zoning Regulations and Placer County Design Guidelines
Landscaping and Fencing	See Sections 17.54.030 and 17.13.040		See Placer County Landscape Design Guidelines

- (1) Up to 50 percent reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).
- (2) The minimum side setback shall be 40 feet where a site is adjacent to residential or other land uses determined by the applicable review body to be incompatible with the proposed research and development project.
- (3) No rear setback is required where the parcel is adjacent to property either in the BPL or IC zone, or other commercial or industrial zone district. A minimum setback of 20 feet is required where the parcel is adjacent to any other zone district.

1.02.04 – Other Applicable Research and Development Zone Regulations

In addition to the standards specified in Article 2 (General Development Standards), the following standards shall apply to the specific research and development zones.

A. General Research and Development Regulations.

1. **Parcel Coverage and Open Space.** No more than 75 percent of the parcel shall be covered by structures or other impervious surfacing such as paving or meet the LID requirements, whichever is more restrictive. The remainder of the site shall be permanently maintained as naturally-vegetated open space, landscaped areas, drainage retention/detention facilities, and/or wetland or wildlife preserve areas.
2. **Performance Standards.** Land uses shall be operated and maintained so as not be injurious to public health, safety, or welfare, and in a manner consistent with the following standards:
 - a. **Indoor Operation.** All activities other than incidental loading and unloading, pedestrian and vehicular circulation, and incidental handling of materials shall be conducted entirely within structures.
 - b. **Noise Control.** The volume of sound generated by or resulting from any land use (except motor vehicle operations), measured during calm air conditions, shall not exceed 65 decibels at the property line of the noise source.
 - c. **Ground Vibrations.** No approved use shall generate ground vibration perceptible, without instruments at any point along or outside of the property line of the site of the use, except for motor vehicle operations.
 - d. **Air Emissions.** No approved use shall generate or cause any visible smoke, gasses, dust, steam, heat, or odor to be emitted into the atmosphere, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site.

B. Specific Research and Development Regulations.

1. BPL Zone Specific Regulations.

- a. **Placer Parkway Landscape Setback.** Parking lots located along Placer Parkway shall maintain a 35-foot landscaped setback.
- b. **Placer Parkway Development Setback.** A minimum 25-foot setback is required for any development fronting Placer Parkway.

2. IC Zone Specific Regulations.

- a. **Placer Parkway Landscape Setback.** Placer Parkway Landscaped Setback. Parking lots located along Placer Parkway shall maintain a 30-foot landscaped setback.
- b. **Placer Parkway Development Setback.** A minimum 25-foot setback is required for any development fronting Placer Parkway

Chapter 1.03 – Industrial Zones (ECO, LI, IMU)

Sections

- 1.03.01 – Purpose of Industrial Zones
- 1.03.02 – Industrial Zone Land Uses and Permit Requirements
- 1.03.03 – Industrial Zone Development Standards
- 1.03.04 – Other Applicable Industrial Zone Regulations

1.03.01 – Purpose of Industrial Zones

The purpose of the individual industrial zones and the manner in which they are applied are as follows:

- A. ECO (Eco-Industrial Zone).** The intent of the ECO Zone is to provide areas for industrial uses that emphasize ecology, waste reuse and sustainable salvaging, and remanufacturing. This zone directly serves and is compatible with the ongoing operation of the landfill. The uses in this zone intend to allow for manufacturing and remanufacturing, recycling of construction and demolition debris, plastics processing, paper conversion, glass processing, and similar industrial uses. The ECO Zone has a maximum floor area ratio (FAR) of 0.75. This zone implements the EI land use designation.
- B. LI (Light Industrial Zone).** The intent of the LI Zone is to provide areas for warehousing, distribution, assembling, manufacturing, wholesaling, research and development facilities, commercial offices and limited accessory retail sales. Uses within this zone typically involve assembly of previously manufactured materials and have low nuisance characteristics (i.e., noise, heat, glare, odor and vibration) and are compatible with each other and surrounding uses. Typical uses in this zone include distribution centers, warehousing, machine shops, and sign manufacturing. The LI Zone has a maximum floor area ratio (FAR) of 0.5. This zone implements the LI land use designation.
- C. IMU (Industrial Mixed-Use Zone).** The intent of the IMU Zone is to provide for light industrial, distribution, and storage uses with integrated residential and commercial recreation. The IMU zone is designed to be a hybrid of light industrial operations inter-mixed with live-work residential units, breweries, tasting rooms, commercial recreation, and accessory retail uses. The mix of uses create an eclectic enclave where small business owners have the ability to manufacture, distribute, sell, and live in the same space. The IMU Zone has a maximum floor area ratio (FAR) of 0.75 and a maximum residential density of 12 dwelling units per acre. This zone implements the LI land use designation.

1.03.02 – Industrial Zone Land Uses and Permit Requirements

- A. Table 1-5 Industrial Zone Uses.** Table 1-5 indicates the uses allowed in each industrial zone and any permits required to establish the use, in compliance with Article 17.58 (Discretionary Use Requirements) and Article 17.60 (Zoning Administration).
- B. Specific Use Regulations.** The last column in the Table 1-5 includes a chapter or section number, where the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Implementing Zoning Regulations may also apply.
- C. Development Reserve (-DR) Parcels.** Parcels with the -DR Combining District are to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the Placer County General Plan or in the Sunset Area Plan Implementing Zoning Regulations. Development within the -DR Combining District shall be authorized only through the approval of a

specific plan. For -DR Combining District permit requirements and development standards see Section 17.52.080 (Development Reserve) of the Placer County Zoning Ordinance.

- D. Definitions.** See Chapter 1.05 (Land Use Definitions) for new land use definitions and explanations. Land uses not defined in Chapter 1.05, see Article 17.04 of the Placer County Zoning Ordinance.
- E. Zoning Clearance required.** Each land use specified in the following land use table as allowed with a “C” as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 17.06.050 (Zoning Clearance).

Table 1-5 Industrial Zone Allowed Uses and Permit Requirements		Industrial Zone		
		Permit Requirements		
		A	C	Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)
		ARP	MUP	Zoning Clearance (Section 17.06.050.B2)
		CUP	-	Administrative Review Permit (Section 17.06.050.B3)
				Minor Use Permit (Section 17.06.050.B4)
				Conditional Use Permit (Section 17.06.050.B5)
				Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	ECO	LI	IMU	Specific Use Regulations
Agricultural, Resource, and Open Space Uses (1)				
Existing Agricultural	A	A	A	See Section 17.56.020(B)
Accessory Structures	A	A	A	
Animal Keeping and Raising	*	*	*	See Section 17.56.050
Crop Production	A	A	A	
Grazing	A	A	A	
Greenhouses	A	A	A	
Plant Production Nurseries	A	A	A	See Section 17.56.165
Commercial Uses				
Accessory Structures and Uses	A	A	A	See Section 17.56.020
Banks and Financial Services	-	-	A	
Model Aircraft Facility	C	-	-	
Outdoor Commercial Recreation	-	-	MUP	See Section 1.05.02 for new definitions.
Hotel, Motel	-	-	CUP	
Storage, Mini Storage Facilities	-	-	MUP	See Section 17.56.260
Offices	C	C	C	
Offices, Temporary	*	*	*	See Section 17.56.300(C)
Personal Services	-	-	C	
Recreation and Fitness Centers (3)	-	-	MUP	See Section 1.05.02 for new definitions.
Restaurant, Fast Food	-	-	CUP	See Section 17.56.190
Restaurants and Bars		MUP	C	See Section 17.56.190
Retail Stores, General Merchandise (2)	-	MUP	ARP	
Business Support Services	-	C	C	
Wholesale and Retail Sales of Wine and Grape Products	-	-	ARP	
Wineries, Distilleries, Micro- Breweries, and Breweries	-	MUP	MUP	See Section 1.03.04(A) See Section 1.05.02 for new definitions. See Section 17.56.330
Industrial Uses				

Table 1-5 Industrial Zone Allowed Uses and Permit Requirements		Industrial Zone			Permit Requirements
		ECO	LI	IMU	A C ARP MUP CUP - Allowed Use, Zoning Compliance Required (Section 17.06.050.B1) Zoning Clearance (Section 17.06.050.B2) Administrative Review Permit (Section 17.06.050.B3) Minor Use Permit (Section 17.060.050.B4) Conditional Use Permit (Section 17.06.050.B5) Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).					Specific Use Regulations
Business Support Services	-	C	C		
Construction Contractors	-	C	-		
Electrical and Electronic Equipment, Instruments	-	C	MUP		
Electrical Generating Plants	MUP	-	-		
Industrial Subdivisions	C	C	C		
Motor Vehicle and Transportation Equipment	-	MUP	-		
Recycling Facilities	MUP	MUP	-		See Section 17.56.170
Renewable Energy Facilities, Accessory (6)	ARP	ARP	-		See Section 1.05.02 for new definitions.
Renewable Energy Facilities, Commercial (6)	CUP	-	-		See Section 1.05.02 for new definitions.
Manufacturing and Assembly, Light (5)	C	C	C		See Section 1.05.02 for new definitions.
Manufacturing and Assembly, Intermediate (5)	C	MUP	-		See Section 1.05.02 for new definitions.
Manufacturing and Assembly, Heavy (5)	MUP	CUP	-		See Section 1.05.02 for new definitions.
Truck Stops	-	CUP	-		
Vehicle Storage	C	MUP	-		
Vehicle, Repair and Maintenance	-	MUP	CUP		See Section 17.56.250(C)
Utility Yards	-	MUP	-		
Warehousing, Wholesale, and Distribution	-	C	-		See Section 17.56.260
Waste Disposal Sites	CUP	-	-		
Public and Semi-Public Uses					
Ambulance Services	-	MUP	-		See Section 1.05.02 for new definitions.
Places of Assembly	-	-	CUP		See Section 1.05.02 for new definitions.
Parks and Playgrounds	-	-	MUP		
Public Safety Facilities	-	C	-		
Public Utility Facilities	-	MUP	-		
Residential Uses					
Caretakers Quarters and Employee Housing	C	C	C		See Section 17.56.090
Emergency Shelter, 60 or fewer clients	-	MUP	MUP		See Section 17.56.295
Emergency Shelter, 61 or more clients	-	MUP	MUP		See Section 17.56.295
Live/Work Units	-	-	MUP		
Multi-Family Dwellings (4)	-	-	MUP		

Table 1-5 Industrial Zone Allowed Uses and Permit Requirements		Industrial Zone		
		Permit Requirements		
		A	Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)	
		C	Zoning Clearance (Section 17.06.050.B2)	
		ARP	Administrative Review Permit (Section 17.06.050.B3)	
		MUP	Minor Use Permit (Section 17.060.050.B4)	
		CUP	Conditional Use Permit (Section 17.06.050.B5)	
		-	Not allowed	
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	ECO	LI	IMU	Specific Use Regulations
Single-Room Occupancy Units (SRO) (4)	-	-	MUP	
Service Uses				
Service Stations and Full-Service Car Wash Establishments	-	MUP	-	See Section 17.56.220
Supportive Housing	-	-	MUP	
Transitional Housing	-	-	MUP	
Temporary Uses				
Temporary Events/Uses	*	*	*	See Section 17.56.300
Transportation and Communications				
Helipad/Helipad	-	CUP	-	See Section 17.56.040
Pipelines, and transmission lines	A	A	A	
Antennae, Communication Facilities	*	*	*	See Section 17.56.060

- (1) Agricultural uses shall be interim only until urbanization occurs.
- (2) On-site retail sales shall be an accessory use to the primary business. Any retail area used for retail sales shall not exceed 20 percent of the developable are of the entire parcel.
- (3) Recreation and Fitness Centers shall not exceed 10,000 square feet without the approval of a MUP.
- (4) Multi-family dwellings shall not be a standalone use. Multi-family housing development shall include a commercial, retail, or industrial component.
- (5) Any uses in LI or IMU that involves outdoor storage or manufacturing shall require the approval of a MUP regardless of use allowances.
- (6) Allows alternative vehicle fuel distribution.

1.03.03 – Industrial Zone Development Standards

- A. Table 1-6 Industrial Zone Development Standards.** The intent of Table 1-6 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the industrial zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signage, fences and obstructions, and performance standards, apply to all industrial zones.
- B. Residential Density.** The minimum residential density in the Sunset Area shall be 10 DU/Ac and a maximum residential density shall not exceed 30 DU/Ac.
- C. Residential Development.** All residential development shall be a subordinate and/or incidental use on the property. Standalone residential uses are not permitted in industrial zones.
- D. Zoning Map.** The boundaries, designations, and locations of the zones established by this Implementing Zoning Regulations shall be shown upon the map(s) entitled "Zoning Map for Sunset Area Plan " and referred to as the Zoning Map. Any additional maps adopted shall also be a part of this Implementing Zoning Regulations by reference. This Implementing Zoning Regulations, together with

the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws.

**Table 1-6
Industrial Zone Development Standards**

Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	ECO	LI	IMU	Additional Requirements
Parcel Area: Area required for each NEWLY CREATED parcel.				
Parcel Area (sq. ft.) (minimum)	One acre	10,000	5,000	See Section 17.54.040
Coverage (maximum)				
Coverage	60 percent	75 percent	85 percent	
Setbacks (minimum): Property lines are measured in feet, with those lines adjacent to the street measured from back of curb. (2)				
A Front (1)	30	30	15	
B Side	10	10	5	
C Rear	15	10	none	
D Width	50	none	60	
E Frontage Landscape Buffer	30	30	10	See Section 1.03.04(B)
F Side and Rear Landscape Buffer	10	10	10	
Industrial Buffer (4)	50	30	none	See Section 1.03.04(B)
Height (maximum): Height is measured in feet.				
G Height (3)	100	50	50	
Additional Regulations				
Off-Street Parking	See Chapter 2.01 (Parking Regulations) Section 17.54.050, 60, 70,75 of the Placer County Zoning Ordinance			See Section 1.03.04(B)

**Table 1-6
Industrial Zone Development Standards**

Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	ECO	LI	IMU	Additional Requirements
Signs	See Chapter 2.02 (Sign Regulations) Section 17.54.170, 180, 190, 200 of the Placer County Zoning Ordinance			See Placer County Design Guidelines
Landscaping and Fencing	See Section 17.54.030 See Section 17.13.040			See Placer County Landscape Design Guidelines

- (1) Up to 50 percent reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).
- (2) Additional requirements for setbacks from watercourse and certain roads, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side, and rear setbacks) and by Article 17.56 for certain specific land uses.
- (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approval-Relief of Standards).
- (4) If adjacent to a residential zone, the minimum setback shall be 20 feet and a six-foot-high solid masonry wall shall be constructed and maintained with shrubs and/or vines between the adjoining residentially developed property.

1.03.04 – Other Applicable Industrial Zone Regulations

In addition to the standards specified in Article 2 (General Development Standards), the following standards shall apply to the specific industrial zones.

A. General Industrial Regulations. An application and approval from the California Department of Alcoholic Beverage Control and the from the Community Development Resource Agency (CDRA) is required prior to the operation of an establishment selling or serving liquor for wineries, breweries, micro-breweries, and distilleries.

B. Specific Industrial Regulations.

1. ECO Zone.

a. ECO Zone Buffer Areas.

1) ECO Zone Buffer Areas.

- i. **Buffer Areas Defined.** An Eco-Industrial buffer area is an area of plantings and walls that screen neighboring properties from the negative impacts created by eco-industrial land uses.
- ii. **When Required.** An Eco-Industrial buffer area is required for any development located adjacent to any land use which conflicts with a remanufacturing operation.
- iii. **Buffer Area Standards.**
 - (1) Eco-Industrial buffer areas shall be located along the outer perimeter of a property line abutting a land use which is customarily sensitive to the impacts associated with a remanufacturing operation.
 - (2) The minimum width of an eco-industrial buffer area shall be 50 feet.
 - (3) Eco-Industrial buffer areas shall be planted with a mix of deciduous and evergreen trees and shrubs of suitable type, size, and spacing to achieve screening year-round. The size of plants selected to meet these standards shall be large enough to ensure proper screening within five years.
 - (4) All plantings within an Eco-Industrial buffer area shall be maintained in a manner consistent with the Placer County Landscape Design Guidelines.
 - (5) Paved surfaces shall be prohibited within Eco-Industrial buffer areas. These buffer areas shall not be used for building areas; driveways, except for access ways; parking; trash enclosure, or any other activity associated with the primary use on the subject property.

2. LI Zone.**a. Development Standards.**

- 1) **Frontage Parking Lots.** Parking lots are prohibited along the frontage of Industrial Avenue, Placer Parkway, Campus Park Boulevard, and Sunset Boulevard, and shall be screened behind street fronting structures.
- 2) **Placer Parkway Landscape Setback.** A minimum 30-foot landscape setback is required for any development fronting Placer Parkway.

b. Buffer Areas Standards.

- 1) **Buffer Areas Defined.** A Light Industrial buffer area is an area of plantings and walls that shield neighboring properties from the negative impacts created by Light Industrial land uses.
- 2) **When Required.** A Light Industrial buffer area is required for any development located adjacent to an outdoor storage or manufacturing use which is customarily sensitive to the impacts associated with the operation.
- 3) **Buffer Area Standards.**
 - i. Light Industrial buffer areas shall be located along the outer perimeter of a property line abutting a land use which is customarily sensitive to the impacts associated with a remanufacturing operation.
 - ii. The minimum width of a Light Industrial buffer area shall be 30 feet.

- iii. Light Industrial buffer areas shall include a solid masonry or equivalent wall no less than six feet in height with maintained shrubs and/or vines between the parking area or adjoining developed property.
3. **IMU Zone.** A minimum 30-foot landscape setback is required for any development, including parking lots, fronting Industrial Avenue and Sunset Boulevard.

Chapter 1.04 – Conservation and Open Space Zones (OS, F-DR)

Sections

- 1.04.01 – Purpose of Conservation and Open Space Zones
- 1.04.02 – Conservation and Open Space Zone Land Uses and Permit Requirements
- 1.04.03 – Conservation and Open Space Zone Development Standards

1.04.01 – Purpose of Conservation and Open Space Zones

The purpose of the individual conservation and open space zones and the manner in which they are applied are as follows:

- A. OS (Open Space Zone).** The intent of the OS Zone is to preserve open space land as a vital resource to Placer County. This zone will protect valuable resource land, including resource mitigation reserves, from urban development and ensure continued availability for passive recreation, scenic and agricultural uses. The OS Zone has a maximum floor area ratio (FAR) of 0.05. This zone implements the P/MR land use designation.
- B. F-DR (Farm Development Reserve Zone).** The intent of the F-DR Zone is to provide existing farm and agricultural land for future urban development. Typical land uses include crop and orchard production, grazing and pastureland, public utility and safety facilities, and primary single-family dwellings in areas used for agriculture. The F-DR Zone has a maximum residential density of one dwelling unit per 80 acres. This zone implements the UR land use designation.

1.04.02 – Conservation and Open Space Land Uses and Permit Requirements

- A. Table 1-7 Conservation and Open Space Zones Uses.** Table 1-7 indicates the uses allowed in each conservation and open space zones and any permits required to establish the use, in compliance with Article 17.58 (Discretionary Use Requirements) and Article 17.60 (Zoning Administration).
- B. Specific Use Regulations.** The last column in the Table 1-7 includes a chapter or section number, where the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Implementing Zoning Regulations may also apply.
- C. Definitions.** See Chapter 1.05 (Land Use Definitions) for new land use definitions and explanations. Land uses not defined in Chapter 1.05, see Article 17.04 of the Placer County Zoning Ordinance.
- D. Zoning Clearance required.** Each land use specified in the following land use table as allowed with a “C” as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 17.06.050 (Zoning Clearance).

Table 1-7 Conservation and Open Space Zone Allowed Uses and Permit Requirements		Conservation and Open Space Zone	
		Permit Requirements	
		A	Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)
		C	Zoning Clearance (Section 17.06.050.B2)
		ARP	Administrative Review Permit (Section 17.06.050.B3)
		MUP	Minor Use Permit (Section 17.06.050.B4)
		CUP	Conditional Use Permit (Section 17.06.050.B5)
		-	Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	OS	F-DR	Specific Use Regulations
Agricultural, Resource, and Open Space Uses			
Agricultural Accessory Structures	-	C	See Section 17.56.020(B)
Accessory Uses and Structures	-	C	See Section 17.56.020
Agricultural Processing	-	MUP	
Animal Keeping and Raising	*	*	See Section 17.56.050
Animal Sales Yards, Feed Lots, and Stockyards	-	CUP	
Chicken, Turkey, and Hog Ranches	-	CUP	
Crop Production	-	A	
Equestrian Facilities	-	A	See Section 17.56.050
Fisheries and Game Preserves	A		
Grazing	A	A	
Plant Nurseries, Retail	-	MUP	
Plant Production Nurseries			See Section 17.56.165
Water Extraction and Storage, Commercial	-	CUP	
Commercial Uses			
Roadside Stands for Agricultural Products	-	C	
Recreation, Education, and Public Assembly Uses			
Campgrounds	-	-	See Section 17.56.080
Parks, Playgrounds, Golf Courses	-	-	
Rural Recreation	-	MUP	
Shooting Ranges, commercial		MUP	
Temporary Uses Events	*	*	See Section 17.56.300
Residential Uses			
Caretakers Quarters and Employee Housing	-	C	See Section 17.56.090
Employee Housing (six or fewer employees)	-	C	See Section 17.56.090
Residential Accessory Uses	-	ARP	See Section 17.56.180
Residential Care Home (six or fewer residents)	-	C	
Residential Care Home (seven or more residents)	-	MUP	
Secondary Dwellings	-	C	See Section 17.56.200
Single-Family Dwelling	-	C	
Temporary Dwelling	-	C	See Section 17.56.280
Service Uses			
Child Day Care Homes, Small	-	C	
Child Day Care Homes, Large	-	ARP	

Table 1-7 Conservation and Open Space Zone Allowed Uses and Permit Requirements		Conservation and Open Space Zone Permit Requirements	
		A C ARP MUP CUP -	Allowed Use, Zoning Compliance Required (Section 17.06.050.B1) Zoning Clearance (Section 17.06.050.B2) Administrative Review Permit (Section 17.06.050.B3) Minor Use Permit (Section 17.060.050.B4) Conditional Use Permit (Section 17.06.050.B5) Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	OS	F-DR	Specific Use Regulations
Kennels and Animal Boarding	-	MUP	
Offices, Temporary	-	MUP	See Section 17.56.300(C)
Public Safety Facilities	-	MUP	
Public Utility Facilities	-	MUP	
Storage, Accessory	-	A	See Section 17.56.250
Storage of Petroleum products for on-site use	-	C	
Transportation and Communications			
Pipelines, and Transmission Lines	A	A	
Antennas, Communication Facilities	*	*	See Section 17.56.060

1.04.03 – Conservation and Open Space Zone Development Standards

- A. Table 1-8 Conservation and Open Space Zone Development Standards.** The intent of Table 1-8 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the Conservation and Open Space zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signage, fences and obstructions, and performance standards, apply to all Conservation and Open Space zones.
- B. Development Reserve Combining District Regulations.** The F-DR Farm-Development Reserve Zone shall be in compliance with in Section 17.52.080 (Development Reserve -DR).
- C. Density.** Maximum density standards shall be consistent with the General Plan, Area Plan or applicable Community Specific Plan.
- D. Residential Development.** All residential development shall be a subordinate and/or incidental use on the property. Standalone residential uses are not permitted in the commercial and entertainment mixed-use zones.
- E. Zoning Map.** The boundaries, designations, and locations of the zones established by this Implementing Zoning Regulations shall be shown upon the map(s) entitled "Zoning Map for Sunset Area Plan " and referred to as the Zoning Map. Any additional maps adopted shall also be a part of this Implementing Zoning Regulations by reference. This Implementing Zoning Regulations, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws.

**Table 1-8
Conservation and Open Space Zone Development Standards**

Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	OS	F-DR (6)	Additional Requirements
Parcel Area (minimum): Area required for each NEWLY CREATED parcel.			
Parcel Area (acres) (7)	80	80	See Section 17.54.040
Coverage (maximum)			
Coverage (5)	One percent	Five percent	
Setbacks (minimum): Property lines are measured in feet, with those lines adjacent to the street measured from back of curb. (2)			
Front (1)	50	50	
Side	30	30	
Rear (4)	30	30	
Width	200	200	
Depth	none	none	
Height (maximum): Height is measured in feet.			
Height (3)	25	36	
Additional Regulations			
Off-Street Parking	See Sections 17.54.050, .060, .070, and .075		
Signs	See Sections 17.54.170, .180, .190, and .200		See Placer County Design Guidelines
Landscaping and Fencing	See Section 17.54.030		See Placer County Landscape Design Guidelines

- (1) Up to 50 percent reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).
- (2) Additional requirements for setbacks from watercourse and certain roads, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side, and rear setbacks) and by Article 17.56 for certain specific land uses.
- (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approval-Relief of Standards).
- (4) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations.
- (5) The percentage of total site area that shall be covered by buildings or structures.
- (6) The maximum residential density for single-family dwellings in F-DR zone shall be one unit per parcel of the minimum lot area required in Table 2-8, except where additional units are approved pursuant to Sections 17.56.230 (Single-Family Dwellings, density), or 17.56.200 (Secondary Dwellings). Height. Except as otherwise provided by Section 17.54.020 (Height limits and exceptions).
- (7) The minimum parcel size shall be consistent with the underlying General Plan designation of Agriculture/Timberland – 80 acres.

Chapter 1.05 – Definitions

Sections

1.05.01 – Existing Land Use Definitions

1.05.02 – New Land Use Definitions

1.05.01 – Existing Land Use Definitions

Existing Land Use Definitions. For land uses not defined in Section 1.05.02 (New Land Use Definitions) below, refer to Article 17.04 (Definitions) in the Placer County Zoning Ordinance.

1.05.02 – New Land Use Definitions

New Land Use Definitions. The following land use definitions apply specifically to the Sunset Area Plan. Allowable uses, permit requirements, and development standards for each of the uses located in Chapter 1.01 (Commercial and Entertainment Mixed-Use Zones), Chapter 1.02 (Research and Development Zones), Chapter 1.03 (Industrial Zones), and Chapter 1.04 (Conservation and Open Space Zones).

- A. Ambulance Services.** Public or private facilities that includes a motor vehicle that is used for the emergency transportation of persons suffering from illness, injury, or disability to an emergency medical facility.
- B. Cultural Centers and Facilities.** Facilities that provides access to cultural resources, including art, scientific and historical items, performances, or reference materials. Examples include: aquariums, arboretums, public art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums. This may also include limited accessory retail uses (i.e., gift/book shops and restaurants).
- C. Food Halls.** Indoor or outdoor public market that specializes in culinary eateries with a variety of food and/or beverage establishments in one facility. This use may also include commercial and public and quasi-public facilities customarily associated with the above use, including but not limited to plazas, parks, gift and boutique shops, etc.
- D. Hotel, Resort.** Facilities that include guest rooms or suites rented for overnight or other temporary lodging (less than 30 days). Resorts typically incorporate one or more buildings with guest rooms. Additional resort uses may include conference facilities, restaurants and bars, and boutique and gift shops, swimming pools, spa and massage services, tennis courts, and indoor athletic facilities.
- E. Indoor Commercial Recreation.** Facilities for participant sports and similar types of recreation, including indoor sports complexes, bingo parlors, card rooms, billiard and pool halls, dance halls, clubs, ballrooms, bowling alleys, laser tag, indoor waterpark and/or aquatic park, and ice skating and roller rinks. This use may also include ancillary commercial facilities customarily associated with indoor commercial recreation uses, including but not limited to bars and restaurants, fast-food restaurants, and video game arcades.
- F. Manufacturing and Assembly, Light.** Manufacturing, assembly, packaging, processing, treatment, and distribution of products within a fully enclosed building that does not create impacts that affect surrounding properties such as noise, odors, and vibrations. Such uses may include but are not limited to:
 - 1. Clothing and apparel products
 - 2. Furniture and related products

3. Appliances and electronic equipment
 4. Pharmaceutical production
- G. Manufacturing and Assembly, Intermediate.** Manufacturing, assembly, packaging, processing, treatment, and distribution of products. Processing and storage of products may occur either indoors or outdoors, and shall not create impacts such as noise, odors, and vibrations that could affect surrounding properties. This land use excludes all activities under Recycling Facilities (Section 17.56.170). Uses may include but are not limited to:
1. Glass products
 2. Wood product manufacturing
 3. Paper Products
 4. Renewable energy systems
- H. Manufacturing and Assembly, Heavy.** Manufacturing, assembly, packaging, processing, compounding, and distribution of either high impact products (i.e., cement, asphalt, explosives, volatile chemicals) or onsite activities include high impact processes (i.e., metal fabrication, petroleum manufacturing). Manufacturing and Assembly, Heavy uses may include but are not limited to:
1. Bottling plant;
 2. Metal products and fabrication;
 3. Concrete, Cement, and Asphalt manufacturing;
 4. Lime and gypsum products manufacturing;
 5. Oil and gas production and storage; and
 6. Plastic and rubber production.
- I. Mobile Food Truck Plaza.** Property dedicated to the use of one or more mobile food trucks.
- J. Outdoor Commercial Recreation.** Facilities for various outdoor participants sports and types of recreation, including amusement, theme and kiddie parks; drive-in theaters; golf driving ranges independent from golf courses; miniature golf courses (golf courses are included under the definition of Parks and Playgrounds); skateboard parks and water slides; go-cart and miniature auto race tracks; recreation equipment rental (e.g., ATV's and other non-highway motor vehicles, roller skates); tennis courts, swim and tennis clubs. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including but not limited to bars and restaurants, fast-food restaurants, video game arcades, etc.
- K. Places of Assembly.** Facilities and appropriately related opportunities for public or private assembly and meetings. Examples of these uses include but are not limited to:
1. Banquet Halls;
 2. Private Clubs;
 3. Non-profit religious organizations (i.e., church, synagogue, mosque);
- L. Recreation and Fitness Centers.** Facilities that provides indoor recreation, exercise classes and courses, and health and lifestyle training for members who belong to the organization. Additional recreation and fitness centers uses may include indoor sauna, spa or hot tub facilities, tennis, handball, racquetball and basketball courts, locker rooms, offices, and classrooms.
- M. Remanufacturing.** Operations that produce consumer products with recycled content that can include, for example, facilities that manufacture cardboard boxes made from recycled paper or facilities that produce picnic tables made of recycle plastic pellets. Remanufacturing operations that produce consumer products using recycled content are generally treated as and located among other manufacturing operation in the heavy commercial and industrial zones of a community.

- N. Renewable Energy Facilities, Accessory.** A facility, incidental or accessory to a primary use, that produces and/or processes renewable energy from a variety of sources for on-site use. A renewable energy facility does not include the manufacturing and assembly of renewable energy system products (see Manufacturing and Assembly, Intermediate). Uses may include but are not limited to:
1. Small scale solar photovoltaic energy systems
 2. Small scale wind energy systems
 3. Low-temperature geothermal heating systems
- O. Renewable Energy Facilities, Commercial.** A power generating facility that produces and/or processes renewable energy for off-site use. A renewable energy facility does not include the manufacturing and assembly of renewable energy system products (see Manufacturing and Assembly, Intermediate). Uses may include but are not limited to:
1. Solar photovoltaic energy systems
 2. Wind energy systems
 3. Geothermal heating systems
 4. Bioenergy
- P. Research and Development Facilities.** Facilities that include scientific research for the design, development, engineering, and testing of high technology electronic, industrial, or scientific products in advance of full-scale manufacturing of final products. The only manufacturing uses permitted in this land use classification are the creation of prototype products, plans, or designs for the primary purpose of research, development, or evaluation, rather than sale.
- Q. Vehicle Rental Facility.** Facilities that rent automobiles, motorcycles, recreational vehicles, trucks, and similar vehicles, and may include on-site storage. These facilities may include incidental maintenance, that does not require pneumatic lifts, only when conducted within a fully enclosed structure. Vehicle Rental Facility excludes accessory day rental services such as Zipcar.
- R. Wineries, Distilleries, Micro-Breweries, and Breweries.**
1. **Wineries.** Use existing County definition for “Winery”
 2. **Distilleries.** Any establishment where distilled spirits are manufactured. A distillery may include entertainment spaces and a tasting or tap room as part of the principal use if the floor area used for the tap room is incidental to the total floor area of the facility.
 3. **Micro-Breweries.** An establishment where no more than 15,000 barrels of ales, beers, hard ciders and/or similar beverages are manufactured on the premises. Breweries are classified as any use that manufactures barrels of malt beverages. A micro-brewery may include entertainment spaces and a tasting or tap room as part of the principal use if the floor area used for the tap room is incidental to the total floor area of the facility.
 4. **Breweries.** An establishment where more than 15,000 barrels of ales, beers, hard ciders and/or similar are manufactured on the premises. Breweries are classified as any use that manufactures barrels of malt beverages. A brewery may include entertainment spaces and a tasting or tap room as part of the principal use if the floor area used for the tap room is incidental to the total floor area of the facility.

Article 2 – General Development Regulations

Implementing Zoning Regulations Preliminary Public Review Draft

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Chapter 2.01 – Parking Regulations

Sections

- 2.01.01 – Purpose
- 2.01.02 – Applicability
- 2.01.03 – Parking Space Requirements by Land Use
- 2.01.04 – Parking for Electric and Alternative Fuel Vehicles
- 2.01.05 – Bicycle Parking Requirements

2.01.01 – Purpose

The purpose of this Chapter is to promote land use compatibility and traffic safety by providing sufficient off-street parking and maneuvering areas within the Sunset Area.

2.01.02 – Applicability

- A. Applicability.** Every allowable use or addition to any use shall, prior to building occupancy, provide off-street parking and traffic movement areas for the entire site shall comply with the standards in this Chapter.
- B. Type, Number, and Location of Parking Spaces Required.** All parking space types, number, and location shall comply with the requirements set forth in Section 3.01.03 of the Sunset Area Implementing Zoning Regulations and Section 17.54.050 (Off-Street Parking Standards) and Section 17.54.060 (Parking Space Requirements by Land Use) in the Placer County Zoning Ordinance.
- C. Design and Improvement of Parking.** Required parking spaces and areas shall be designed as set forth in Section 17.54.070 (Design and Improvement of Parking) of the Placer County Zoning Ordinance, the Placer County Design Guidelines Manual, and, where applicable, the West Placer Storm Water Quality Design Manual.
- D. Off-site Parking.** All required parking shall be located on the same parcel or development site as the uses served, except for parking located off-site in compliance with Section 17.54.075 (Off-site Parking) in the Placer County Zoning Ordinance.
- E. County Parking Provisions.** All other parking provisions not listed in Chapter 3.01 (Parking Regulations) are regulated by Section 17.54.050 (Off-street parking standards), Section 17.54.060 (Parking Space Requirements by Land Use), Section 17.54.070 (Design and Improvement of Parking), and Section 17.54.075 (Off-site Parking) of the Placer County Zoning Ordinance.

2.01.03 – Parking Space Requirements by Land Use

- A. Parking Space Requirements.** Table 2-1, Parking Space Requirements by Land Use Type, establishes the spaces and facilities required for off-street parking for specific land uses. These standards shall apply at the time a new structure is erected, when an existing structure is altered or enlarged, when a new land use is established, and/or when a use is intensified by the addition of floor space or seating capacity, unless otherwise specified in this Chapter.
- B. Uses not listed.** The number of parking spaces required for land uses not listed in Table 2-1 or in Article 17.54, Section 17.54.060 (Parking Space Requirements by Land Use) subsection B and that do

not have parking requirements set by Article 17.56 (Specific Use Requirements), shall be the same as is required for the use determined by the Director to be most similar; except that the Planning Commission or Zoning Administrator shall determine the number of spaces required for uses requiring the approval of a Conditional Use Permit, Minor Use Permit, or Administrative Review Permit (Chapter 17.06.050(B)(3)).

**Table 2-1
Parking Space Requirements**

Recreation, Education, and Public Assembly Land Uses	
Indoor Commercial Recreation	1 space per 300 sq. ft. of floor area, otherwise determined by MUP or CUP.
Recreation and Fitness Centers	1 space per two exercise machines, 1 space per game court, and 1 space per 50 sq. ft. of open space exercise area.
Shooting Ranges, Commercial	1 space per shooting station and 1 space per full time employee.
Industrial Land Uses	
(1) Manufacturing and Assembly, Light	1 space per 500 sq. ft. of floor area.
(1) Manufacturing and Assembly, Intermediate	1 space per 1,000 sq. ft. of floor area.
(1) Manufacturing and Assembly, Heavy	1 space per 1,500 sq. ft. of floor area.
Renewable Energy Facility	1 space per full time employee.
Residential Land Uses	
Single-Room Occupancy (SRO)	1 space per unit, 1 space for an on-site manager, and 1 space for each additional employee.
Retail Land Uses	
Cultural Centers and Facilities	See Section 17.56.340 of the Placer County Zoning Ordinance.
(1) Tasting Rooms (wineries, breweries, and distilleries)	1 space per 300 sq. ft. of office.
Wineries, Breweries, and Distilleries	See Section 17.56.330 of the Placer County Zoning Ordinance.
Service Land Uses	
Emergency Shelters	1 space for an on-site manager and 1 space for each additional employee.
Vehicle, Rental Facilities	1 space per 300 sq. ft. of office and 1 space for each shift employee.
Transient Lodging Land Uses	
Hotel, Resort	1 space per guestroom, 1 space per 300 sq. ft. of office, 1 space per 200 sq. ft. of conference center facilities, and 50% of the parking required by this Section 17.54.060 of the Placer County Zoning Ordinance for other uses associated with this business.

(1) Parking ratio is subject to change based on intensity of use upon determination by the Director.

(2) Tasting rooms shall provide a minimum of five parking spaces.

2.01.04 – Parking for Electric and Alternative Fuel Vehicles

- A. Electric and Alternative Fuel Vehicle Parking shall be provided in compliance with the requirements in Table 2-2 (Electric and Alternative Fuel Vehicle Parking Space Requirements) and with the standards specified in the California Building Code.
- B. Preferential parking for alternative fuel vehicles is encouraged. Preferential parking spaces shall be located as close as possible to the primary entrance without conflicting with parking provided to meet the Americans with Disability Act requirements or preferential parking provided for carpool/vanpools.
- C. For sites already containing parking spaces for vehicle recharging stations, those spaces may be dually designated as vehicle recharging stations only and as preferential parking for electric vehicles.
- D. Electric and alternative fuel vehicle parking areas shall be illuminated by exterior lighting for security reasons, so that users can easily operate the charging stations. Exterior lighting shall be focused downward and shielded to reduce glare on adjoining properties.
- E. All parking spaces for “low-emitting”, “fuel efficient”, and “carpool/vanpool” vehicles shall be clearly marked on the pavement as required by the California Building Code. Electric Vehicles (EV) recharging stations installed to charge electric vehicles parked within a property designated on-site space shall not block or impede pedestrian access or passage of a sidewalk.
- F. Additional questions concerning mandatory standards that have not been addressed in this Chapter for Electric Vehicle (EV) charging infrastructure for parking spaces in multi-family and non-residential developments should be referred to the Placer County Building Official.

**Table 2-2
Electric and Alternative Fuel Vehicle Parking Space
Requirements**

Number of Off-Street Vehicle Spaces Provided	Minimum Number of Electric and Alternative Fuel Vehicle Parking Spaces Required
1-10	None Required.
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
Over 200	At least eight percent of the total number of vehicle spaces.

2.01.05 – Bicycle Parking Requirements

- A. **Applicability.** Short-term and/or long-term bicycle parking shall be provided for any new use, major alteration, or enlargement of a commercial structure or multi-family dwelling. Bicycle parking areas and racks shall not block pedestrian traffic on sidewalks.
- B. **Short-Term Bicycle Parking.** Each newly permitted, rehabilitated, or remodeled business establishment for shoppers and employees who generally stay for a short time shall comply with the following provisions:
 - 1. Provide permanently anchored bicycle racks within 200 feet of the entrance to the structure readily visible to passers-by.
 - 2. The number of required bicycle racks shall be one bicycle space for every 20 vehicle parking spaces, with a minimum of one two-bike capacity rack provided for any new project or an addition or alteration.

C. Long-Term Bicycle Parking. For new structures, additions, or alterations that add 10 percent or more tenants vehicular parking spaces, secure bicycle parking shall be provided for five percent of the tenant vehicular parking spaces being added, with a minimum of one space. Acceptable bicycle parking facilities shall be convenient from the street and shall meet the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable, bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Chapter 2.02 – Sign Regulations

Sections

- 2.02.01 – Purpose
- 2.02.02 – Effect of Chapter
- 2.02.03 – Sign Permit Requirements
- 2.02.04 – Master Sign Program – When Required
- 2.02.05 – Master Sign Program
- 2.02.06 – Standards for Signs Requiring a Sign Permit
- 2.02.07 – Standards for Specific Sign Types
- 2.02.08 – Electronic Digital Display Message Sign
- 2.02.09 – Sign Construction and Maintenance

2.02.01 – Purpose

The purpose of this Chapter is to promote the health, safety, and welfare of County residents and further to:

- A. Promote traffic safety and reduce visual obstructions and distractions.
- B. Protect highways and travel corridors from visual clutter.
- C. Enhance the appearance of the Sunset Area by regulating the design, character, type, location, materials, color, and illumination of signs.
- D. Protect property values in residential, commercial, mixed-use, and industrial areas.
- E. Promote sign compatibility with surrounding structures and land uses in terms of height and bulk without dominating or obstructing architectural features.

2.02.02 – Effect of Chapter

- A. **Applicability.** Any sign in the Sunset Area posted, erected, re-erected, constructed, enlarged, altered, repaired, moved, improved, converted, or equipped shall comply with the provisions of this Chapter.
- B. **Sign Message Neutrality.** It is the County’s policy and intent to regulate all signs in a viewpoint-neutral and content-neutral manner. The message of the sign shall not be reviewed, except to determine the type category of the sign.
- C. **Substitution of Messages.** Signs authorized by this Chapter are permitted to display noncommercial messages in lieu of any other commercial or noncommercial messages. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent an inadvertent favoring of commercial speech over noncommercial speech or favoring of any noncommercial message over any other noncommercial message.
- D. **Nonconforming Signs.** Standards and provisions pertaining to nonconforming signs are determined by Section 17.54.200 (Nonconforming Signs) of the Placer County Zoning Ordinance.
- E. **On-Premise Signs.** Signs located on the same site as the business, activity, service or persons they advertise shall be subject to the requirements set forth in Section 17.54.180 (On-premise Signs) of the Placer County Zoning Ordinance, except as otherwise provided by Chapter 2.02 (Sign Regulations) in

the Sunset Area Implementing Zoning Regulations. All signs are subject to the sign permit requirements and other applicable provisions of in Section 17.54.170 (Signs) of the Placer County Zoning Ordinance.

- F. Off-Premise Signs.** Signs not located on the same site as the business, activity, service or persons they advertise shall be subject to the requirements set forth in Section 17.54.190 (Off-premise Signs), except as otherwise provided by Chapter 2.02 (Sign Regulations) in the Sunset Area Implementing Zoning Regulations. Standards and provisions pertaining to off-premise signs are determined by Section 17.54.170 (Signs) of the Placer County Zoning Ordinance.

2.02.03 – Sign Permit Requirements

A sign permit shall be required for all on-premises signs per Section 2.02.06 (Standards for Signs Requiring a Sign Permit); and for all off-premises signs (except for real estate/subdivision advertising signs) (per Section 17.54.190 of the Placer County Zoning Ordinance). A Building Permit shall also be obtained for a sign if required by Chapter 15 in the Placer County Code (Building and Development).

2.02.04 – Master Sign Program – When Required

A Master Sign Program is required for all new commercial, industrial, and mixed-use development with five or more tenants and voluntary for all new commercial, industrial, and mixed-use development with less than four tenants. If a Master Sign Program is required for a project, then no sign permit shall be approved for any sign until a Master Sign Program has been approved by the Planning Director or Planning Commission per the requirements of this Chapter.

2.02.05 – Master Sign Program

A Master Sign Program application shall take the form of a Sign Permit Application and filing fee and shall be submitted to the Planning Services Division in compliance with all of the provisions of this Section.

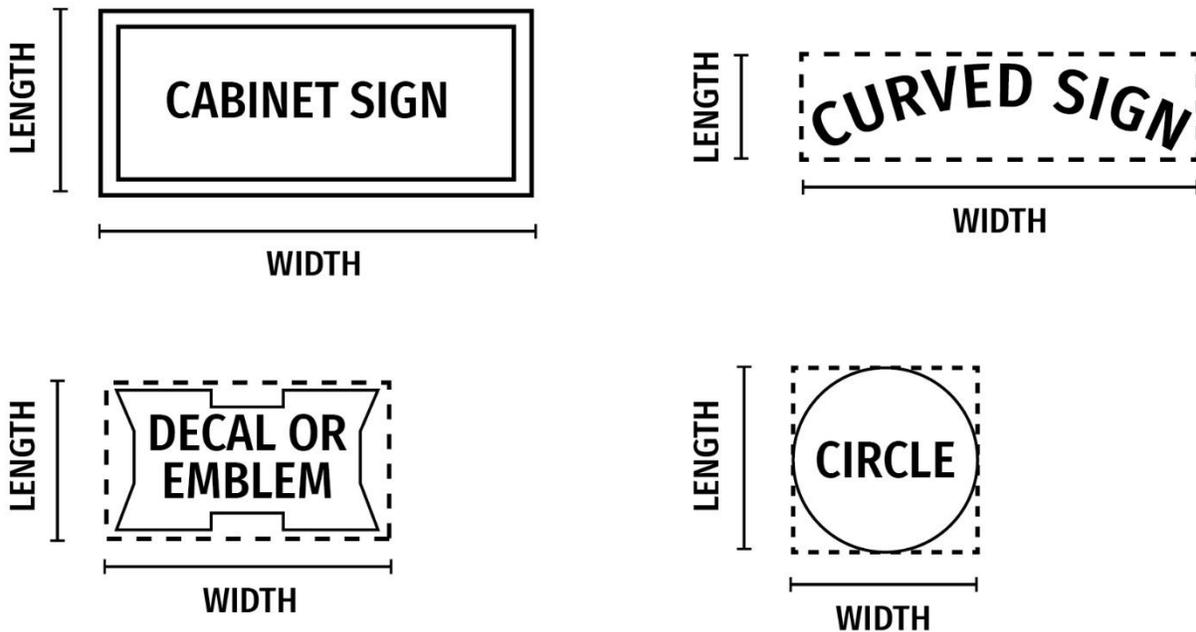
- A. Application Contents.** For any parcel on which one or more signs are proposed that require a Sign Permit, the applicant shall submit a Master Sign Program containing all the following:
1. An accurate scaled plot plan of the subject property;
 2. Location of structures, parking lots, driveways, curb cuts, and landscaped areas on the subject parcel, names of adjacent streets, and other applicable uses;
 3. Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed on the parcel included in the proposed plan under this Section;
 4. Drawing(s) depicting the lettering or graphic style, lighting associated with, materials, and sign proportions (scaled) of each proposed sign; and
 5. An accurate indication on the plot plan of each present and proposed future sign of any type, as well as scaled elevations depicting the size, height, and location of each present and proposed future sign.
- B. Limit on the number of freestanding signs.** The Master Sign Program shall limit the number of freestanding signs to a total of one for each street on which the parcels included in the plan have frontage and shall provide for shared or common usage of the freestanding signs.
- C. Other provisions of Master Sign Program.** The Master Sign Program may contain other restrictions as the applicant may reasonably determine or that the Planning Director may reasonably require.
- D. Consent.** The Master Sign Program application shall be signed by all owners of the property subject to the program, or their authorized agents, in a form the Planning Director shall require.

- E. Procedures.** A Master Sign Program shall be included in any development plan, or other official plan required by the County for the proposed development or Conditional Use Permit, and can be processed simultaneously with other plans or permit applications.
- F. Amendment.** A Master Sign Program may be amended by filing a new Sign Permit that conforms to all requirements in effect at the time.
- G. Nonconforming existing signs.** If a new or amended Master Sign Program is filed for a parcel(s) on which existing signs are located, then those existing non-conforming signs shall come into compliance when any modification or replacement of the existing non-conforming sign is applied for.
- H. Binding effect.** After approval of a Master Sign Program, no sign shall be erected, placed, painted, or maintained, except in conformance with the plan, and the plan may be enforced the same way as any provision of this Chapter. In the event of a conflict between the provisions of the plan and any other provision of this Chapter, the provisions of this Chapter shall control.
- I. Time for Review.**
- 1. Planning Director approval.** For signs subject to review by the Planning Director or his/her designee, the Planning Director shall review the application within the timeframes of the Permit Streamlining Act (PSA). The Director may impose only those conditions that will ensure compliance with the provisions of this Chapter. See Section 17.58.050 (Initial Review of Applications) of the Placer County Zoning Ordinance for additional approval information.
 - 2. Other discretionary approval.** For any sign approval application submitted in conjunction with another discretionary application, the time period for action for the Master Sign Program application shall be the same as that associated with the other discretionary application.
- J. Appeals.** A decision by the Planning Director may be appealed in compliance with the applicable provisions of Section 17.60.110 (Appeals) of the Placer County Zoning Ordinance.

2.02.06 – Standards for Signs Requiring a Sign Permit

- A. Allowable Freestanding Sign Square Footage.** Maximum aggregate allowed sign area is one square foot of sign area for every two feet of continuous linear street frontage of the site, with a maximum of 100 square feet for each permitted freestanding sign.
- B. Allowable Wall Sign Square Footage.** Maximum aggregate allowed sign area for all wall signs shall not exceed one square foot for each linear foot of the width of the building frontage on which the sign is installed, up to a maximum area of 100 square feet, except that an additional 0.5 square feet of sign area may be permitted for each linear foot of building frontage over 100 feet. In buildings with multiple tenants (store front), each tenant space shall be considered a building frontage.
- C. Secondary Frontages.** Secondary frontage wall signs are permitted with the approval of an Administrative Approval Permit (See Chapter 17.60.105: Administrative Approvals-Relief from Standards). Secondary frontage signs are only permitted for properties facing Athens Avenue, Foothills Boulevard, Placer Parkway, Industrial Avenue, or Highway 65. Approved secondary frontage signs shall reduce the sign area by 25 percent, compared to the primary frontage sign.
- D. Freestanding Sign Height.** Freestanding signs shall not exceed 25 feet or the height of the tallest building on the site (35-foot maximum in Entertainment Mixed-Use Attraction and Shopping Districts), whichever is lower, except where this section sets a different height limit for a special-purpose sign, and except where the Placer County Design Guidelines manual or any applicable community plan establishes a reduced height limit. For signs exceeding the maximum height limits, an Administrative Approval is required (See Chapter 17.60.105: Administrative Approvals-Relief from Standards).
- E. Sign Measurement.** The area of a sign shall be measured as the area in square feet of the smallest rectangle within a single sign can be enclosed, or the two smallest rectangles where the sign copy is on two lines or is comprised of a logo and letters (See Figure 2-1: Sign Area Measurement).

**Figure 2-1
Sign Area Measurement**

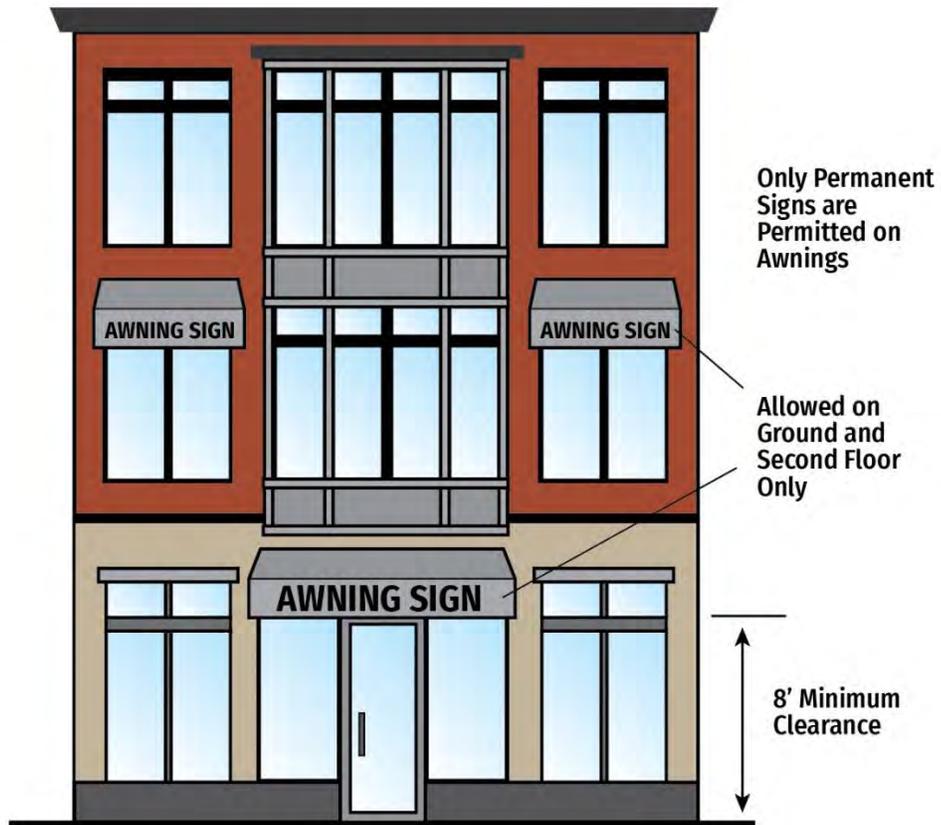


2.02.07 – Standards for Specific Sign Types

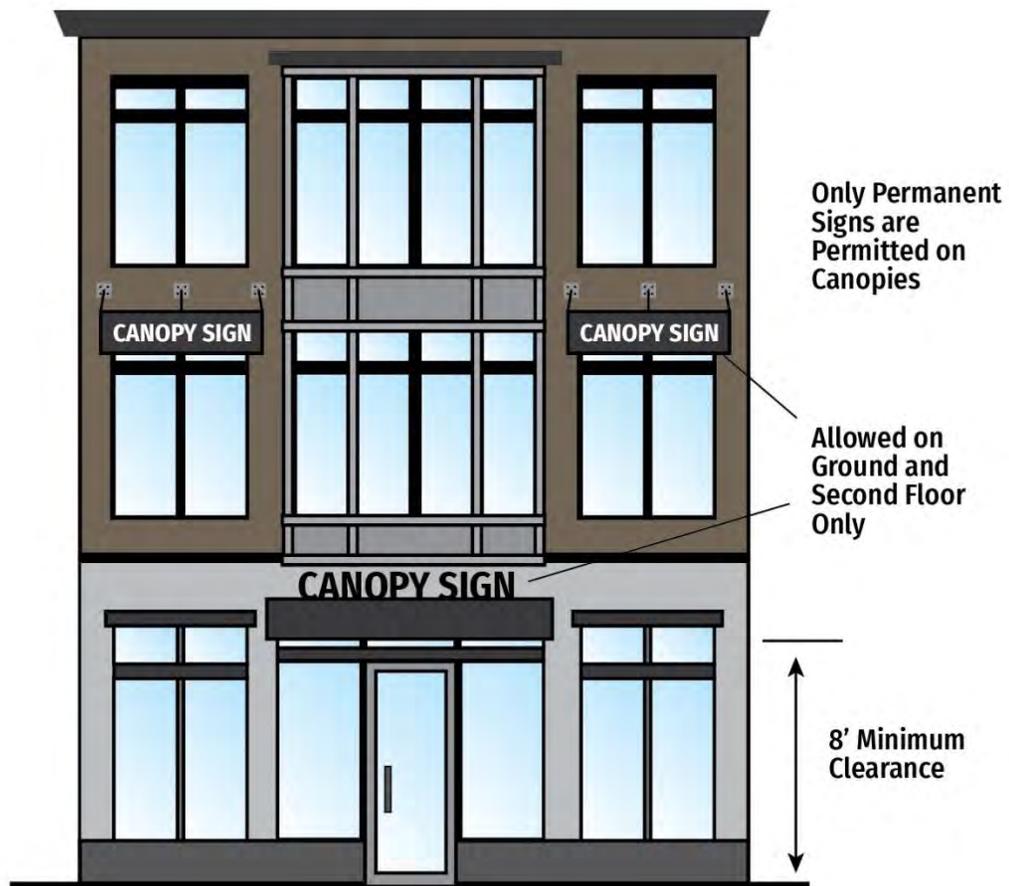
A. Awning and Canopy Signs. See Figure 2-2 Awning Sign and Figure 2-3 Canopy Sign.

1. Lettering, logos, symbols, and graphics are allowed on up to 50 percent of the area of a shed (slope) and valance portions of the awning. Signs shall be applied flat against the awning surface. In the case of a barrel-shaped (curved) awning, signs shall not cover more than 60 percent of the bottom 12 inches of the awning.
2. Only permanent signs that are an integral part of the awning are allowed. Temporary signs shall not be placed on awnings.
3. Awning signs are allowed for first and second story commercial occupancies only.
4. Awnings shall conform to the size and shape of the window or door they are located above. Overly large awnings and awnings with unusual shapes designed for providing additional sign area are not allowed. The uppermost part of an awning shall not be located more than four feet above a window or door.
5. A minimum of eight feet of clearance shall be provided between the lowest part of an awning and the grade below.
6. External illumination with a hooded floodlight is permitted.
7. Awnings shall not be lighted from under the awning (back-lit awning) so that the awning appears internally illuminated.

**Figure 2-2
Awning Sign**



**Figure 2-3
Canopy Sign**



B. Directional and Directory Signs.**1. Directional Signs.** See Figure 2-4: Directional Sign.

- a. Directional signs shall not be counted toward the allowable square footage for freestanding and wall signs, except if the directional sign uses a business logo, then that portion of the sign containing the logo will be counted toward the overall allowable sign area.
- b. Parcels under one acre are allowed to have a maximum of four directional signs. Parcels over one acre are allowed up to eight directional signs.
- c. If the directional sign is within the sight distance setback of any driveway or intersection, it shall not exceed two feet, six inches in height.
- d. Each directional sign shall not exceed six square feet of sign area.
- e. Illumination is prohibited.

**Figure 2-4
Directional Sign**



2. Directory Signs. See Figure 2-5: Directory Sign.

- a. Directory signs shall not be counted toward the allowable square footage for freestanding and wall signs, except if the directory sign uses a business logo, then that portion of the sign containing the logo will be counted toward the overall allowable sign area.
- b. Parcels are allowed to have a maximum of two directory signs.
- c. Directory signs shall not exceed 25 square feet of sign area.
- d. Directory signs shall not exceed five feet in height.
- e. If the directory sign is within the sight distance setback of any driveway or intersection, it shall not exceed two feet, six inches in height.
- f. Directory signs shall be placed in a landscaped bed and shall have two square feet of landscaping for every square foot of sign area around the base of the sign.
- g. External and internal illumination is permitted. External illumination by downward lighting is prohibited.

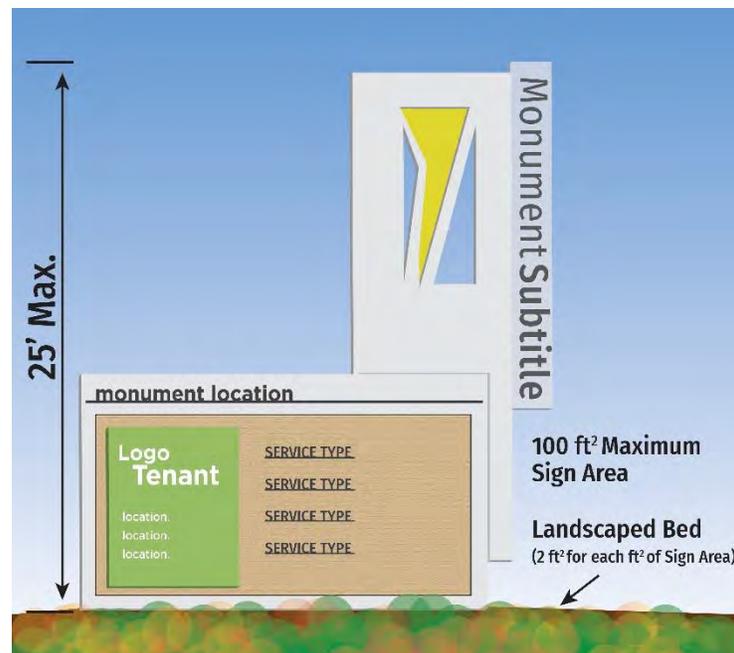
Figure 2-5
Directory Sign



C. Freestanding Monument Signs. See Figure 2-6: Freestanding Monument Sign.

1. The maximum freestanding monument sign area shall be in compliance with Section 3.02.06(A).
2. One freestanding monument sign is allowed for parcels with less than 600 linear feet of continuous street frontage; two per site for parcels with 600 linear feet or more of continuous street frontage and with at least two vehicle entrances to the site. Corner lots with less than two acres may have one freestanding monument sign per street frontage where the sign is not more than one-half of the maximum allowed by Section 2.02.06(A).
3. Freestanding monument signs shall not exceed the height specified in Section 2.02.06(D).
4. The maximum height of the freestanding monument sign if located within a setback area, shall not exceed a maximum height of eight feet.
5. If the freestanding monument sign is within the sight distance setback of any driveway or intersection, it shall not exceed two feet, six inches in height.
6. To ensure the readability, the minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy.
7. Freestanding monument signs shall not be placed within 200 feet of another freestanding monument sign.
8. External illumination with a hooded floodlight is permitted.
9. Internal illumination using backlit lighting or halo lighting is permitted. Sign copy panels shall be opaque, so only the name and logo of the business or use is illuminated during the nighttime hours.
10. Freestanding monument signs shall be located in landscaped areas and shall have two square feet of landscaping for every square foot of sign area at the base of the sign.

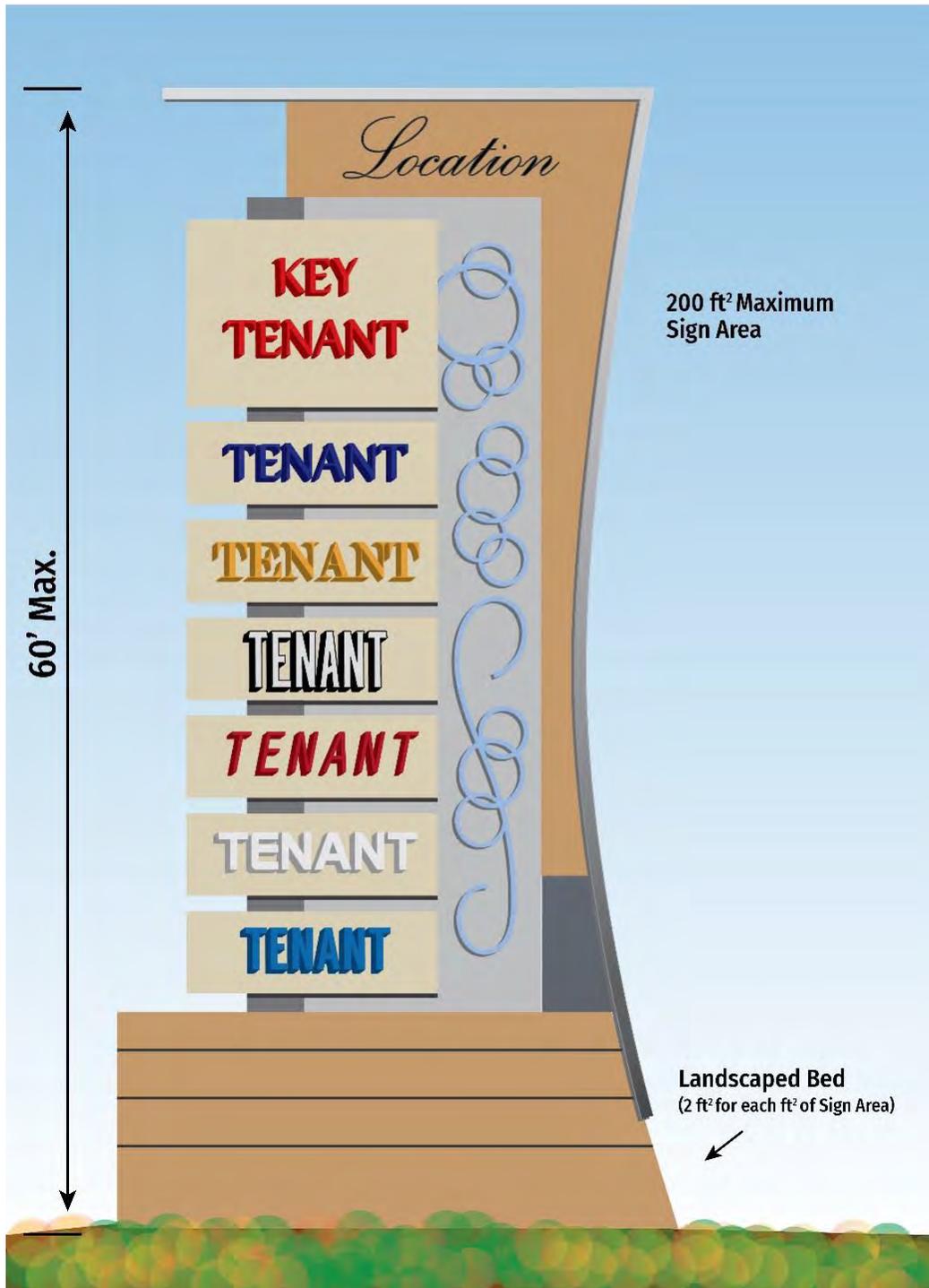
**Figure 2-6
Freestanding Monument Sign**



D. Freeway-Oriented Signs. See Figure 2-7: Freeway-Oriented Sign.

1. Freeway-oriented signs shall only be permitted as part of an approved Master Sign Program, intended to advertise a multi-tenant development.
2. Freeway-oriented sign area is allocated based on the allowable sign area for each individual tenant in the development.
3. Freeway-oriented signs shall be located on the same parcel on which the structure or use is being advertised.
4. Freeway-oriented signs shall not exceed 60 feet in height.
5. Freeway-oriented signs shall be located on parcels no more than 300 feet from a freeway.
6. Freeway oriented signs shall not be placed within 750 feet of another freeway-oriented sign.
7. Freeway-oriented signs shall be mounted on two steel pylons, and the sign area shall not exceed 200 square feet.
8. Freeway-oriented signs are allowed subject to the approval of a Minor Use Permit.
9. External illumination of freeway-oriented signs is prohibited.
10. Sign copy panels shall be opaque, so only the name and logo of the business or use is illuminated during the nighttime hours.

Figure 2-7
Freeway Oriented Sign



E. Painted Signs. See Figure 2-8: Painted Sign.

1. One painted sign is allowed for each tenant space or principal use on the main structure. Painted signs are permitted with the approval of an Administrative Review Permit on secondary frontages facing Athens Avenue, Foothills Boulevard, Placer Parkway, Industrial Avenue, or Highway 65. Approved secondary frontage signs shall reduce the sign area by have a 25 percent compared to the primary frontage sign.
2. Painted signs are considered wall signs and shall comply with the maximum allowable sign area in Section 2.02.06(B).
3. Painted signs shall be centered on the structure unless otherwise determined by the Planning Director due to existing architectural features of the structure.
4. To ensure the readability, the minimum letter size allowed shall be six inches.
5. External illumination of painted signs with a hooded floodlight is permitted.

**Figure 3-8
Painted Sign**



F. Wall Signs. See Figure 2-9: Wall Sign.

1. One wall sign is allowed for each tenant space or principal use on the main structure. Wall signs are permitted with the approval of an Administrative Review Permit on secondary frontages facing Athens Avenue, Foothills Boulevard, Placer Parkway, Industrial Avenue, or Highway 65. Approved secondary frontage signs shall reduce the sign area by have a 25 percent compared to the primary frontage sign.
2. Allowable sign area is determined by Section 2.02.06(B).
3. Wall signs shall be attached flat against the structure and parallel to the face of the wall.
4. Wall signs shall be centered on the building unless otherwise determined by the Director due to existing architectural features of the structure.
5. Wall signs shall be designed using individualized channel lettering. Cabinet signs are prohibited (See Figure 2-10: Channel Letter Wall Sign).
6. To ensure the readability, the minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy.
7. Wall signs shall not project more than 18 inches from the wall and shall not project above the roof line or extend over a public sidewalk or right-of-way.
8. Internal, external (downward lighting), and “halo” (See Figure 2-11: Wall Sign Halo Illumination) style illumination is permitted.

Figure 2-9
Wall Sign

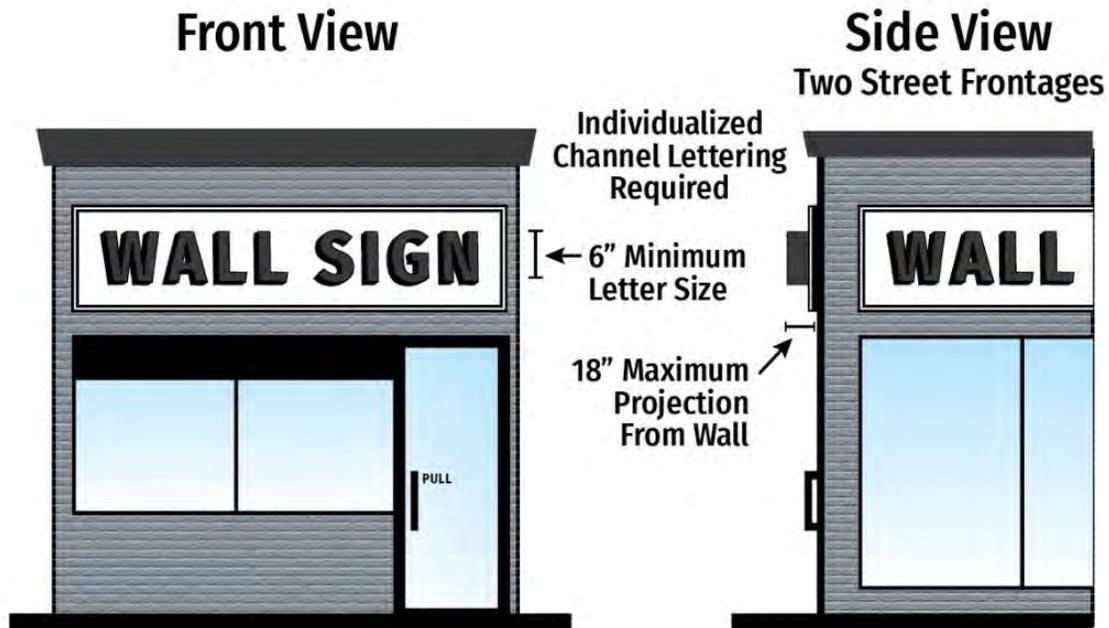


Figure 2-10
Channel Letter Wall Sign

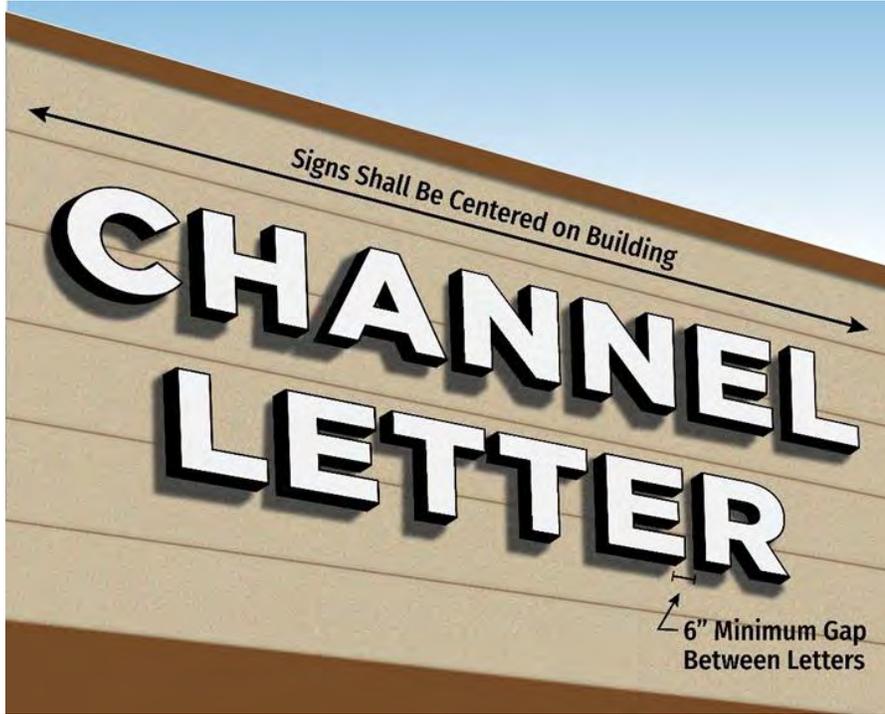


Figure 2-11
Wall Sign Halo Illumination



G. Luminous Tube Signs (neon). See Figure 2-12: Luminous Tube Signs.

1. Tubing shall not exceed one-half inch in diameter.
2. Luminous tube lighting adjacent to residential uses shall not exceed one-half foot-candle measured at the property line where the sign is located.
3. No electric or luminous signs containing red or green colors shall be erected within 150 feet of an intersection containing traffic signals.
4. Luminous tubes shall not be combined with any reflective materials (e.g., mirrors, polished metal, highly glazed tiles, or other similar materials).
5. Luminous tube lighting shall not be used to surround a window, door, building, or canopy.

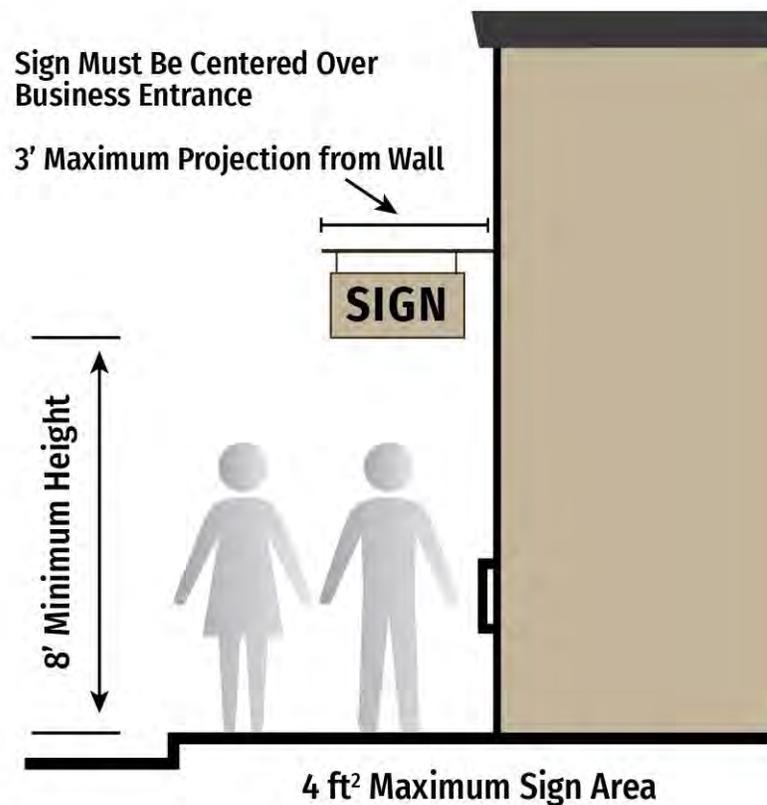
**Figure 2-12
Luminous Tube Signs**



H. Projecting Signs. See Figure 2-13: Projecting Signs.

1. Projecting signs shall not be counted toward the allowable sign square footage
2. A projecting sign shall not exceed the height of the structure to which it is attached.
3. No more than one projecting sign is permitted per business.
4. Projecting signs shall not project more than three feet from the supporting wall.
5. Projecting signs shall not exceed four square feet in area.
6. Projecting signs shall be centered above the front entrance to the business, unless otherwise determined by the Planning Director due to existing architectural features of the structure.
7. Projecting signs shall be no less than eight feet from grade or any underlying walkway or thoroughfare.
8. Projecting signs shall not be internally illuminated but may be floodlighted.

**Figure 2-13
Projecting Sign**

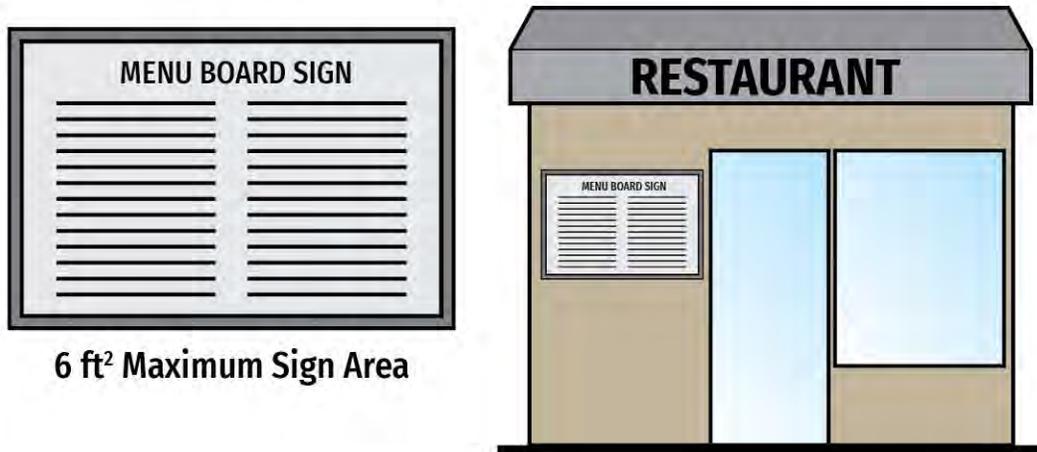


I. Price and Menu Boards.

1. Menu Board (excluding drive-thru menu boards). See Figure 2-14: Menu Board Sign.

- a. Menu and price boards shall not be counted toward the allowable sign square footage
- b. Menu boards shall not exceed six square feet of sign area.
- c. Menu boards shall be located at the front entrance to a business and mounted flat against the wall.
- d. No more than one menu board is permitted per business.
- e. Internal or external illumination is permitted.

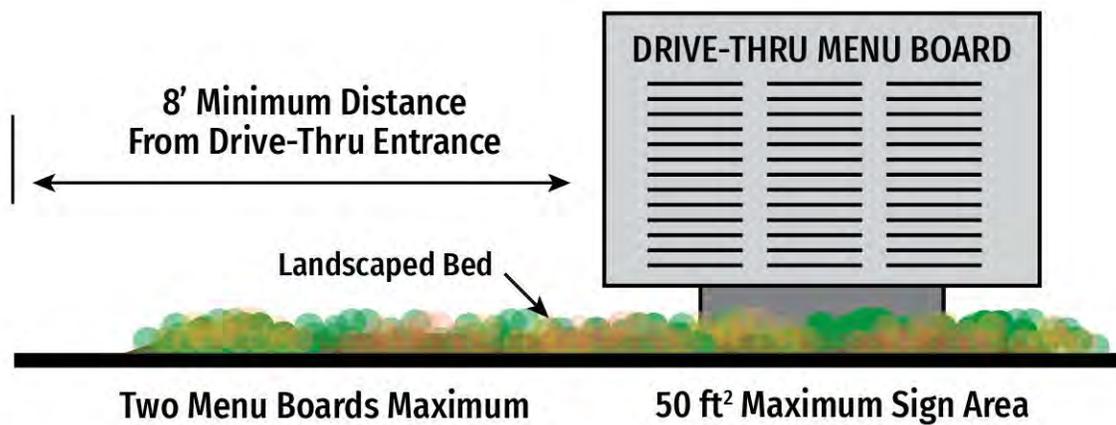
**Figure 2-14
Menu Board Sign**



2. Drive-thru Menu Board.

- a. Drive-thru menu and price boards shall not be counted toward the allowable sign square footage.
- b. Drive-thru menu boards shall not exceed 50 square feet of sign area.
- c. No more than two menu boards are permitted per business.
- d. Drive-thru menu boards shall be located along the drive-thru lane a minimum of eight feet from the entrance of the lane.
- e. External illumination is prohibited.
- f. Drive-thru menu boards shall be placed in landscaped bed and shall have two square feet of landscaping for every square foot of sign area around the base of the sign.

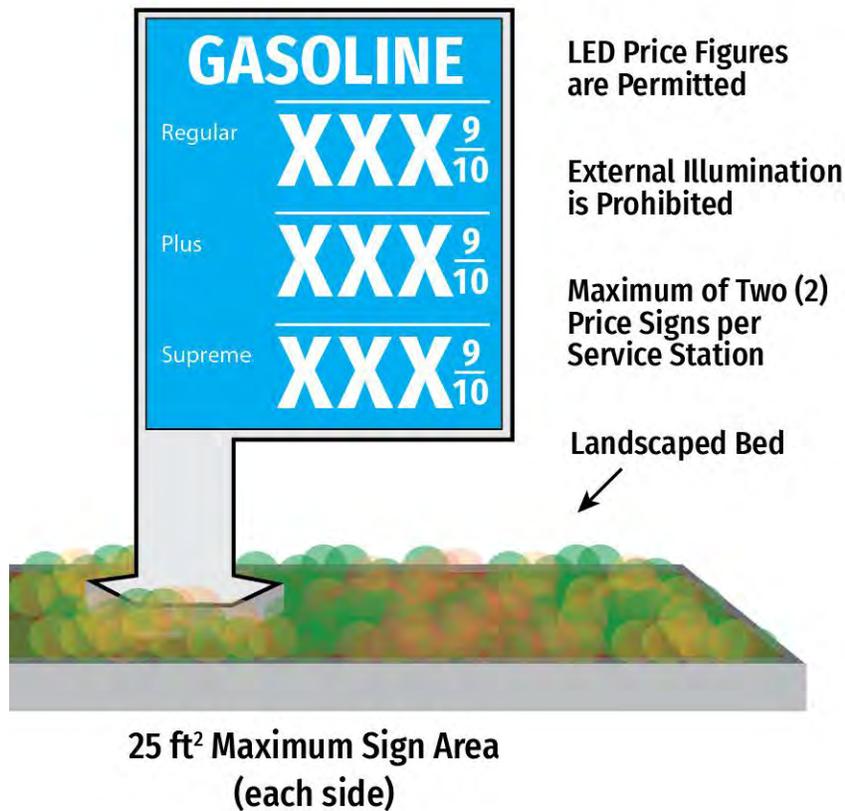
Figure 2-15
Drive-thru Menu Board Sign



3. Service Station Gas Price Sign.

- a. Service station gas price signs are not counted toward the allowable sign area and shall not exceed 25 square feet of sign area. The allowable sign area includes the business name and/or logo and prices.
- b. If the service station gas price sign is within the sight distance setback of any driveway or intersection, it shall not exceed two feet, six inches in height.
- c. No more than one service station gas price sign is permitted per service stations, except if the service station is located on a corner with a second entrance, then two price signs are allowed.
- d. External illumination is prohibited.
- e. Sign copy panels shall be opaque, so only the name and logo of the business or use is illuminated during the nighttime hours.
- f. LED prices figures are permitted.
- g. Gas price signs shall be placed in landscaped bed and shall have two square feet of landscaping for every square foot of sign area around the base of the sign.

**Figure 2-16
Service Station Gas Price Sign**



J. Window Signs.

1. Window signs shall be allowed only in windows located on the ground floor and second story (for office or commercial spaces) of either a primary or secondary mixed-use building frontage. Window signs are not allowed above the second story.
2. Interior signs located within five feet of a storefront window shall be counted as window signs for calculating total sign area and number of signs.
3. One window sign is allowed per business with a maximum coverage of 25 percent of each individual window on either a primary or secondary building frontage. For this requirement, a window is any glazed area, including glass curtain walls.
4. Window signs shall not exceed a maximum of 10 square feet of sign area.
5. The placement of window signs shall allow for the bottom 24" of each window to be left clear for the unobstructed observation by safety personnel (e.g., County Sheriff, private security, etc.).
6. Window advertisements using specialized window chalk and/or window markers are prohibited.
7. Illumination of window signs is prohibited.

**Figure 2-17
Window Signs**



Window Sign - Detail



- K. Exempt Signs.** Exempt signs and other requirements are determined by Article 17.54, Section 17.54.170(C)(2) (Exempt Signs) of the Placer County Zoning Ordinance.
- L. Prohibited Signs.** In addition to Prohibited Signs and other requirements determined by Article 17.54, Section 17.54.170(D) of the Placer County Zoning Ordinance, inflated and/or lighter-than-air-signs and freestanding pole signs are prohibited.

2.02.08 – Electronic Digital Display Message Sign

- A. Applicability.** This Section applies to all electronic digital display message signs and is intended to be implemented and in compliance with the California Outdoor Advertising Act of 2014, California Business and Professions Code as related to outdoor advertising displays, and Section 131 of Title 23 of the United States Code, including any amendments thereto as may be adopted from time to time.
- B. Permit requirements.** No electronic digital display message sign shall be erected or maintained until a Conditional Use Permit has been approved in compliance with Chapter 17.06.050(B)(5) (Conditional Use Permits).
- C. Required Findings.** Approval of a Conditional Use Permit for an electronic digital display message sign shall include the following findings:
1. The proposed electronic digital display message sign is in an appropriate area as defined by Subsection D (Development standards), below;
 2. The proposed electronic digital display message sign is placed in the least visually impacting manner;
 3. The proposed electronic digital display message sign complies with all applicable operational standards specified in Subsection F, below, unless modified by the Commission, as well as all applicable Federal and State laws;
 4. The placement of the proposed electronic digital display message sign will not adversely affect residential use of property; and
 5. The placement of the proposed electronic digital display message sign will not pose a traffic hazard.
- D. Development Standards.**
1. **Sign face dimensions.** The electronic digital display message sign display area shall not exceed 600 square feet, including border and trim, and excluding base or apron supports and other structural members and are subject to a use permit. The overall length shall not exceed 60 feet.
 2. **Height.** Unless allowed by the terms of the Conditional Use Permit, the maximum overall height of an electronic digital display message sign shall not exceed 25 feet, measured from the natural grade at the structure's base to the top of the message sign structure.
 3. **Separation.** No electronic digital display message sign shall be located closer than 1,500 linear feet of another electronic display message sign, as measured from the centerline of each support structure.
 4. **Distance from Freeways.** Electronic digital display message signs shall be located on parcels no more than 300 feet from a freeway.
 5. **Support structure.** All proposed electronic digital display message signs shall be designed to have a single cylindrical column support.

6. **Double-faced signs.** Double-faced electronic digital display message signs shall be located on the same cylindrical column structure and shall be positioned back-to-back. At no point shall the distance between the two sign faces exceed eight feet.
7. **Mechanical screening.** Each sign structure shall include a facing of proper dimensions to conceal back bracing, framework, and structural members and/or any electrical equipment. Any mounted wireless antenna and/or equipment shall only be considered pursuant to Section 17.56.060(F) of the Placer County Zoning Ordinance.
8. **Owner identification.** Owner identification and local government identification signs shall be provided on all electronic digital display message signs.
9. **Undergrounding of utilities.** All utilities installed in connection with the electronic digital display message sign shall be underground.
10. **Allowed Locations.** Electronic display message signs are only permitted on County owned property.
11. **Limitation on Number of Signs.** Only two electronic digital display signs are allowed in the Sunset Area Plan.

E. Operational Standards.

1. **Brightness.** The light produced by an electronic/digital message sign shall not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign face.
2. **Dimmer control.** Signs shall have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one half-hour after sunrise.
3. **Brightness review.** Each electronic display message sign shall be subject to a 30-day review period during which time the Director may determine that a reduction in illumination, or turning off the sign for certain evening hours, is necessary due to adverse impacts on surrounding property or the community in general. The Director's determination shall be made without regard to the message content of the sign.
4. **Change of message.** Messages displayed on an electronic digital display message sign shall be a static display without change for a minimum duration eight seconds except for those messages where the time, date, or temperature/weather information is updated. Messages shall be complete within each message/display and without continuation in content to the next message or to any other sign. The message/display shall change instantaneously without any fading in/out, scrolling, dissolve, or similar animation.
5. **Animation Prohibited.** Any form of moving, animated, oscillating, or rotating images, or any other design intended to attract attention through movement or the semblance of movement on any part of the sign is prohibited.
6. **Maintenance.** Signs shall be properly maintained in good working order at all times. Signs shall be designed and equipped to freeze the changeable message in one position or to go dark if a malfunction occurs. The sign owner shall immediately stop the electronic/digital display when notified by the County that it is malfunctioning or not complying with regulations of this Section.
7. **Public service announcements.** All electronic display message signs shall be required to provide for public service announcements, including Amber Alerts, and other community service announcements in compliance with the terms of the Conditional Use Permit.

2.02.09 – Sign Construction and Maintenance

Signs and their components shall be regularly maintained and kept in good repair and appearance. If a sign is not properly maintained, it shall be removed or repaired within 30 days, following written notice of insufficient maintenance by an authorized County official.

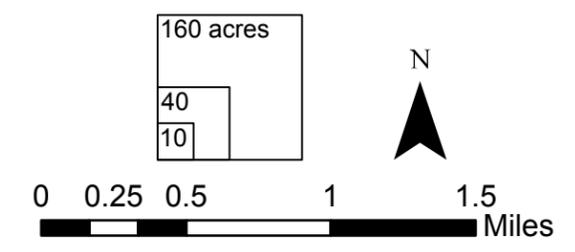
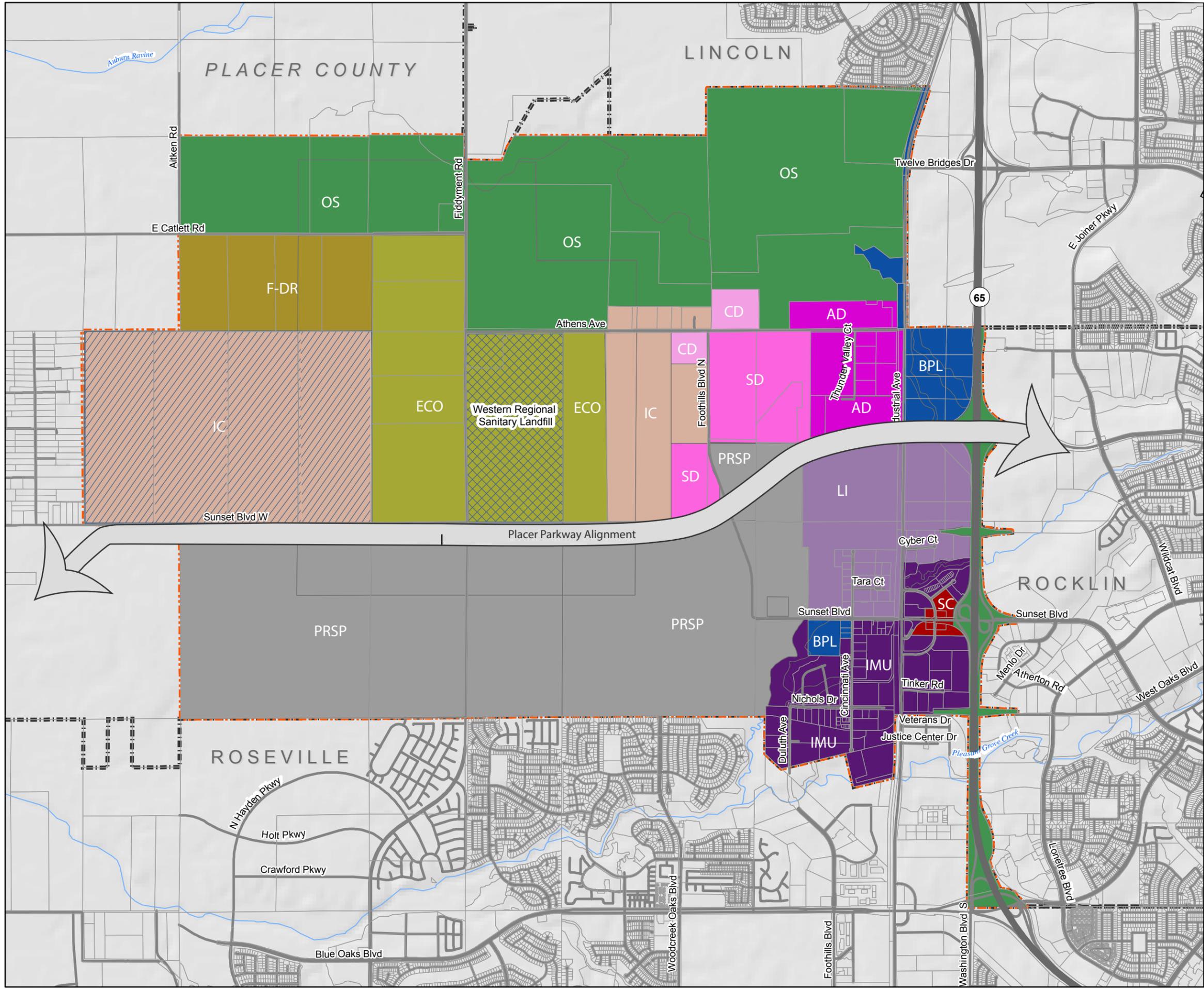
Sunset Area Plan Zoning Map

-  Western Regional Sanitary Landfill
-  Development Reserve (-DR)

ZONING

-  Service Commercial (SC)
-  Entertainment Mixed-Use -Attraction District (AD)
-  Entertainment Mixed-Use -Cornerstone District (CD)
-  Entertainment Mixed-Use -Shopping District (SD)
-  Business Professional (BPL)
-  Innovation Center (IC)
-  Eco-Industrial (ECO)
-  Light Industrial (LI)
-  Industrial Mixed-Use (IMU)
-  Farm-Development Reserve (F-DR)
-  Open Space (OS)
-  Placer Ranch Specific Plan (PRSP)

-  Planning Area
-  City Limits



Date: 12-18-2017
Source: Placer County, 2015

**Appendix A:
Corridor Design Standards and Guidelines**

**Appendix B:
Capital Improvement Plan (CIP)**

**Appendix C :
Infrastructure Finance Strategy**



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