

Community Plans

Over the years, Placer County has adopted seventeen community plans (including the plan for the Sunset Industrial Area) to provide a more detailed focus on specific geographic areas within the unincorporated county. These plans are periodically reviewed and updated. Although formats vary, the community plans, like the Countywide General Plan, include goals, policies, implementation programs, land use and circulation plan diagrams, and supporting background material. The community plans generally address the same topics or issues addressed in the Countywide General Plan. In some cases, however, a community plan addresses local issues not discussed in the Countywide General Plan, and in other cases a community plan covers a narrower range of discussion than does the Countywide General Plan.

The goals and policies contained in the community plans are intended to supplement and elaborate upon the goals and policies of the Countywide General Plan; they typically do not supersede them. In the case of the Land Use Diagram, there is no overlap; a community plan land use diagram is the only applicable diagram within a community plan area.

Sunset Industrial Area Plan

The existing Sunset Industrial Area Plan was adopted by the Board of Supervisors in 1997. It is a long-range planning document designed to guide development in a manner that enhances the quality of life in the community.

The SIA Plan is divided into four separate parts. Part I includes the Introduction, a description of the plan area, and a description of the parts of the plan. Part II has nine chapters that contain the goals, policies, and implementation programs. Those chapters are:

- Land Use
- Transportation and Circulation
- Public Facilities
- Natural Resources
- Cultural Resources
- Noise
- Safety
- Economic Development
- Housing

Part III provides information on the administration and implementation of the plan. Lastly, Part IV contains appendices that include the glossary and resolutions of adoption.

The Land Use chapter in Part II contains the background information, goals, policies, and implementation programs that relate to the land use for the area. The chapter includes the land use diagram, as well as a description of the land use designations. The land use designations are consistent with those found in the Countywide General Plan.

- **Agriculture 80 Acre (AG 80) and Agriculture 20 Acre (AG 20).** These designations identify lands set aside for the production of food and fiber, including areas of prime and non-prime agricultural soils. Typical land uses allowed include crop production, orchards and vineyards, grazing, pasture and rangeland, other resource extraction activities, and facilities that directly support agricultural operations, such as agricultural products facilities. Allowable residential development in areas designated Agriculture includes one principal dwelling unit and one secondary dwelling unit per 80 or 20 acre parcel to allow for caretaker/employee housing and farm worker housing.
- **Open Space (OS).** This designation is intended to identify and protect important open space lands within the SIA, including public lands specifically reserved or proposed for watershed preservation, outdoor recreation, wildlife/environmental preserves, sites or portions of sites with natural features such as unique topography, vegetation, habitat, or stream courses, and areas providing buffers between potentially incompatible types of land use, such as residential areas in surrounding jurisdictions and important community facilities that may be viewed as nuisances by residents (e.g., the Western Regional Sanitary Landfill). Typical land uses allowed within Open Space areas are limited to low-intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, habitat mitigation areas, and necessary public utility and safety facilities.
- **General Commercial (GC).** This designation identifies a variety of urban commercial areas including shopping districts, service commercial areas, office areas, and neighborhood-serving commercial centers. This designation has been applied to areas near major transportation corridors (i.e., Sunset Boulevard and State Route 65). Typical land uses allowed include retail stores, restaurants, offices, service commercial uses, hotel and motel uses, recreation, education and public assembly uses, medical services, child care facilities, necessary public utility and safety facilities, and similar and compatible uses. This designation is intended to provide goods and services to the businesses and the employees working within the Sunset Industrial Area in order to reduce vehicle trips to other areas in the vicinity which currently provide these goods and services. For areas adjacent to State Route (SR) 65, the designation is also intended to permit the provision of goods and services, such as service stations, hotel and motel uses, and restaurants. High density residential uses, typically permitted with the residential zone districts associated with this land use designation, are to be strongly discouraged. Only caretaker or employee housing is deemed an acceptable residential land use in this designation.

- **Business Park (BP).** This designation provides for all types of employee-intensive industrial and professional uses including manufacturing, assembly, professional offices, and research and development facilities in a campus-like setting. The Business Park designation is intended to provide for businesses which involve large numbers of employees and which construct facilities that are attractive and environmentally sensitive. The types of industrial and office land uses encouraged are those with a substantial percentage of employee positions at primary wage earner levels, whose **salaries are comparable to the county's median income level. Land uses that involve outdoor manufacturing or storage, or that emit any appreciable amount of visible gases, particulates, steam, heat, odors, vibrations, glare, dust or excessive noise are discouraged.** The Business Park designation is intended for areas with high visibility and good access to major transportation routes. The only residential use allowed in this designation is caretaker/employee housing.
- **Industrial (I).** This designation provides for all types of manufacturing, assembly, storage and distribution, and research and development activities in settings ranging from industrial parks dominated by light industrial activities to heavy industrial areas which could include power plants, batch plants, outdoor manufacturing and other heavy industrial uses. This designation is applied to areas with good access to major truck transportation routes and rail lines. Typical land uses allowed include all types of manufacturing and processing uses (limited where necessary to ensure compatibility between adjoining land uses), business support services, retail and service commercial uses necessary to support manufacturing and processing activities and their employees, necessary public utility and safety facilities, and similar and compatible uses. The only residential use allowed in this designation is caretaker/employee housing.
- **Public Facility (PF).** This designation is applied to government-owned facilities and quasi-public facilities. The 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. Typical land uses allowed include government offices, service centers and other institutional facilities, schools, cemeteries, solid and liquid waste facilities, necessary public utility and safety facilities, landfills and other solid waste facilities, and similar and compatible uses.

Land Use Designation Acreages

Table 2-5 and Figure 2-3 show the total acreage for all land use designations within the SIA Plan area. The area consists of 3,827 acres of Industrial (46.8 percent), 3,357 acres of Agriculture (41.1 percent, 20 acre and 80 acre combined), and 783 acres of Public Facility (9.6 percent). **Open Space and General Commercial make up the balance of the area's designated land uses.**

**TABLE 2-5
LAND USE DESIGNATIONS
Sunset Industrial Area
2015**

Land Use Designation	Acreage	Percent of Total
Agriculture 20 Acre (AG 20)	627	7.7
Agriculture 80 Acre (AG 80)	2,730	33.4
General Commercial (GC)	41	0.5
Industrial (I)	3,827	46.8
Public Facility (PF)	783	9.6
Open Space (OS)	164	2.0
Total	8,172	100

Source: Placer County, 2015

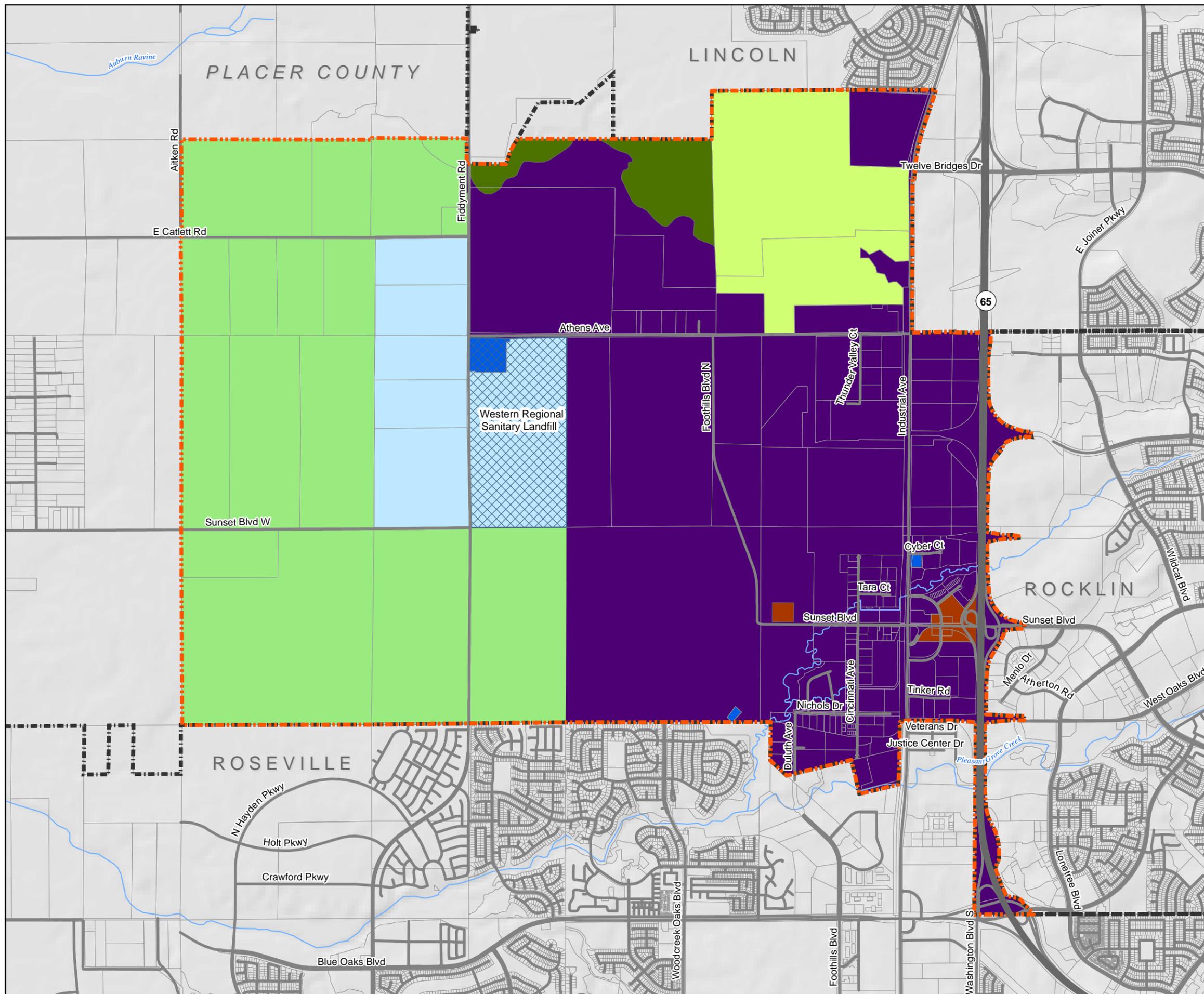
The SIA Plan separated the area into ten distinctive planning areas. The planning areas are individually distinguished from each other by geographic features, roadways, commonalities in existing development standards and land uses, or the County interest in specifically accomplishing certain development objectives in the area. The ten planning areas are shown in Figure 2-4 and described below.

- **Athens Avenue Industrial Area.** This is a 40-acre aggregation of industrial property on the north side of Athens Avenue, between Industrial Boulevard and Fiddyment Avenue. Uses in this area include a ready-mix cement facility, truck and RV storage, and pallet manufacturing facility.
- **Agricultural/Fairgrounds Relocation Area.** This represents the balance of the plan area. It lies generally west and north of the majority of the industrially-designated lands within the plan area. It is dominated by both fallow and actively producing agricultural lands. This area was considered one of the prime sites for a relocation of the Placer County Fairgrounds currently located in the city of Roseville.
- **Highway 65 Business Park.** This is mostly undeveloped area along the east and west side of Highway 65, north of Sunset Boulevard. Existing uses include open space and cattle grazing. Unlike the other planning areas, standards for the Highway 65 Business Park area have largely been determined by the Placer County Zoning Ordinance. Most of this area is no longer in the SIA planning area. Only the southernmost area between Highway 65 and Industrial Avenue remains.
- **Industrial Core Area.** This area is west of Highway 65 and contains a significant portion of the industrially designated land in the plan area. Cincinnati Avenue, Industrial Boulevard, and Sunset Boulevard are the primary access roads through the area. A wide variety of industrial land uses exist in this area including distribution/warehouse uses and light and heavy manufacturing uses.
- **Industrial Reserve Area.** This is an area of vacant land that lies west of the industrial core area, between Athens Avenue to the north and the city of Roseville to

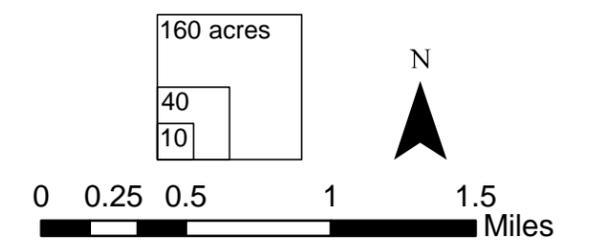
the south. A portion of the Industrial Reserve Area also extends north of Athens Avenue, west of Fiddymment Road and south of Orchard Creek.

- **Landfill Area.** This includes the 314-acre Western Regional Sanitary Landfill and Material Recovery Facility and the 458-acre landfill expansion area. The properties are located at the southeast corner of the intersection of Athens Avenue and Fiddymment Avenue.
- **Nichols/Duluth Area.** This area lies south of Sunset Boulevard along Nichols Drive and Duluth Avenue. A spur of the Southern Pacific Railroad bisects this area from east to west. A small number of existing uses are generally light industrial in character.
- **Orchard Creek Area.** This is an 800-acre area of vacant land north of Athens Avenue and west of Industrial Boulevard. The area is dominated by Orchard Creek and numerous seasonal wetlands, including a large number of vernal pools. This site is currently used for dry land grazing and as a wetland mitigation bank.
- **Sunset Boulevard Corridor East.** This area is also immediately adjacent to Sunset Boulevard, east of the intersection with Highway 65. This area is no longer within the planning boundary of the SIA.
- **Sunset Boulevard Corridor West.** This is an area immediately adjacent to Sunset Boulevard, west of the intersection with Highway 65. This area represents a narrow corridor of property along Sunset Boulevard which is the primary entry point into the majority of the industrially zoned portions of the plan area.

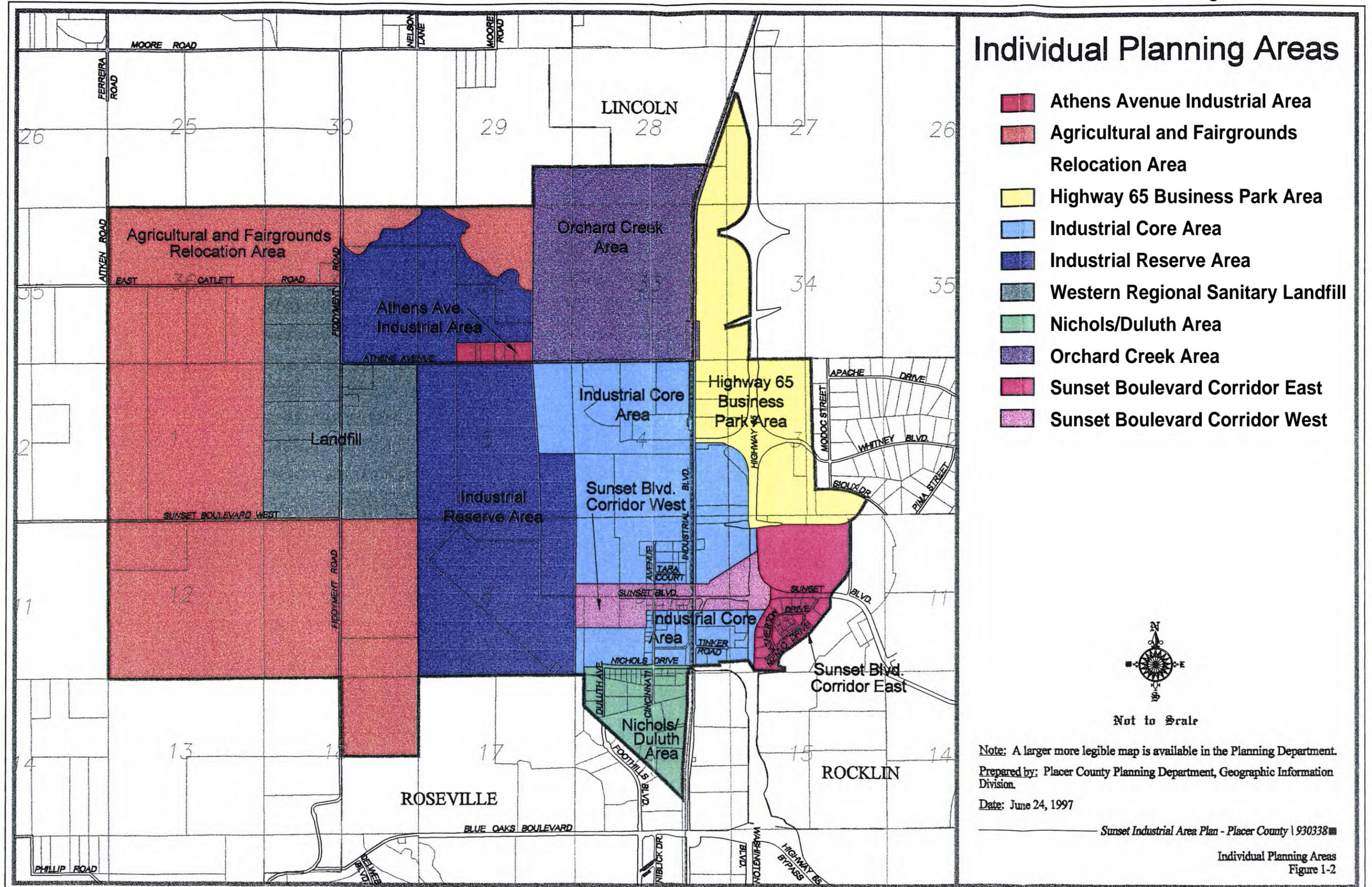
Sunset Area Plan | Figure 2-3 General Plan Designations



- Agricultural 20 Ac. Min.
- Agricultural 80 Ac. Min.
- Commercial
- Industrial
- Open Space
- Public Facility
- Public Facility/Agricultural 80 Ac. Min.
- Planning Area
- City Limits
- Western Regional Sanitary Landfill



Date: 01-26-2015
Source: Placer County, 2015



County Zoning

Zoning is the primary tool used to implement a County General Plan. A major difference between the General Plan and the zoning ordinance is that the General Plan provides general guidance on the location, type, and density of new growth and development over the long-term, while the zoning ordinance provides detailed development and use standards for each parcel of land. The zoning ordinance divides the community into zoning districts and specifies the uses that are permitted, conditionally permitted, and prohibited within each district.

The Placer County Zoning Ordinance is used to regulate the use and development of property within the Sunset Industrial Plan area. The Ordinance establishes 23 zoning districts; six are applied to land within the SIA. In addition, the Placer County Zoning Ordinance establishes 14 combining districts; seven are applied to land within the SIA. The zoning districts and combining districts used in the SIA are described below.

- **Open Space (O).** The purpose of this zoning district is to protect important open space lands within Placer County by limiting allowable land uses to low intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and critical public facilities.
- **Farm (F).** The purpose of this zoning district is to provide areas for the conduct of commercial agricultural operations that can also accommodate necessary services to support agricultural uses, together with residential land uses at low population densities.
- **General Commercial (C-2).** This zoning district is intended to provide areas for the continued use, enhancement, and new development of retail, personal service, entertainment, office, and related commercial uses that will attract patrons from all areas of the community and region. The C2 district will be located mainly along major transportation corridors.
- **Business Park (BP).** The purpose of this zoning district is to designate areas appropriate for the development of a mixture of light industrial, office, and commercial land uses in a campus-like setting. Such uses may include high-technology manufacturing and assembly, warehousing, professional offices, research and development, and commercial uses that are primarily for the support of the employees of other businesses in the district and the businesses themselves.
- **Industrial (I).** This zoning district is intended for a wide range of industrial activities including manufacturing, assembly, wholesale distribution, and storage.
- **Industrial Park (INP).** This zoning district is intended primarily for light industrial uses such as manufacturing, assembly, research and development and similar industrial uses, as well as limited commercial and office uses that are compatible and appropriate along with industrial uses. Site development in the industrial park district

is characterized by careful attention to attractive building design, landscaping, and less site coverage than in other commercial and industrial districts.

The County designated combining districts for several areas of the SIA. The combining districts include:

- **Design Review Scenic Corridor (-Dc).** The purpose of this design review combining district is to provide special regulations to protect and enhance the aesthetic character of lands and buildings within public view, protect historic buildings, minimize any adverse impacts of conflicting land uses, enhance tourism through the protection of lands and buildings having unique aesthetic characteristics, and to provide special project review procedures for lands and uses which by their nature require special attention to landscaping, circulation, and/or energy conservation.
- **Building Site (-B-X).** The purpose of this combining district is to provide for different parcel sizes in new subdivisions than would otherwise be required by an applicable zoning district, based upon special characteristics of the site or area to which the combining district is applied, including but not limited to sensitive environmental characteristics, limited resource capacities, and community character. The -X indicates that the minimum building site is established on the zoning map (Figure 2-5).
- **Flood Hazard (-FH).** The purpose of this combining district is to identify areas where hazards to life or property exist because of the potential for inundation by a one hundred (100) year frequency flood.
- **Use Permit Required (-UP).** The purpose of this combining district is to identify sensitive areas of Placer County where any proposed use or development will raise significant land use policy issues and/or community concerns, and therefore should not be considered for approval without a conditional or minor use permit.
- **Special Purpose (-SP).** This combining district identifies specific areas near mineral extraction operations, airports, sewage treatment plants, or waste disposal facilities where land use compatibility issues are of particular importance.
- **Development Reserve (-DR).** The purpose of this combining district is to provide for the future development of limited residential, commercial or industrial uses in areas that are identified by the general plan or community plan, but may not be developed until infrastructure or resources have been provided or additional population growth has occurred.

Table 2-6 shows the distribution of zoning districts in the SIA. Over two thirds of the SIA is zoned Farm (5,583 acres), and over 18 percent is zoned Industrial Park (1,521 acres). Nearly 10 percent of the SIA is zoned Open Space (807 acres). Figure 2-5 shows the zoning districts of the SIA.

TABLE 2-6 EXISTING ZONING Sunset Industrial Area 2015		
Zoning Designation	Acreage	Percent of Total
Open Space (O)	807	9.9
Farm (F)	5,583	68.3
General Commercial (C2)	30	0.4
Business Park (BP)	137	1.7
Industrial (IN)	94	1.2
Industrial Park (INP)	1,521	18.6
Total	8,172	100.1%

Source: Placer County, 2015

Table 2-7 shows how the County’s zoning districts generally correspond with the County’s General Plan land use designations.

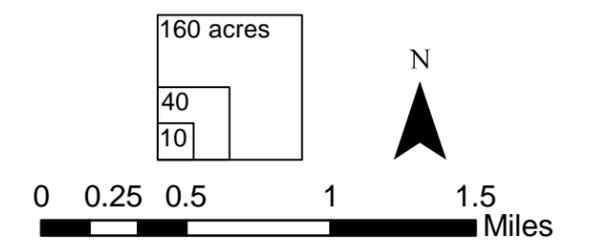
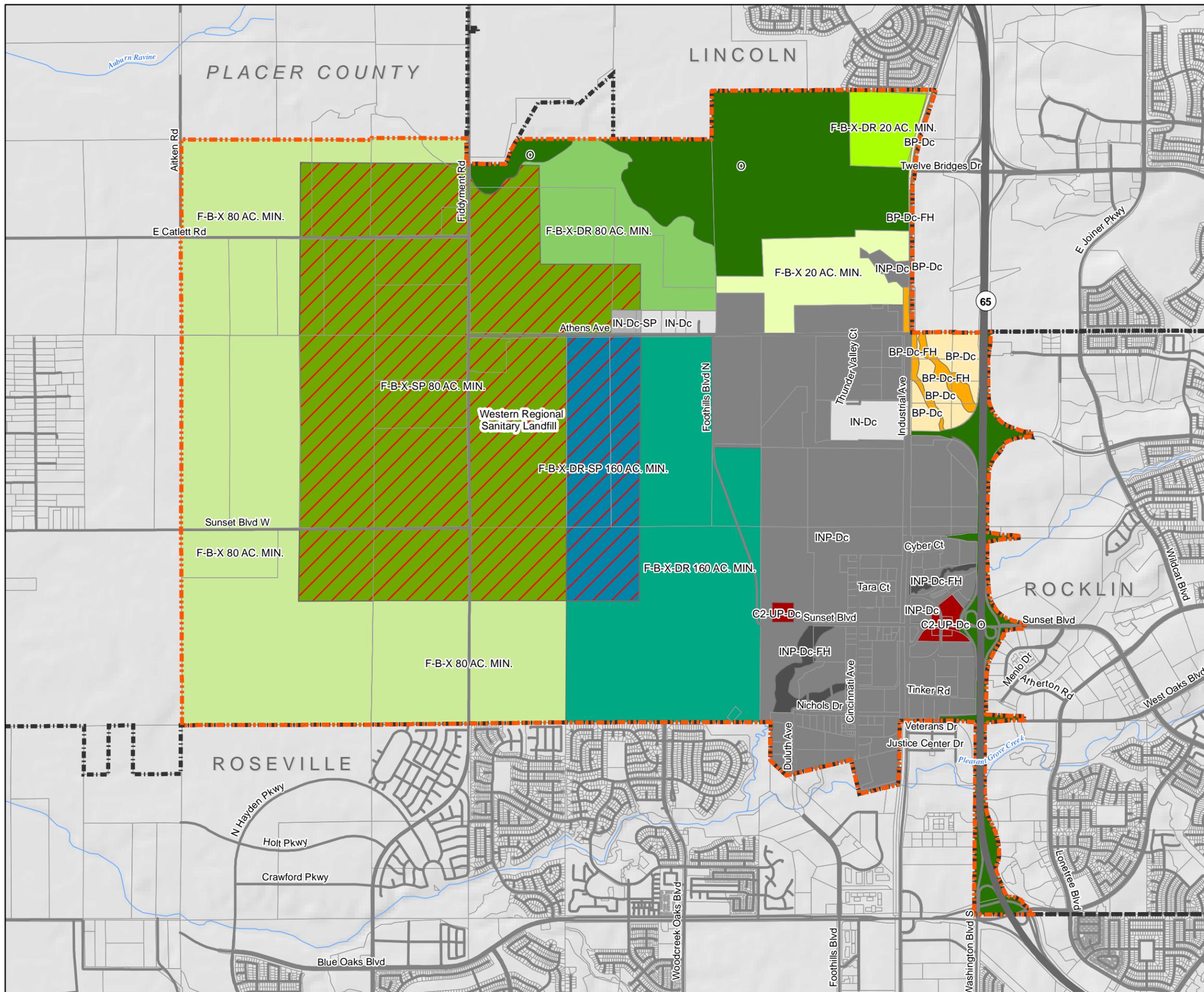
TABLE 2-7 RELATIONSHIP BETWEEN PLANNING AND ZONING Sunset Industrial Area 2015	
General Plan Designation	Zoning Districts
Agriculture 80 Acre (AG 80) Agriculture 20 Acre (AG 20)	Farm (F) Agricultural Exclusive (AE) Open Space (O)
Open Space (OS)	Open Space (O)
General Commercial (GC)	Neighborhood Commercial (C-1) General Commercial (C-2) Heavy Commercial (C-3) Highway Services (HS) Office and Professional (OP) Open Space (O)
Business Park (BP)	Business Park (BP) Open Space (O)
Industrial (I)	Industrial (IN) Industrial Park (INP) Business Park (BP) Office and Professional (OP) Farm (F) Open Space (O) Combining Development Reserve (-DR)
Public Facility (PF)	Any zoning classification except Open Space

Source: Sunset Industrial Area Plan, 1994

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Zoning

- BP-Dc
- BP-Dc-FH
- C2-UP-Dc
- IN-Dc
- IN-Dc-SP
- INP-Dc
- INP-Dc-FH
- F-B-X 20 AC. MIN.
- F-B-X-DR 20 AC. MIN.
- F-B-X 80 AC. MIN.
- F-B-X-DR 80 AC. MIN.
- F-B-X-SP 80 AC. MIN.
- F-B-X-DR 160 AC. MIN.
- F-B-X-DR-SP 160 AC. MIN.
- O
- Planning Area
- City Limits



SECTION 2.6 RELEVANT PLANS AND AGENCIES

Existing Conditions

Spheres of Influence

In California, cities have a sphere of influence (SOI), defined as the probable physical boundary for the city. Any future annexations into the city limits would come from the area within the SOI. Each county in California has a Local Agency Formation Commission (LAFCO) that governs the boundary changes of cities and special districts, including SOI boundaries. If a city wants to expand its SOI, the boundary change would need to be approved by the LAFCO. The SIA, as it is not a city, does not have an SOI of its own. The SOI of three nearby cities are adjacent to or overlap the SIA. Figure 2-6 shows the nearby SOIs in relation to the SIA.

City of Roseville

The city of Roseville SOI extends beyond its city limits to the north in two small areas near the SIA. Each area consists of a single parcel. The smaller area is 20 acres, and the larger area is 40 acres. The Roseville SOI does not extend into the SIA. In 2011, Placer County entered into tax sharing agreements with the City of Roseville, and as a condition to entering into those agreements, the City of Roseville revised their SOI boundary so that it did not overlap with the SIA.

City of Rocklin

The city of Rocklin SOI does not extend beyond its city limits near the SIA.

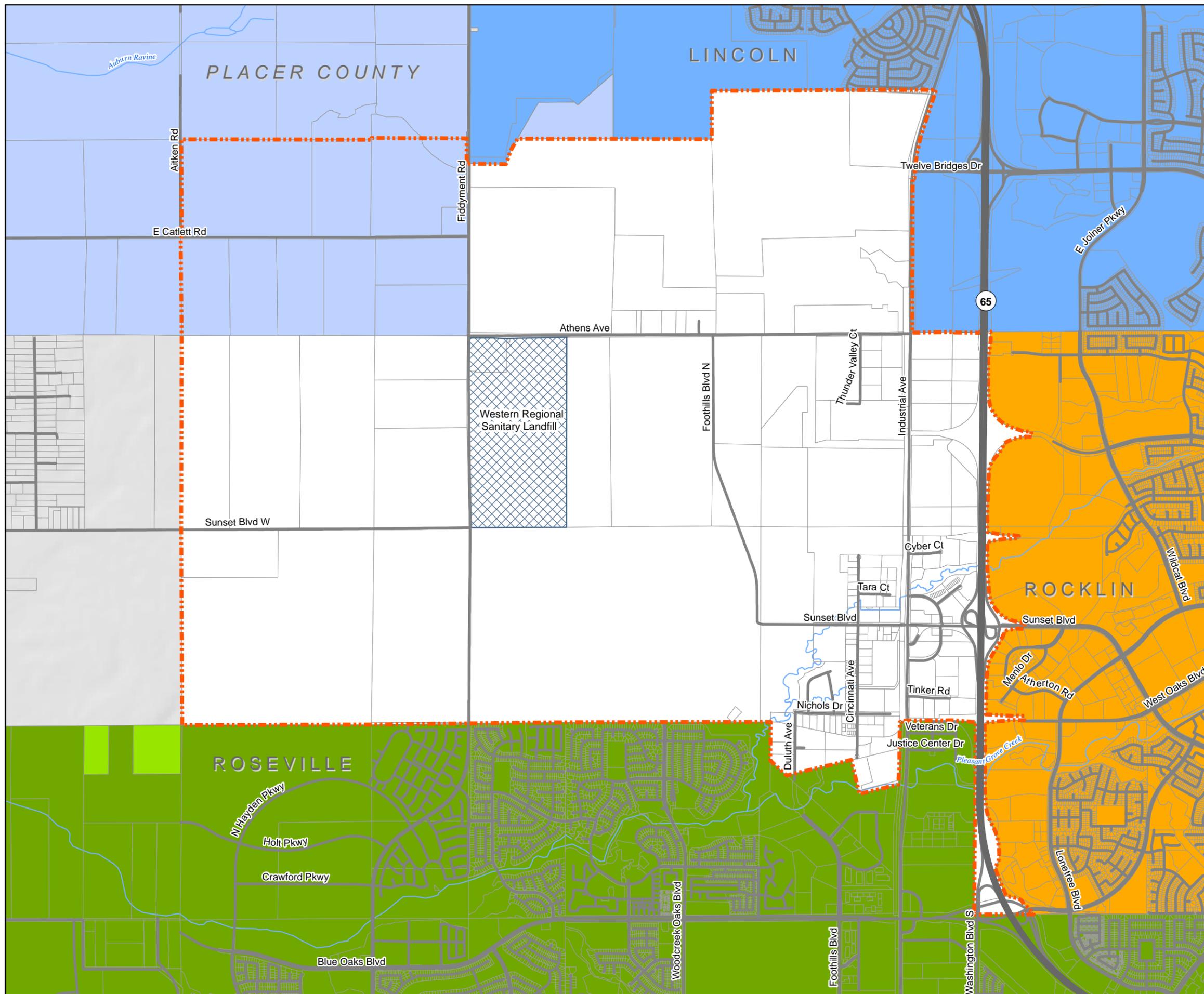
City of Lincoln

The city of Lincoln SOI is considerably larger than the Rocklin and Roseville SOIs. The entire Lincoln SOI outside of its city limits consists of 20,300 acres, 958 acres of which overlap the SIA planning area in the northwest. 61 acres of the Lincoln SOI is separate from the primary area and is adjacent to the SIA to the north. Figure 2-6 shows the extent of the Roseville, Rocklin, and Lincoln SOIs in relation to the SIA.

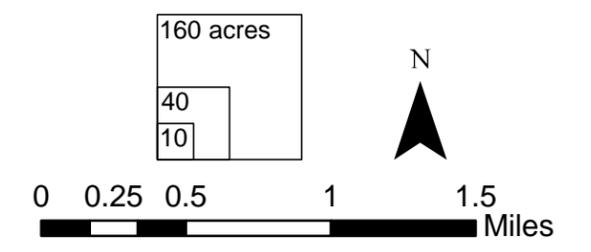
SIA PLAN UPDATE

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Sunset Area Plan | Figure 2-6
City Spheres of Influence



- Lincoln City Limits
- Rocklin City Limits
- Roseville City Limits
- Lincoln S.O.I.
- Rocklin S.O.I.
- Roseville S.O.I.
- Planning Area
- Western Regional Sanitary Landfill



Date: 01-26-2015
 Source: Placer County, 2015

City General Plans

City of Lincoln General Plan

The city of Lincoln is located to the north of the SIA, in west-central Placer County. Lincoln is approximately 30 miles from downtown Sacramento and 13 miles from Auburn. According to **the 2010 U.S. Census, Lincoln's population is 42,819.**

The Lincoln City Council adopted their General Plan in 2008. The planning time horizon is 2050. The Lincoln General Plan includes seven elements: Economic Development, Land Use, Transportation, Public Facilities and Services, Open Space and Conservation, Health and Safety, and Housing. The Lincoln 2050 General Plan planning area extends into the SIA. The northwest corner of the SIA, west of Fiddymont Road and north of Athens Avenue, has Lincoln land use designations. Lincoln is one of the fastest growing cities in the region. The General Plan projected Lincoln would grow to 33,211 by 2025; Lincoln eclipsed that number by 2010. Figure 2-7 shows the Lincoln General Plan land use designations within the SIA boundaries.

As shown in Figure 2-7, the land in the SIA and in the Lincoln planning area is designated with either Public Facilities (782.8 acres) or Special Use District (177.2 acres). The majority of the land designated Public Facilities includes the Western Regional Sanitary Landfill potential expansion area. The remaining portion is the Lincoln wastewater treatment plant (the plant itself is just north of the SIA). The land designated Special Use District is specifically in Special Use District C (SUD-C). The entire SUD-C is 1,870 acres.

City of Rocklin General Plan

The city of Rocklin is located in south Placer County, 21 miles northeast of the city of Sacramento and 14 miles west of Auburn. Rocklin was incorporated in 1893, and is one of six **incorporated cities in Placer County. According the 2010 U.S. Census, Rocklin's population is 56,974.**

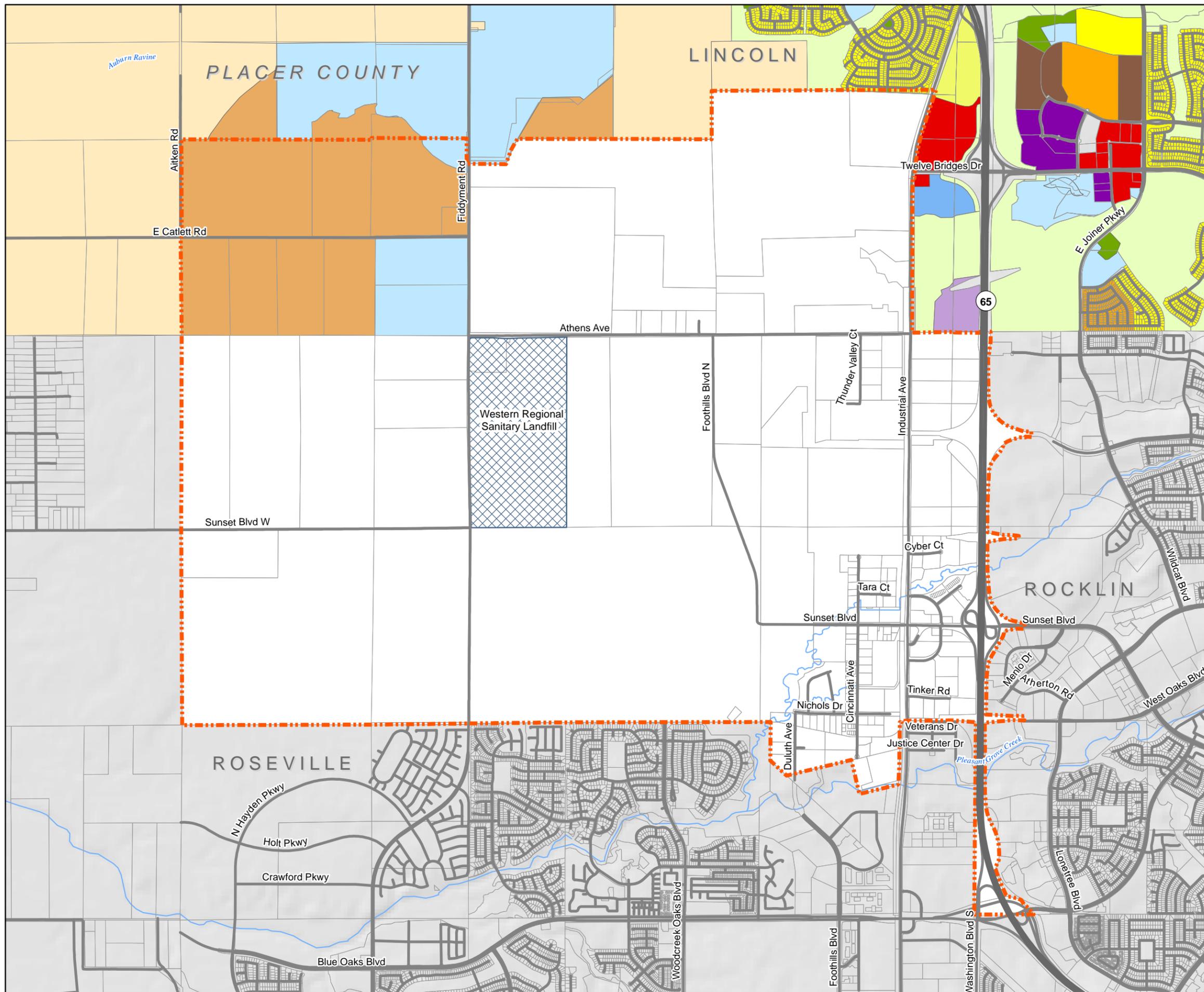
The Rocklin City Council adopted the most recent update to their General Plan in October 2012. The planning time horizon is 2030. The Rocklin planning area encompasses approximately 13,000 acres, or 21 square miles. The Rocklin General Plan planning area is adjacent to the SIA on the SIA eastern boundary. Highway 65 separates the SIA from Rocklin. No Rocklin General Plan land use designations or policies apply to parcels in the SIA. The land use designations of the Rocklin parcels adjacent to the SIA are generally compatible with the land use designations of parcels within the SIA. These parcels are designated Business Park (BP), Light Industrial (LI), Mixed Use (MU), Recreation/Conservation (R-C), and Retail Commercial (RC). The General **Plan anticipates Rocklin's population buildout to be 76,136.**

City of Roseville General Plan

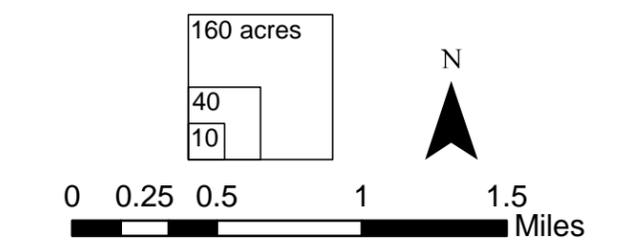
The city of Roseville is located on the Interstate 80 corridor, approximately 16 miles northeast of downtown Sacramento. This places the city in the northeast fringe of the Sacramento Metropolitan area. Located within Placer County, Roseville is the largest city within the County. According to the 2010 U.S. Census, **Roseville's population is 118,788.**

The Roseville City Council adopted their General Plan in May 2010. The planning time horizon is 2025. The Roseville General Plan includes nine elements: Introduction, Land Use, Circulation, Air Quality and Climate Change, Open Space and Conservation, Parks and Recreation, Public Facilities, Safety, Noise, and Housing. The Roseville General Plan planning area includes 42.3 square miles and is adjacent to the SIA on the SIA southern boundary. The land use designations of the Roseville parcels adjacent to the SIA include Low-Density Residential (LDR) and Open Space (OS) to the west, and Light Industrial (LI) and General Industrial (IND) to the east. The General Plan projects the population will increase to 176,247 in 2025 and 188,337 at full buildout.

Sunset Area Plan | Figure 2-7 City of Lincoln General Plan



-  Planning Area
-  Western Regional Sanitary Landfill
- Lincoln General Plan Designations**
-  Village - 7 (V-7)
-  Business Park (BP)
-  Community Commercial (CC)
-  Employment Center (EC)
-  High Density Residential (HDR)
-  Industrial Planned Development (IPD)
-  Low Density Residential (LDR)
-  Light Industrial (LI)
-  Medical Center (MC)
-  Medium Density Residential (MDR)
-  Open Space (OS)
-  Parks and Recreation (PR)
-  Public Facilities (PF)
-  Special Use District - C
-  Village - 5



Date: 01-26-2015
Source: Placer County, 2015

County Plans and Agencies

Placer County Transportation Planning Agency Airport Land Use Compatibility Plan

The Placer County Transportation Planning Agency is the Airport Land Use Commission for Placer County and has the duty of preparing Airport Land Use Compatibility Plans (ALUCP) for **the County's three airports. Of the three airports, Lincoln Regional Airport, three miles west of central Lincoln, is the closest airport to the SIA.** The entire SIA is outside of the airport influence area, and no ALUCP policies apply within the SIA.

Placer County Conservation Plan

The Placer County Conservation Plan (PCCP) is a County-proposed solution to coordinate and streamline the environmental resource permitting process by allowing local entities to issue state and federal take permits. The proposed PCCP is a Habitat Conservation Plan under the Federal Endangered Species Act and a Natural Community Conservation Plan under the California Natural Community Conservation Planning Act. The PCCP would include conservation reserve areas that would protect many acres of vernal pool habitat. The PCCP **classifies 929.7 acres of the SIA as "PCCP Existing Reserve" and 782.2 acres could become a potential mitigation bank.** As of March 2015, the PCCP planning process is ongoing and the plan has not yet been adopted.

Pleasant Grove/Curry Creek Ecosystem Restoration Plan

In 2003, Placer County Planning secured CALFED Bay-Delta Program funding to facilitate and support the development of an Ecosystem Restoration Plan (ERP) for the Pleasant Grove/Curry Creek (PG/CC) watershed, so as to identify strategies to preserve and restore valuable natural resources that can be implemented as planned development occurs. The ERP addresses several important aspects of ecosystem function: water quality, sediment load, floodplain management, and habitat restoration. It also provides a framework in which the factors that affect landscape ecological functions at a watershed scale in the PG/CC basin are considered in land use decisions in the watershed.

The watershed encompasses portions of the cities of Roseville and Rocklin, and is bordered by the Auburn Ravine/Coon Creek watershed to the north and the Dry Creek watershed to the south. Curry Creek is a tributary of Pleasant Grove Creek; both streams flow into the Pleasant Grove Canal, which empties into the Cross Canal and thence into the Sacramento River. The watersheds include the southern portion of the SIA. The watershed is approximately 24 percent urbanized, with the remainder in agriculture, rural residential, and natural habitat.

Auburn Ravine/Coon Creek Restoration Plan

The Auburn Ravine/Coon Creek Ecosystem Restoration Plan focuses on the restoration of three major watersheds, which include the Auburn Ravine, Markham Ravine, and Coon Creek. Doty Ravine (a tributary of Coon Creek) and associated tributaries are located within the Coon Creek watershed. The watersheds include the northern portion of the SIA. The northern half of the SIA is located within the Auburn Ravine. These four watersheds covered by the Plan are located north of the American River watershed and northeast of Sacramento.

Placer County Local Hazard Mitigation Plan

Placer County and other participating jurisdictions prepared a Local Hazard Mitigation Plan (LHMP) update to make the County and its residents less vulnerable to future hazard events. Similar to the 2005 LHMP, the County prepared this plan pursuant to the requirements of the Disaster Mitigation Act of 2000. This makes Placer County eligible for the Federal Emergency **Management Agency’s (FEMA) Pre-Disaster Mitigation and Hazard Mitigation Grant** programs, as well as lower flood insurance premiums (in jurisdictions that participate in the **National Flood Insurance Program’s Community Rating System**). The plan does not include policies or programs specific to the SIA.

Regional Plans and Agencies

SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy

The Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) is a long-range plan for transportation land use and housing in the region. The Sacramento Area Council of Governments (SACOG), the regional planning agency, is required by federal law to update the MTP at least every four years. Since the last MTP, California adopted Senate Bill 375, which requires a Sustainable Communities Strategy, a component that ties transportation planning and housing to land use planning, to be added to transportation plans across the state. The current MTP/SCS was adopted in April 2012 and has a time horizon out to 2035.

The MTP/SCS classifies areas in the region as different types of communities, including **“Center/Corridor Community,” “Developing Community,” and “Established Community.”** SACOG classifies the SIA as an Established Community. Established Communities are generally considered built out, meaning relatively little vacant land is available for new growth. The SIA, along with other office parks, industrial parks, and job centers, are singled out as growth areas within Established Communities. The MTP/SCS expects to see significant continued growth in the SIA through 2035.

Regulatory Setting

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000

The Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH Act) is the most significant reform to local government reorganization law since the 1963 statute that created a LAFCO in each county. The law established procedures for local government changes of organization, including city incorporation, annexation to a city or special district, and consolidation of cities or special districts (Section 56000, et seq.). LAFCOs have numerous powers under the CKH Act, but those of prime concern are the power to act on local agency boundary changes and to adopt SOIs for local agencies. The law also states that in order to update an SOI, LAFCOs are required to first conduct a review of the municipal services provided in the county.

California Government Code Section 65301

Section 65301 of the California Government Code requires a general plan to address the geographic territory of the local jurisdiction and any other territory outside its boundaries that bears relation to the planning of the jurisdiction. The jurisdiction may use their own judgment in determining what areas outside of its boundaries to include in the planning area. The State of California General Plan Guidelines state that the planning area for a city should include (at minimum) all land within the city limits and **all land within the city's SOI**.

Senate Bill 375

Senate Bill (SB) 375 aligns three major planning processes – land use planning, transportation planning and funding, and State housing mandates – and seeks to reduce greenhouse gas emissions by reducing vehicle miles traveled through land use planning. The law applies to the 18 Metropolitan Planning Organizations (MPOs) in California. In the past, MPOs have developed regional transportation plans (RTPs), but SB 375 requires the addition of a Sustainable Communities Strategy (SCS) element to RTPs. The SCS is a regional development plan similar to a regional blueprint and must feasibly meet greenhouse gas emission reduction targets set by the California Air Resources Board. SB 375 requires consistency among the MPO-authored Regional Housing Needs Allocation (RHNA), RTP, and SCS.

Federal Endangered Species Act

Congress passed the Federal Endangered Species Act (FESA) in 1973. The purpose of the FESA is to protect and recover imperiled species, along with the ecosystems on which they depend. The **U.S. Department of Interior's** Fish and Wildlife Service (FWS) and the Department of **Commerce's** National Marine Fisheries Service (NMFS) administer the FESA. The FWS has

primary responsibility for terrestrial and freshwater organisms, while the responsibilities of NMFS are mainly marine wildlife such as whales and anadromous fish such as salmon.

Disaster Mitigation Act of 2000

The Disaster Mitigation Act of 2000 (DMA 2000) provides the legal basis for FEMA mitigation planning requirements for State, local, and Indian Tribal governments as a condition of mitigation grant assistance. DMA 2000 amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act by repealing the previous mitigation planning provisions and replacing them with a new set of requirements that emphasize the need for State, local, and Indian Tribal entities to closely coordinate mitigation planning and implementation efforts. The requirement for a State mitigation plan is continued as a condition of disaster assistance, adding incentives for increased coordination and integration of mitigation activities at the State level through the establishment of requirements for two different levels of State plans.

SECTION 2.7 KEY TERMS

Assessor's Use Code: Land use codes used by the County Assessor to determine the value of property for property tax purposes.

Buildout: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Density: The number of permanent residential dwelling units per acre of land. Densities specified in the general plan may be expressed in units per gross acre or per net developable acre.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen) that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long term basis.

Land Use Regulation: A standard or rule found in a City or County's land use document (e.g., a general plan) that sets limits on the uses of particular areas of the relevant jurisdiction.

Local Agency Formation Commission (LAFCO): A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Planning Area: The area directly addressed by a general plan or area plan. The planning area generally encompasses all incorporated and unincorporated territory that bears a relationship to the long-term planning of the jurisdiction.

Sphere of Influence (SOI): An area that includes the probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission of the county.

Taking: To harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect a plant or wildlife species listed in the Federal or State Endangered Species Act.

Vacant Land: Land that is not actively used for any purpose, including land that is not improved with buildings or site facilities.

Zoning: Local codes regulating the use and development of property. A zoning ordinance divides a county or city into districts or zones represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

SECTION 2.8 REFERENCES

Reports/Publications

City of Lincoln, Lincoln General Plan, 2008.

City of Rocklin, Rocklin General Plan, 2012.

City of Roseville, Roseville General Plan, 2010.

Placer County, Auburn Ravine/Coon Creek Restoration Plan, 2002.

Placer County, Placer County General Plan, 1997.

Placer County, Placer County Local Hazard Mitigation Plan, 2010.

Placer County, Placer County Zoning Ordinance.

Placer County, Pleasant Grove/Curry Creek Ecosystem Restoration Plan, 2003.

Placer County, Sunset Industrial Area Plan, 1997.

Placer County Transportation Planning Agency, Airport Land Use Compatibility Plan, 2000.

Sacramento Area Council of Governments, SACOG Metropolitan Transportation Plan/
Sustainable Communities Strategy, 2012.