

1. LAND USE AND ECONOMIC DEVELOPMENT

The County has long viewed the Sunset Area as a prime opportunity to accommodate growth and economic expansion in South Placer County. Over the years, the land use vision for the area evolved from a more traditional suburban area (1980 Sunset General Plan) to an exclusively industrial and agricultural area (1997 Sunset Industrial Area Plan).

With this 2017 Plan, the County's vision for the area has again evolved, with the intent of creating more diverse opportunities for employment, education, entertainment, and residential uses. On the employment side, the Sunset Area has a unique combination of assets that will allow it to attract large-scale projects that support primary wage earner employment. This will help balance the existing supply of residential uses that house a talented workforce.

On the education side, the area is poised to play a key role in the growth of higher education facilities in the region, specifically in the Placer Ranch area, which is planned for the California State University, Sacramento – Placer Center. The establishment of such facilities, both within the Sunset Area and nearby, has the benefit of creating a market for associated office and retail uses.

The Sunset Area also has become an entertainment destination because of the development of the Thunder Valley Casino Resort. With the existing and planned regional access and land availability, the area has the potential to host additional large-scale entertainment uses.

Finally, there will be housing demand associated with the other uses proposed for the Sunset Area, including the Innovation Center uses, so this Plan provides for new residential uses to address this need. This includes providing opportunities for workers employed in the area and CSU Sacramento Placer Center students. This includes allowance for workforce housing to be integrated into areas intended primarily for employment-generating uses.

Chapter 2 (Land Use) of the Existing Conditions Report includes detailed descriptions of land use conditions and community design characteristics along with descriptions of the existing regulatory setting for land use and development in the Sunset Area.

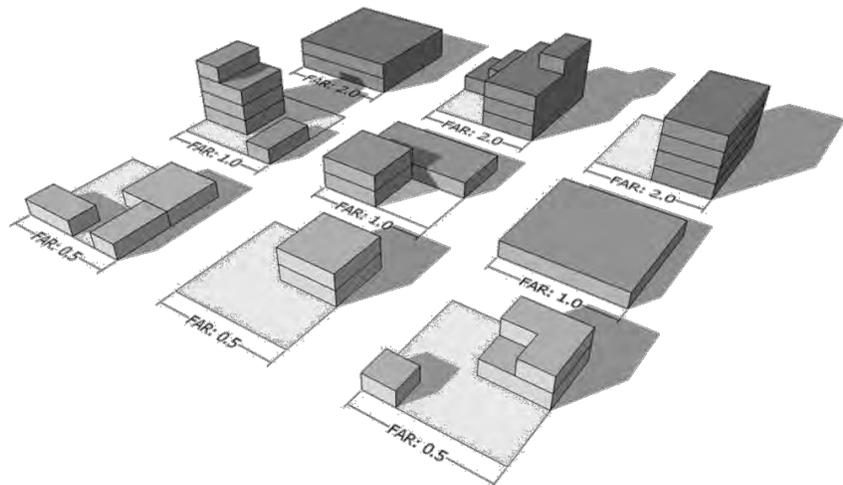
Land Use Diagram and Designations

The Sunset Area Land Use Diagram depicts the physical location of each of the land use designations discussed in this chapter (Figure 1-1). It consists of ten land use designations, each of which depicts the land use types planned for the Planning Area. The total acreage of each of the land use designations is described in Table 1-1.

Density/Intensity Standards

Table 1-1 lists the land use designations shown on the land use diagram along with the standards for density and intensity for each designation. For the non-residential uses, the standards are stated in terms of allowable floor-area ratios (FARs). An FAR is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet. Figure 1-1 illustrates various building configurations representing FARs of 0.5, 1.0, and 2.0. As shown in the diagram, different interpretations of the same FAR standard can result in very different building forms and site characteristics.

Figure 1-1: Floor Area Ratio Illustration



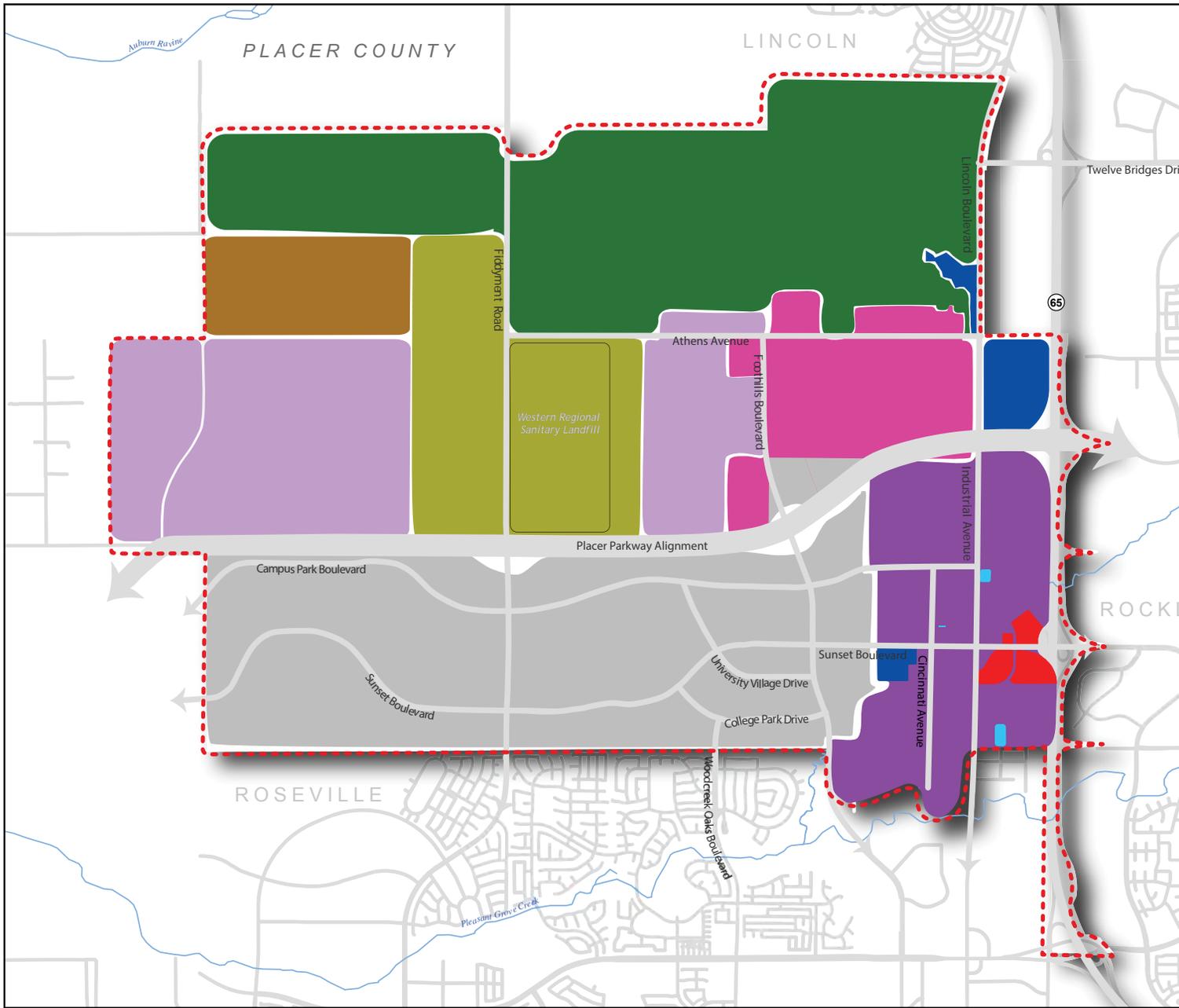
While the Land Use Diagram specifies primarily non-residential uses, it also includes residential uses to accommodate workers employed in the non-residential designations. In particular, the Entertainment/Mixed-Use designation is expected to generate the need for workforce housing and the Innovation Center designation will accommodate innovative mixed-use employment centers that could include housing to support those employment centers. Accordingly, these designations include standards that assume a minimum density of 10 dwelling units per acre and a maximum of dwelling units per net acre for areas that are proposed for housing.

**TABLE 1-1
LAND USE DESIGNATIONS**

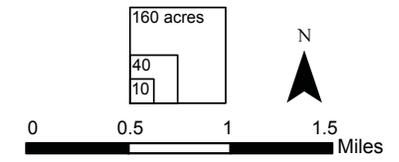
Land Use Designation	Acres	Floor Area Ratio		Dwelling Units/Acre	
		Low	High	Minimum	Maximum
General Commercial	34.2	0.15	0.75		
Entertainment Mixed-Use	516.8	0.15	1.00	10	30
Business Park	147.3	0.20	0.50		
Innovation Center	1,244.7	0.20	0.50	10	30
Eco-Industrial	927.4	0.20	0.60		
Light Industrial	749.9	0.20	0.50		
Public Facility	6.3				
Preserve/Mitigation Reserve	1,943.4		0.02		
Urban Reserve	320.4		0.02		
Placer Ranch Specific Plan*	2,213.3	Varies		Varies	
Total	8,103.7				

*See Placer Ranch Specific Plan

Sunset Area Plan | Figure 1-1 Draft Land Use Diagram



- Plan Area
- Western Regional Sanitary Landfill
- SUNSET AREA**
- General Commercial
- Entertainment Mixed-Use
- Business Park
- Innovation Center
- Eco-Industrial
- Light Industrial
- Public Facility
- Preserve/Mitigation Reserve
- Urban Reserve
- Placer Ranch Specific Plan



Date: 09-22-2017
Source: Placer County, 2015

Land Use Designations

The following paragraphs describe each land use designation depicted on the Land Use Diagram in terms of typical uses and how the designation is applied.

General Commercial (GC)

The GC designation provides for retail and service commercial uses along Sunset Boulevard near SR 65. It is intended to provide goods and services to the businesses and employees working within the Sunset Area as well as travelers using SR 65. Typical uses permitted under the GC designation are as follows:

- Retail stores
- Restaurants
- Service commercial uses
- Necessary public utility and safety facilities

Entertainment Mixed-Use (EMU)

The EMU designation provides for entertainment-oriented and visitor-serving uses that would draw customers from beyond South Placer County. It is intended to leverage the excellent transportation access at the future Placer Parkway/Foothills Boulevard interchange, visibility from Placer Parkway and SR 65, and proximity to Thunder Valley Casino Resort. The EMU designation also anticipates the potential need for residential uses to support the workforce employed in the area. Typical uses permitted under the EMU designation are as follows:

- Entertainment venues
- Theme parks
- Super-regional destination retail
- Shopping
- Restaurants
- Recreational facilities
- Lodging
- Healthcare-related services
- Residential uses ancillary to or supportive of employment uses
- Necessary public utility and safety facilities

Business Park (BP)

The BP designation provides for employee-intensive industrial and professional uses in a campus-like setting. The Business Park designation is intended to provide for businesses that involve large numbers of employees and facilities that are attractive and environmentally sensitive. The BP designation is applied to areas with high visibility and good access to major

transportation routes. Uses that involve outdoor manufacturing or storage, or that emit any appreciable amount of visible gasses, particulates, steam, heat, odors, vibrations, glare, dust, or excessive noise are discouraged within this designation.

Typical uses permitted under the BP designation are as follows:

- Professional offices
- Research and development facilities
- Light manufacturing and assembly
- Retail and service commercial uses necessary to support other allowed uses
- Necessary public utility and safety facilities

Innovation Center (IC)

The IC designation accommodates a mix of industry clusters (e.g., information technology, life sciences, knowledge-based, creative), with a mix of small and large operations, in an amenity-rich setting with a high level of finish. It also provides the flexibility to integrate innovative residential uses developed in otherwise non-residential projects. The proximity to the California State University, Sacramento – Placer Center in Placer Ranch and Warwick University to the west provides an opportunity to academically-related businesses with a preference for vital and dynamic town center surroundings. Typical uses permitted under the IC designation are as follows:

- Light industrial/Flex
- Office
- Laboratories
- Research and Development
- Retail and other services catering to other tenants/users in the area
- Residential uses ancillary to or supportive of employment uses
- Necessary public utility and safety facilities

Eco-Industrial (EI)

The EI designation provides for ongoing operation of the landfill, as well as for industrial and manufacturing uses focused on alternative waste-to-energy technologies, recovery and reuse of materials, solid waste-related research and development, and related advanced manufacturing, perhaps in conjunction with the nearby universities. The viability of these uses would be enhanced by reorientation of the Western Placer Waste Management Authority (WPWMA) operations within its property to minimize nuisances. Typical uses permitted under the EI designation are as follows:

- Manufacturing and remanufacturing, including advanced materials
- Construction and demolition debris recycling

- Plastics processing (grinding, washing, pelletizing, molding)
- Paper conversion
- Wood salvage and re-milling
- Glass processing/manufacturing
- Scrap tire recycling/baling
- Electronics repair, de-manufacturing, recycling
- Non-profit/small industry incubator
- Landfill operations
- Necessary public utility and safety facilities

Light Industrial (LI)

The LI designation provides for a wide variety of uses including office/flex, research and development, light manufacturing, assembly, and distribution activities. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized. The range of uses within this designation may call for the identification of sub-districts to minimize car/truck conflicts. Typical uses permitted under the LI designation are as follows:

- Light manufacturing and assembly
- Storage and distribution
- Research and development activities
- Business support services
- Retail and service commercial uses necessary to support other allowed uses
- Necessary public utility and safety facilities

Public Facility (PF)

The PF designation is applied to government-owned facilities and quasi-public facilities in a variety of rural and urban settings. On the Sunset Area Plan Land Use Diagram, this designation is applied to areas with existing public or quasi-public facilities and land uses, or to publicly-owned lands intended for development with public facilities. As more refined plans are completed to implement to the Area Plan, the PF designation will be applied as appropriate. Typical uses permitted under the PF designation are as follows:

- Government offices and corporation yards
- Service centers and other institutional facilities
- Schools
- Solid and liquid waste facilities
- Public utility and safety facilities
- Park-and-ride lots
- Transit facilities/stops

Preserve/Mitigation Reserve (P/MR)

The P/MR designation is applied to lands specifically reserved or proposed for watershed preservation, passive outdoor recreation, wilderness or wildlife/environmental preserves; sites or portions of sites with natural features such as unique topography, vegetation, habitat, or stream courses; areas providing buffers between different, potentially incompatible types of land use such as intensive agricultural operations and residential uses, hazardous areas and/or land uses and areas with concentrations of population, and residential areas and important community facilities that may be viewed as nuisances, such as the Western Regional Sanitary Landfill; and areas intended to preserve community identity by providing separation between communities. Structural development is restricted to accessory structures necessary to support the primary allowed uses. This designation includes four existing reserves—Orchard Creek Conservation Bank, Warm Springs Mitigation Bank, Antonio Mountain Ranch, and Moore Ranch Conservancy. Typical uses permitted under the P/MR designation are as follows:

- Mitigation banks
- Natural resource conservation areas
- Necessary public utility and safety facilities

Urban Reserve (UR)

The UR designation is applied to land to be developed beyond the time frame of the Plan. In the short- and mid-term, these areas will remain in a reserve designation that allows interim agricultural uses. In advance of these areas being planned and developed for urban uses, typical uses permitted under the UR designation are as follows:

- Crop production, orchards and vineyards, grazing, pasture and rangeland
- Necessary public utility and safety facilities
- Allowable residential development in areas used for agriculture includes one principal dwelling and one secondary dwelling per lot.

Placer Ranch Specific Plan (PRSP)

The PRSP designation applies to the Placer Ranch project, which covers approximately 2,200 acres in the southern part of the Sunset Area, mostly south of Placer Parkway. Placer Ranch is envisioned to develop with a mixture of residential, commercial, employment, educational, and public uses, with the California State University, Sacramento – Placer Center as the centerpiece. At buildout, the area is expected to accommodate approximately 6,000 dwelling units and 14,000 residents. In addition, it has the capacity to accommodate over nine million square feet of commercial, employment, and university-related non-residential uses. Development within Placer Ranch will

be guided by the Placer Ranch Specific Plan, which was prepared separately from, but concurrently with, this Plan. The policy framework of the Sunset Area Plan is intended to support the implementation of the Placer Ranch Specific Plan, which was—in turn—prepared to ensure consistency with the overall vision for development of the Sunset Area.

Implementing Zoning

The land use designations of the Sunset Area Plan are intended to generally represent the overall pattern of land use throughout the Sunset Area. They are intended to be broad to allow for flexibility in implementation. The County has also developed zoning regulations and development standards and design guidelines that are designed to specify in greater detail how the land use designations and policies of the Sunset Area Plan will be implemented. These are included as Part III of this Plan. Table 1-2 shows the correspondence among the Thematic Districts described in the Introduction, the land use designations described above, and the implementing zoning categories.

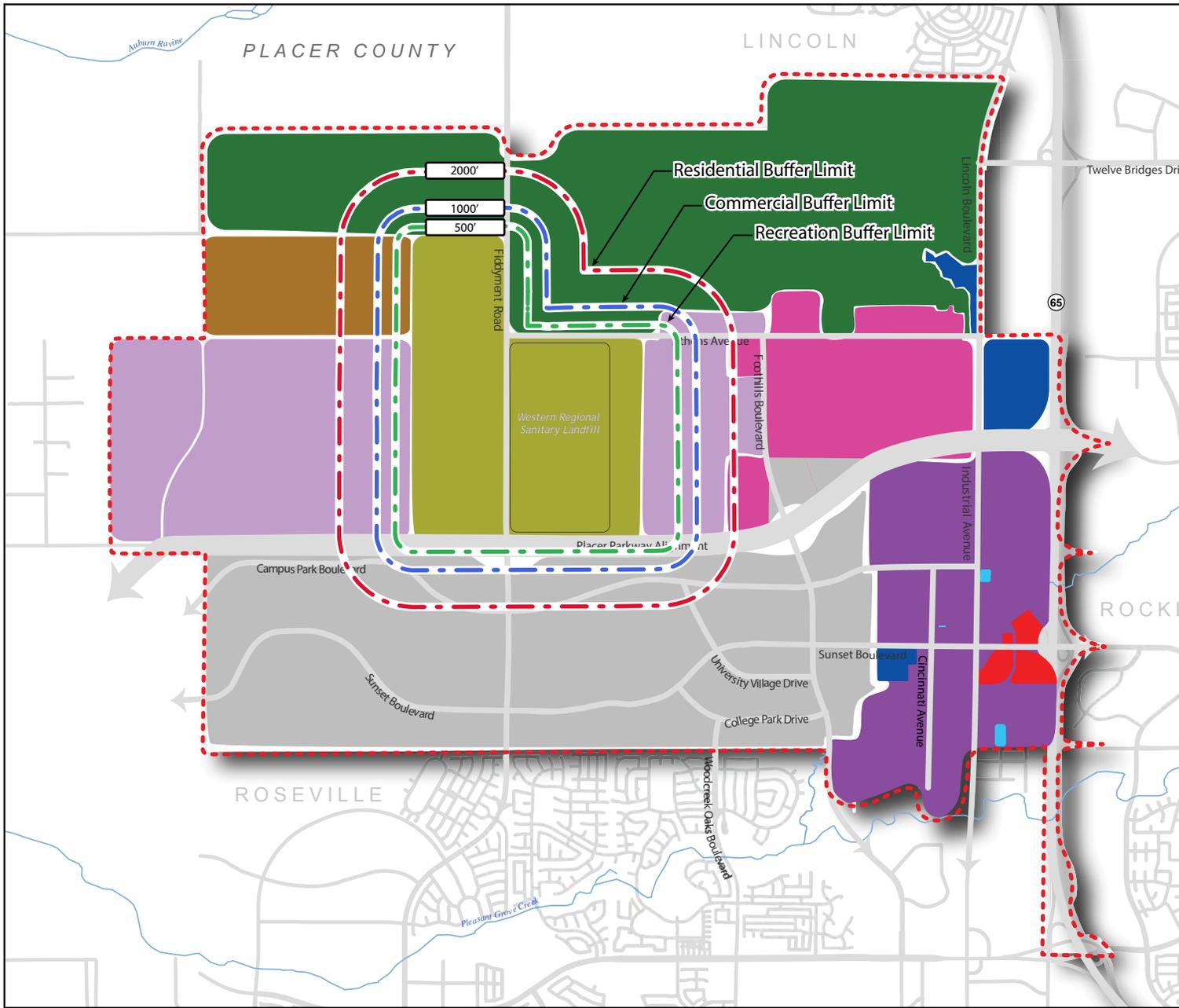
TABLE 1-2 THEMATIC DISTRICT, LAND USE DESIGNATION, ZONING CORRESPONDENCE		
Thematic District	Land Use Designations	Implementing Zoning
Industrial Infill District	Light Industrial (LI) Business Park (BP) General Commercial	Light Industrial (LI) Industrial Mixed-Use (IMU) Business Professional (BPL) Service Commercial (SC)
Eco-Industrial/ Manufacturing/ WPWMA District	Eco-Industrial (EI)	Eco-Industrial (ECO)
Innovation Center District	Innovation Center (IC)	Innovation Center (IC)
Entertainment and Mixed-Use District	Entertainment Mixed-Use (EMU)	Attraction District (AD) Cornerstone District (CD) Shopping District (SD)
Urban Reserve District	Urban Reserve	Farm-Development Reserve (F-DR)
Preserve/Mitigation Reserve District	Preserve/Mitigation Reserve	Open Space (OS)
All	Public Facility (PF)	All except Open Space
Placer Ranch	Placer Ranch Specific Plan	Specific Plan-Placer Ranch Specific Plan (SPL-PRSP)

Land Use Buffer Zone Standards

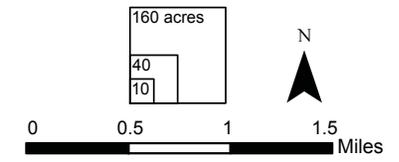
Table 1-5 of the Placer County General Plan describes a number of buffer zone standards that are intended to separate potentially incompatible uses so that the legitimate use of land for one purpose does not detrimentally affect the use of another. These buffer zones are necessary to protect the long-term viability of critical public facilities and to separate residential, commercial, and other uses continuously or frequently occupied by people from odors, wind-borne debris, noise from vehicles, equipment, and hazardous materials that may be perceived as nuisances or as incompatible. For the Sunset Area, the principal concern is to balance the needs of employment-supporting uses, including residential uses, with the operational needs of the Western Placer Regional Waste Management Authority (WPWMA) facilities (e.g., Western Regional Sanitary Landfill [WRS�], material recovery facility [MRF]). Table 1-3 shows the buffer standards from the General Plan that apply to solid waste disposal sites and Figure 1-3 shows how these standards apply to the area surrounding the WPWMA properties. As indicated in the footnotes to Table 1-3, the buffer width may be reduced for residential and commercial uses with the approval of a specific plan or development agreement that stipulates contribution to a compatibility program and disclosure of potential nuisance concerns associated with the WPWMA operations. These standards, in combination with Area Plan policies and the Implementing Regulations, will continue to provide the protection necessary to maintain balance between WPWMA's needs and the demand for residential, commercial, and recreational uses in the area.

TABLE 1-3 PUBLIC FACILITY BUFFER ZONE STANDARDS			
Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Type		
	Residential	Commercial	Recreation
Solid Waste Disposal Site	2,000 ¹	1,000 ²	500 ²
¹ Residential uses may be considered on a case-by-case basis to be as close as 1,000 feet with approval of a specific plan or development agreement that stipulates contribution to a compatibility program and disclosure of potential nuisances associated with facility operations. ² Commercial and recreation uses may be considered on a case-by-case basis to be as close as 300 feet with approval of a specific plan or development agreement that stipulates contribution to a compatibility program and disclosure of potential nuisances associated with facility operations.			

Sunset Area Plan | Figure 1-3
Landuse Buffers



- Plan Area
 - Western Regional Sanitary Landfill
 - Residential Buffer Limit (2000')
 - Commercial Buffer Limit (1000')
 - Recreation Buffer Limit (500')
- SUNSET AREA**
- General Commercial
 - Entertainment Mixed-Use
 - Business Park
 - Innovation Center
 - Eco-Industrial
 - Light Industrial
 - Public Facility
 - Preserve/Mitigation Reserve
 - Urban Reserve
 - Placer Ranch Specific Plan



Date: 01-22-2018
 Source: Placer County, 2015

Goals and Policies

This section of the Sunset Area Plan provides the goals and policies for the land uses contemplated within the Plan area, as well as for the economic health and diversity of the Sunset Area. These goals and policies provide the general framework for decisions that will enhance the quality and economic viability of development in the area.

Goal LU/ED-1: Economic Health and Diversity

To maintain a healthy and diverse local economy that meets the present and future employment, public safety, and service needs of Placer County residents and to expand the county's economic base to better serve the needs of residents and local businesses.

Policies

LU/ED-1.1: Economic Diversification. The County shall actively promote the continued diversification of the Sunset Area's economy by encouraging the establishment of a wide range of businesses including manufacturing-based industries compatible with the area's standards, business support services, service industries, electronics, medical, research and development, computer products and software, warehouse and distribution, entertainment industries, tourist recreation industries, and other uses that will further enhance Placer County's economy.



LU/ED-1.2: Business Development, Expansion, and Retention. The County shall encourage the development, expansion, and retention of businesses in the Sunset Area, especially those that provide primary wage-earner jobs, by designating adequate

land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators.

- LU/ED-1.3: County Revenue Benefit.** The County shall focus economic development efforts on projects that will maximize long-term net revenues to the County.
- LU/ED-1.4: Development Standards and Fees.** For projects that provide a substantial economic benefit to the community (e.g., large numbers of primary wage-earner jobs), the County shall consider flexible application of development standards and deferral or reduction of development fees.
- LU/ED-1.5: Economic Development Coordination.** The County shall coordinate its economic development efforts with the efforts of neighboring cities and economic development organizations, including local chambers of commerce and regional and statewide trade and commerce organizations.
- LU/ED-1.6: Prospective Business Assistance.** The County shall continue to enhance its capability to respond to business inquiries and to provide assistance to businesses interested in the Sunset Area, including identification of sites for the expansion of existing businesses and for the establishment of new business. This will include the use of a geographic information and permit tracking system that can provide information on site constraints, infrastructure, status of entitlements, land development costs, and other considerations.
- LU/ED-1.7: Academic-Business Partnership.** The County shall encourage partnering between local universities and businesses to develop job training, apprenticeships, and mentoring programs that enable and attract residents to enter or move up in the labor force.
- LU/ED-1.8: Food Industry Hub.** The County shall focus efforts to recruit and retain regional, national, and international businesses in food and agricultural-related and supportive industries, including food production, distribution, equipment manufacturing, education, research and development to support and grow the County's PlacerGROWN program and agricultural industry.

LU/ED-1.9: Industry Clusters. The County shall promote and support the development of targeted industry clusters including food, agricultural and green technology, advanced manufacturing, health care technology, biotechnology through partnerships with higher education institutions, work force training agencies, business associations, financial institutions, and venture capitalists.

Goal LU/ED-2: Healthy Communities

To promote a positive physical, social, and economic environment that supports a sense of community and promotes a sustainable future where residents can enjoy a high quality of life.

Policies

LU/ED-2.1: Locally-Sourced Food. The County shall encourage cooperation with PlacerGROWN and other local food providers to promote the purchase of food from Placer County growers for businesses and schools within the Sunset Area.

LU/ED-2.2: Access to Healthy Food Options. The County shall encourage the establishment of businesses that provide residents and employees convenient access to healthy food options, such as grocery stores, corner markets, restaurants, and farmers' markets.

LU/ED-2.3: Community Gardens. The County shall encourage all new housing developments in the Placer Ranch district, particularly affordable housing developments, to contain a designated yard or other shared spaces for community gardens.



- LU/ED-2.4: Public Art.** Encourage the development and display of public art to promote the history, heritage, and culture of the community.



- LU/ED-2.5: Community Diversity.** Strengthen ethnic, cultural, and socioeconomic diversity by supporting programs that celebrate cultural differences and similarities.
- LU/ED-2.6: Community Space.** Create public plazas with seating, art, and play features near shopping and business districts.
- LU/ED-2.7: Community Events.** Coordinate with local businesses, organizations, colleges, and the school district to support a year-round calendar of community events. Events should be geared toward families and youth, and contain components of physical activity, healthy food, arts, and music.
- LU/ED-2.8: Design for Physical Activity.** Promote a pedestrian- and bike-friendly area to minimize vehicle usage, encourage physical activity, and provide a sense of community.
- LU/ED-2.9: Safe Routes to Schools.** The County shall encourage a Safe Routes to Schools program within the Placer Ranch district that designs potential school sites with proximity to neighborhoods, trails, and bike lanes, as well as crosswalks and sidewalks, to encourage school commutes that are easily accessible by families and students on foot, bicycle, or by public transit. The County shall further encourage the formation of a Walking School Bus program as a way to promote physical activity and reduce traffic congestion around schools.

1. Land Use and Economic Development

LU/ED-2.10: Active Storefront Design. Work with ground-level businesses in the town center and mixed-use areas of the Sunset Area and Placer Ranch district to promote a pedestrian-oriented atmosphere that is vibrant day and night by providing a mixture of retail, restaurants, and services that operate during the day and evening, and which include outdoor sidewalk seating areas, landscaping, signage, and well-designed window fronts.

LU/ED-2.11: Bike- and Pedestrian-Supportive Design. Encourage development of local mixed-use centers that provide goods and services that meet the daily needs of the community and surrounding neighborhoods to encourage walking and bicycling, and to reduce vehicle trips outside of the Plan area.



LU/ED-2.12: Transit-Dependent Services. The County shall work with transit service providers and healthcare providers to ensure adequate service for people who are transit-dependent by improving connections to local and regional health care facilities.

Goal LU/ED-3: Design and Land Development Practices

To promote high-quality design and land development practices in the Sunset Area.

Policies

- LU/ED-3.1: High-Quality Design.** The County shall require high-quality design in both the public and private realm to ensure an attractive setting for investment in planned uses in the Sunset Area, especially along key transportation corridors (e.g., Placer Parkway, Highway 65, Sunset Boulevard, Foothills Boulevard North, Athens Avenue, Fiddymont Road). All projects shall comply with the Placer County Street Improvements Ordinance by constructing the required frontage improvements and providing ultimate planned right-of-way dedications to the County. Except as otherwise provided in design guidelines for approved specific plans, this will include compliance with applicable provisions of the Sunset Area Corridor Design Standards and Guidelines, the Placer County Design Guidelines Manual and Landscape Design Guidelines, and the Placer County Land Development Manual, including the Placer County General Specifications and Engineering Design Details. Such design shall include appropriate buffering (e.g., distance, sound walls, fencing, and landscaping) between sensitive uses, such as residential uses, and the key transportation corridors listed above.
- LU/ED-3.2: Environmentally Responsive Design.** The County shall encourage buildings and sites to be designed in a manner that blends with existing natural conditions, including site topography, existing woodland vegetation, wetlands, stream channels, and other natural features. Where existing resources are preserved by other policies and programs, adjacent buildings and other improved areas shall be designed in harmony with the preserved area and shall not seek to replace or dominate those resources.
- LU/ED-3.3: New Discretionary Development Characteristics.** The County shall only approve new discretionary development that has the following characteristics:
- A. Adequate infrastructure and services;
 - B. Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile, multi-modal transportation;

- C. Site amenities, such as outdoor plazas, walking trails, and supportive accessory uses (e.g., daycare providers, fitness facilities, coffee shops, cafes, delicatessens) that will attract primary wage earner employment; and
- D. Sufficient buffering to avoid incompatibility with adjacent uses.

LU/ED-3.4: Land Alteration. The County shall require that new discretionary development comply with the Placer County Grading Ordinance as well as incorporate sound soil conservation practices and minimize land alterations. Land alterations should comply with the following guidelines:

- A. Limit cuts and fills;
- B. Limit grading to the smallest practical area of land;
- C. Limit land disturbance and grading activities to the shortest practical amount of time;
- D. Replant and stabilize graded areas to ensure establishment of plant cover before the next rainy season; and
- E. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.

LU/ED-3.5: Parking. The County shall require site planning that minimizes the visibility of parking areas as much as possible through their configuration and the use of landscaping and grading. This can be achieved by locating parking to the rear of buildings and in areas that can be appropriately screened from the adjacent street and surrounding land uses. Parking supply design should adhere to the following principles:

- A. Parking areas should be organized into small units separated by landscaping and pedestrian facilities to provide safe, attractive pedestrian environments and visual enhancement.
- B. Shade trees shall be provided on parking islands, along street edges, and at other locations wherever feasible, and shall be consistent with the shading provisions of the Placer County Landscape Guidelines.
- C. Where shade structures are provided, encourage the installation of solar panels.

- D. Convenient surface parking shall be provided for commercial areas without affecting the character of major streetscapes. Parking areas should be located whenever possible at the rear or side and connected to the streetscape through pedestrian links.
- E. Access points to parking areas shall be minimized to reduce their potential impact on the surrounding streetscapes and to minimize potential vehicular conflict.
- F. Bike parking areas shall be provided as required by the Zoning Ordinance.



LU/ED-3.6: Outdoor Storage and Parking Surfaces. The County shall require that outdoor yard areas and all parking and circulation areas be surfaced with concrete and asphaltic concrete, at a minimum, but shall encourage permeable pavement if approved by the County in accordance with the West Placer Storm Water Quality Design Manual.

LU/ED-3.7: Screening to Avoid Visual Impacts. The County shall require outdoor storage or activity areas to incorporate screening elements to reduce the visual impact of such activities. Such elements shall include opaque fencing and landscaping. The stacking of materials in outdoor yard areas shall be restricted to reduce visual impacts. No materials stored immediately adjacent to screening elements should exceed the height of the screen. Materials stored higher than a screen shall be confined to the middle of the yard area.

LU/ED-3.8: Landscaping. The County shall require industrial, commercial, and office projects incorporate landscaping into site design for all areas not covered by hardscaping. All development projects shall include a substantial amount of landscaping along frontages adjacent to public rights-of-way, and perimeter landscaping for screening of parking lots, loading docks, and yard areas. Where appropriate, individual projects shall use a landscape theme that is consistent throughout the development area (e.g., within a thematic district, master planned project, or specific plan). All landscaping shall comply with the requirements of the Water Efficient Landscape Ordinance (WELo), including use of native species that are drought-resistant.



LU/ED-3.9: Lighting. The County shall balance the need for lighting in new developments with concern for the environment and existing uses by encouraging the use of efficient, strategic, and aesthetic lighting methods that address public safety and reduce light pollution. Lighting design should adhere to the following principles:

- A. Lighting on site should be designed to promote pedestrian comfort and safety and to enliven public gathering places.
- B. Lighting for individual buildings should be integrated into the architecture.
- C. Lighting shall be designed to minimize projection into adjacent properties and onto adjacent roads and not provide a source of glare.

- D. The height of light standards in parking areas shall not exceed eighteen (18) feet.
- E. Energy-efficient technology should be used wherever possible.

LU/ED-3.10: Signage. The design and provision of signage on commercial and institutional properties should balance the requirements for form and identity associated with the particular use with the need to complement and enliven the streetscape. Signage shall be designed in accordance with Placer County Sign Regulations (Placer County Zoning Ordinance 17.54.170). Signage design should adhere to the following principles:

- A. The design of signage should be visually and thematically consistent with the building design(s) and coordinated throughout a site. Signage should contribute to the design vision for the building, site, and overall community.
- B. All developments are permitted to erect low-profile, free-standing monument-type signs that are located outside of public rights-of-way and multi-purpose easement areas and that do not obstruct vehicle sight lines. Signs should use individual letters. Cabinet building signs are strongly discouraged.
- C. Freestanding signs shall either be externally illuminated or only the individual letters shall be internally illuminated.
- D. Ground-related signage structures should be integrated into the site plan and landscaping, and contribute to the overall way-finding strategy of the site.
- E. Individual tenant signs shall be installed on the front of the building.

LU/ED-3.11: Mirrored or Reflective Glass. The County shall prohibit the use of mirrored or reflective glasses as the dominant architectural theme in industrial, office, or commercial buildings. Reflective surfaces of multi-story buildings facing streets, open spaces, parks, and residential neighborhoods shall be oriented to avoid generating glare that could create a nuisance



LU/ED-3.12: Impervious Surfaces / Low-Impact Development. The County shall require that all new discretionary development be designed in accordance with the West Placer Storm Water Quality Design Manual to incorporate Site Design Measures and Low-Impact Development features to infiltrate runoff from impervious surfaces.

Goal LU/ED-4: Entertainment/Mixed-Use

To support and promote opportunities for growth in regional scale entertainment-oriented and visitor-serving uses.

Policies

LU/ED-4.1: Entertainment-Oriented and Visitor-Serving Uses. The County will collaborate with land owners and development interests to attract entertainment-oriented and visitor-serving uses in the area designated on the Land Use Diagram as Entertainment/Mixed-Use.

LU/ED-4.2: Expansion/Diversification of Thunder Valley. The County shall work with the United Auburn Indian Community to support efforts to implement the UAIC's vision to diversify its operations near the Thunder Valley Casino Resort.



- LU/ED-4.3: Placer Parkway/Foothills Boulevard Interchange.** The County shall promote opportunities for retail and visitor-serving uses to leverage the excellent transportation access at the Placer Parkway/Foothills Boulevard interchange and visibility from Placer Parkway and SR 65, as further defined in the Placer Ranch Specific Plan.
- LU/ED-4.4: Healthcare-Related Uses.** The County shall support healthcare-related uses that respond to demand associated with the needs of the Sunset Area community and nearby hospitals and medical facilities.
- LU/ED-4.5: Workforce Housing.** The County shall encourage the development of workforce housing to accommodate local employees, particularly housing affordable to service industry workers.

Goal LU/ED-5: Innovation Center

To leverage the Sunset Area's regionally unique supply of large footprint development sites to promote opportunities for innovation economy businesses.

Policies

- LU/ED-5.1: Infrastructure/Development Readiness.** The County shall support efforts to establish funding mechanisms for high-capacity telecommunications services infrastructure improvements to advance development readiness for a wide range of industry clusters.
- LU/ED-5.2: Large Footprint Sites.** The County shall encourage landowners to retain large footprint development sites with the potential to attract unique regional and national scale business operations.
- LU/ED-5.3: Amenity-Rich Setting.** The County shall promote the establishment of an amenity-rich setting that takes advantage of and integrates the natural features of the Sunset Area (e.g., wetlands, stream courses, open space vistas).
- LU/ED-5.4: High-Quality Construction Practices.** The County shall require design and construction practices that result in high levels of quality to establish and protect property values and to attract investment in the Sunset Area.
- LU/ED-5.5: Innovative Residential Uses.** The County shall support integration of innovative residential uses that are close to workplaces to attract and accommodate creative and knowledge-based economy workers and minimize commute times and vehicle trips.
- LU/ED-5.6: Symbiotic Relationships with Universities.** The County shall support efforts to promote symbiotic relationships between uses in areas designated Innovation Center and nearby universities.

Goal LU/ED-6: Eco-Industrial

To support the Western Placer Waste Management Authority's efforts to diversify and expand its operations while protecting the viability of its facilities.

Policies

- LU/ED-6.1: Innovation/Research and Development.** The County shall support WPWMA initiatives to establish industrial and manufacturing uses focused on alternative waste-to-energy technologies, recovery and reuse of materials, solid waste-related research and development, and related advanced manufacturing. This includes efforts to collaborate with nearby universities to advance state-of-the-art approaches to these activities.
- LU/ED-6.2: Land Use Changes near WPWMA Facilities.** When considering land use changes near the Western Regional Sanitary Landfill and the Western Placer Waste Management Authority Material Recovery Facility (MRF) operation, the County shall consider the regional value of these solid waste facilities and operations. To protect these facilities and operations from incompatible encroachment, as well as to protect new uses from nuisances generated by the landfill and MRF, new development shall be reviewed and approved on a project-by-project basis, considering proximity to the active operation of these facilities and predicated on the new development's ability to comply with the standards specified in Table 1-3 of this Plan.
- LU/ED-6.3: WPWMA Land Use Compatibility.** The County shall encourage businesses that are compatible with WPWMA land uses, such as businesses focused on the collection and conversion of waste, including but not limited to recycling, biomass, and production of organics for composting and mulching to be located in the Eco-Industrial District.
- LU/ED-6.4: Composting Materials.** The County shall encourage production of composting materials that meet standards to be used for applications such as landscaping and rural lands.

Goal LU/ED-7: Light Industrial

To expand and enhance opportunities for a wide variety of uses in the Sunset Area's Industrial Infill District.

Policies

LU/ED-7.1: Upgrading of Substandard Development. The County will collaborate with land owners, developers, and utility providers to encourage investment in upgrading areas designated Light Industrial on the Land Use Diagram



LU/ED-7.2: Discouragement of Incompatible Uses. To protect investments in areas designated Light Industrial on the Land Use Diagram, the County shall establish and enforce development regulations and standards to discourage uses incompatible with light industrial business operations.

Goal LU/ED-8: Business Park

To develop a mixture of light industrial and office uses in a campus-like setting as a transition between intensive industrial uses and office and commercial uses.

Policies

LU/ED-8.1: Employee-Intensive and Primary-Wage-Earning Jobs. The County shall encourage the establishment of Business Park uses that are employee-intensive and that provide a significant number of primary-wage-earning jobs which provide salaries comparable to the County's median income level or higher.

LU/ED-8.2: High Quality Design. The County shall require structures associated with Business Park uses to incorporate high quality architectural design elements consistent with the standards contained in the Placer County Design Guidelines Manual and the standards in the Implementing Zoning Regulations.

LU/ED-8.3: Landscaping/Open Space. The County shall require that Business Park uses incorporate landscaping and open space areas, including, where appropriate, natural open spaces.

Goal LU/ED-9: General Commercial Development

To provide opportunities for commercial and service uses that complement employment centers and residential areas in the Sunset Area.

Policies

LU/ED-9.1: Local Goods and Service. The County shall require new commercial development in the Sunset Area to emphasize the provision of goods and services for the Sunset Area employers, employees, university staff and students, and residents.

LU/ED-9.2: Commercial Uses in Industrially-Designated Areas. The County shall discourage the establishment of commercial uses on industrially-designated lands to reserve industrial properties for significant employee-generating businesses. Small, service-oriented commercial establishments that provide the employment base with convenient dining and service options that support the industrial areas are the exception.



Goal LU/ED-10: Preserve/Mitigation Reserve

To protect land for watershed preservation, outdoor recreation, and wilderness or wildlife, while providing opportunities for mitigation of loss of such resources elsewhere in the Sunset Area and South Placer County.

Policies

LU/ED-10.1: Establish Natural Resource Reserves. The County shall support the establishment and maintenance of natural resource reserves and conservation banks that contribute to offsetting loss of valuable resources elsewhere, including from within the Sunset Area.

LU/ED-10.2: Natural Feature Retention. The County shall encourage the retention of natural features such as unique topography, vegetation, habitat, or stream courses in reserve areas.

LU/ED-10.3: Development Separators. The County supports the maintenance of Preserve/Mitigation Reserve areas to establish separation between otherwise developed areas (e.g., the Sunset Area, Lincoln) and providing buffers between potentially incompatible uses.



LU/ED-10.4: Recreation. Consistent with open space preservation and mitigation reserve activities, the County supports development of recreation opportunities, including walking and biking trails, in areas designated Preserve/Mitigation Reserve on the Land Use Diagram.

Goal LU/ED-11: Urban Reserve

To support and protect existing uses in areas not well-positioned for near-term conversion to urban uses.

Policies

LU/ED-11.1: Continuing Agricultural Operations. The County supports the continuing operation of agricultural uses in areas designated Urban Reserve on the Land Use Diagram.



LU/ED-11.2: Urban Reserve Redesignation. The County shall prepare or require the preparation of plans for urban uses in advance of redesignation of Urban Reserve land to urban designations.

LU/ED-11.3: Agricultural Buffer. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of 50 feet to avoid land use conflicts between the agricultural uses and the nonagricultural uses.

Goal LU/ED-12: Placer Ranch

To promote the development of Placer Ranch as a premier mixed-use community.

Policies

- LU/ED-12.1: Placer Ranch Specific Plan.** The County supports the development of Placer Ranch with a mixture of residential, commercial, employment, educational, and public uses, with the California State University, Sacramento – Placer Center as the centerpiece.
- LU/ED-12.2: Specific Plan Required.** The County shall require the preparation of a specific plan for the Placer Ranch area.
- LU/ED-12.3: Connectivity.** The County shall require development in the Placer Ranch area to be well-connected with adjacent areas via arterial and collector roadways, bicycle lanes, and multi-use paths.

Goal LU/ED-13: Public Facilities

To designate adequately-sized, well-located areas for the development of public facilities to serve the Sunset Area and regional needs.

Policies

- LU/ED-13.1: Range of Facilities and Services.** The County shall seek to provide a broad range of public facilities and services to all users in the Sunset Area.
- LU/ED-13.2: Minimize Visual Impacts of Public Improvements.** The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities shall be installed underground and roadways and parking areas shall be designed to fit the natural terrain.
- LU/ED-13.3: Undergrounding Utility Lines.** The County shall require all new discretionary development to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute in-lieu funding for future undergrounding if the project is within a planned utility undergrounding district.

LU/ED-13.4: Public Facility Operator Consultation. When considering new discretionary development near a public facility, the County shall consult with the public facility operator to address potential land use compatibility issues prior to new development approval.

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