

PART II
LAND USE SECTION

SECTION 1 LAND USE

The Land Use Section of the *Sunset Industrial Area Plan* (SIA) shall constitute the land use element of the area plan as required by Section 65302(a) of the Government Code, Title 7, Division 1. This section discusses the distribution and general location and extent of the uses of the land for business, industry, open space, agriculture, natural resources, public safety, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use section will also define the standards of development for properties within the SIA, including the form, intensity and the aesthetic character of the area.

Land Use Diagram

The *Sunset Industrial Area Land Use Diagram* depicts the physical location of each of the land use designations discussed in this chapter (Figure 1-1). The *Land Use Diagram* consists of six (6) land use designations, each of which separately depict the land use types that will exist in the SIA in a built-out condition. These designations include: Business Park, Industrial, General Commercial, Agriculture, Public Facility, and Open Space. A discussion of each of these land use types follows on page 4. These land use designations are consistent with the designations discussed in the *Countywide General Plan (1994)*. The total acreage of each of the land use designations is described in Table 1-1.

Planning Areas

Figure 1-2 depicts a number of separate planning areas within the boundaries of the SIA. Each of these planning areas will be separately discussed later on in this chapter. This discussion will include information on land uses, streetscape standards, architectural and landscape standards, signs, buffers, resource based land use limitations and setbacks. This information is intended to provide specific details on which types of land uses are encouraged (or required) and what form of development and character is appropriate for each of the planning areas. The planning areas include: Highway 65 Business Park, Industrial Core Area, Sunset Boulevard Corridor West, Sunset Boulevard Corridor East, Nichols/Duluth Area, Orchard Creek Area, Athens Avenue Industrial Area, Industrial Reserve Area, Landfill, and the Agricultural/Fairgrounds Relocation Area.

Intensity of Development

Typically, land use intensity is expressed in terms of population density using terms such as dwelling units/acre or persons/ square mile. In that no "residential" land use designations are used in the SIA, the intensity of development throughout the plan area cannot be adequately defined by these terms. Instead, building intensity is more appropriately defined by the maximum amount of non-residential development that can be developed on an individual parcel. The standard for building intensity is stated in terms of allowable floor-area ratios (FARs). A floor-area ratio 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, a FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built,

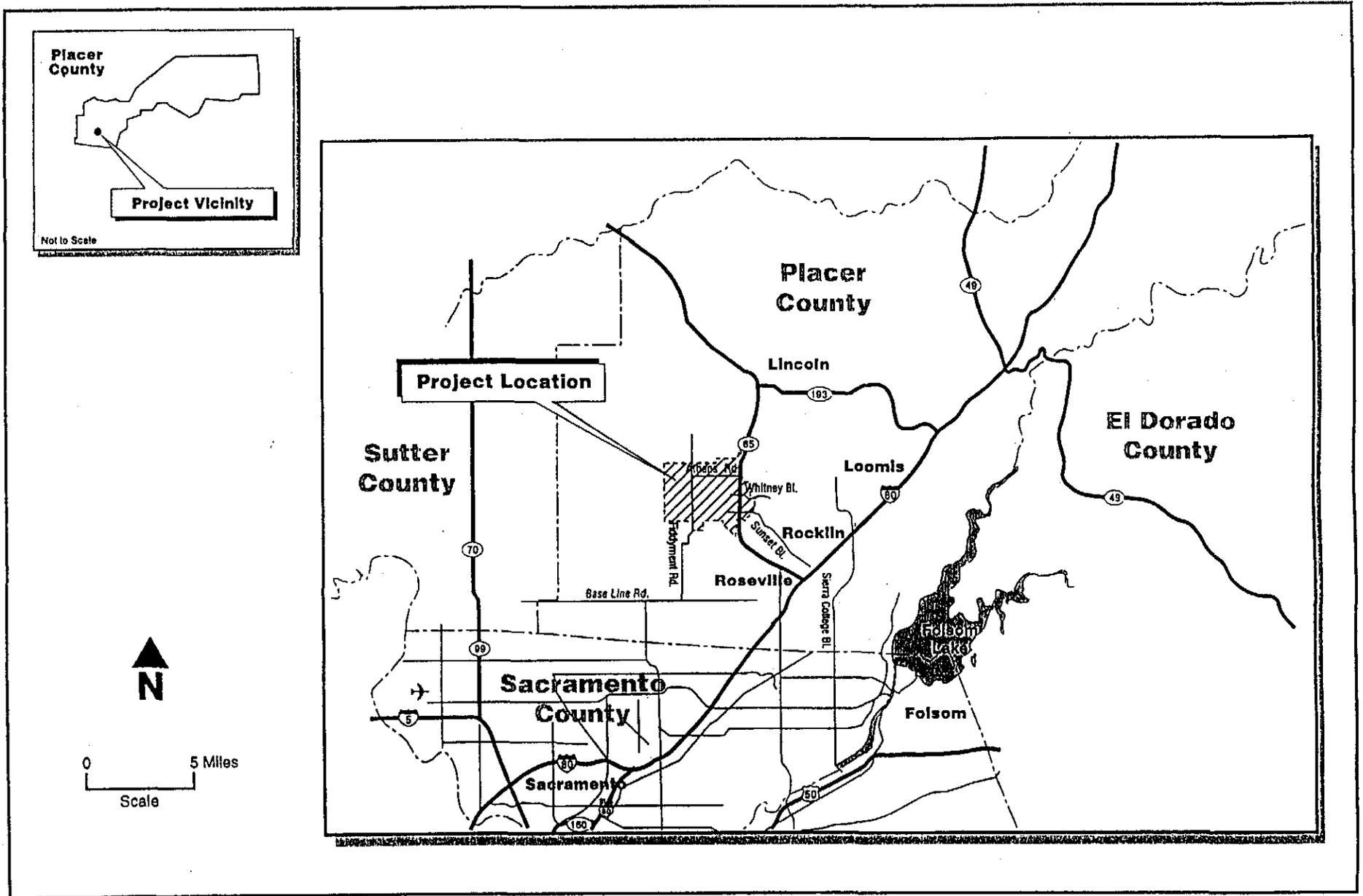
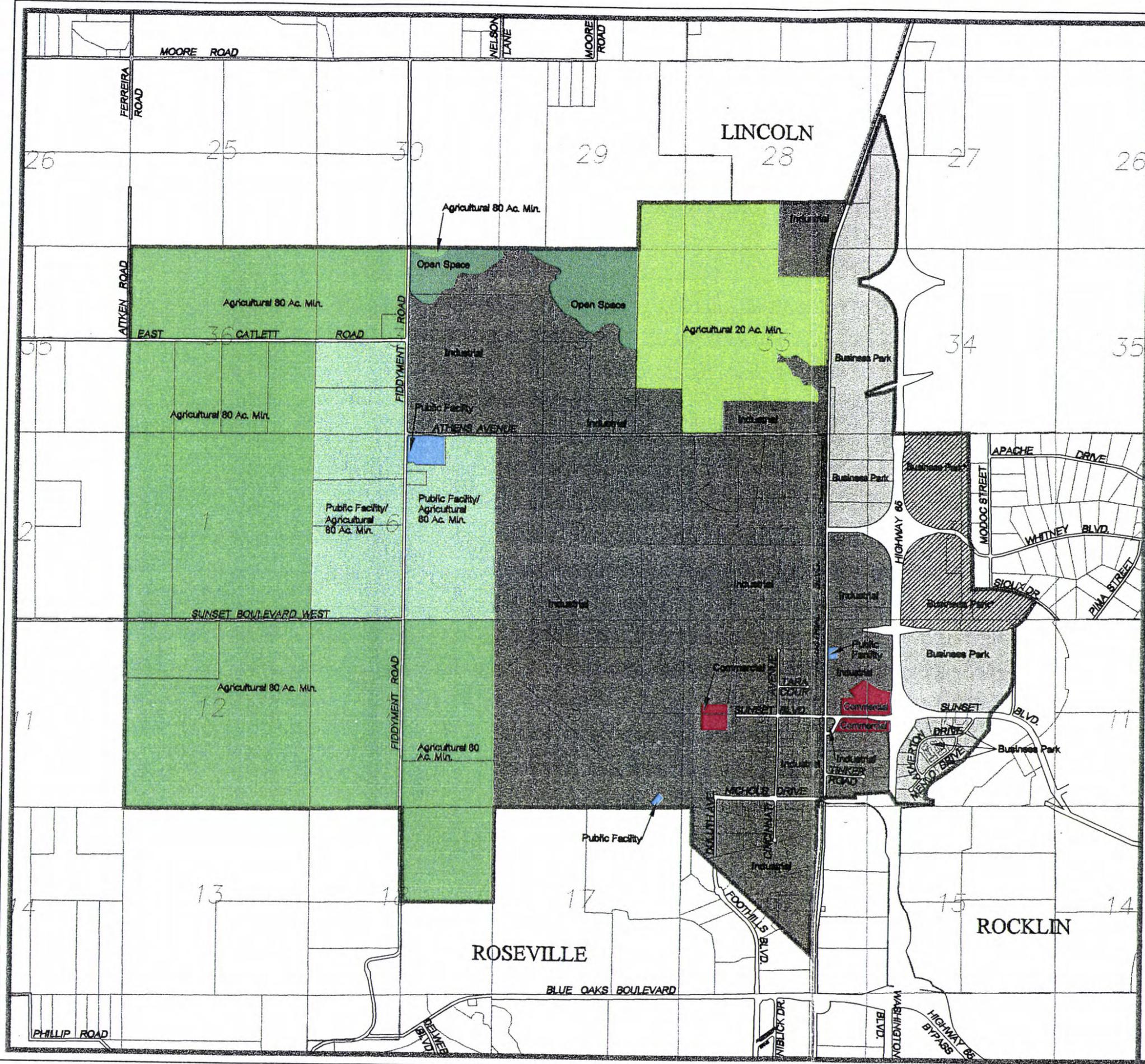


Figure I-1



SUNSET INDUSTRIAL AREA LAND USE DIAGRAM

-  Agricultural 20 Ac. Min.
-  Agricultural 80 Ac. Min.
-  Business Park
-  Business Park*
-  Commercial
-  Industrial
-  Open Space
-  Public Facility
-  Public Facility/Agricultural 80 Ac. Min.

* Development other than Agriculture or Open Space uses shall not be permitted on these parcels until such time that a state highway interchange is constructed at N. Whitney Blvd. or roads parallel to S.R. 65 provide alternative access.

Adopted by the Board of Supervisors on
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Not to Scale

Note: A larger more legible map is available in the Planning Department.
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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.

The ratios discussed in the Sunset Industrial Area Plan are the same ratios discussed in the *Countywide General Plan Policy Document*. Table 1-2 specifies the standards for minimum lot size for each land use designation, the allowable range, or maximum number, of dwelling units per net acre and the permissible FAR.

TABLE 1-1

**LAND USE DESIGNATIONS
AND ACREAGE**

Land Use Designations and Acreage	
Land Use Designation	Acreage
Business Park (BP)	892 acres
Industrial (I)	3479 acres
General Commercial (GC)	49 acres
Agriculture 20 Acre (AG 20)	633 acres
Agriculture 80 Acre (AG 80)	2870 acres
Public Facility (PF)	776 acres
Open Space (OS)	184 acres
Total Acreage	8883 acres

TABLE 1-2

**DEVELOPMENT STANDARDS
by Land Use Designation**

DEVELOPMENT STANDARDS			
Land Use Designation	Minimum Lot Area	Maximum DUs per Net Acre	Maximum Non-Residential FAR
Business Park (BP)	5 acres ¹	0 ²	1.80
Industrial (I)	20,000 sq. ft.	0 ²	1.80
General Commercial (GC)	6,000 sq. ft. ³	21	2.00
Agriculture 20 Acre (AG 20)	20 acres	0.05	0.30
Agriculture 80 Acre (AG 80)	80 acres	.00125	0.30
Public Facility (PF)	n/a	0.00	n/a
Open Space (OS)	200,000 sq. ft.	0.00	0.02

¹Section 5.320E1 of the Zoning Ordinance provides exceptions to the five acre requirement.

²Sections 5.320 and 5.340 of the Zoning Ordinance permits caretaker housing.

³This minimum lot size standard is for a corner lot. Section 5.220C of the Zoning Ordinance permits 5,000 sq. ft. for interior lots.

SUNSET INDUSTRIAL AREA PLAN LAND USE DESIGNATIONS

The land use designations described in Table 1-1 are the same designations described in the *Countywide General Plan Policy Document* for community plans. 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.

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, hobby farms; other resource extraction activities; facilities that directly support agricultural operations, such as agricultural products processing; open space, wetland mitigation banking, and necessary public utility and safety facilities. Allowable residential development in areas designated Agriculture includes one principal dwelling and one secondary dwelling per 20 or 80 acre parcel, caretaker/employee housing, and farm worker housing.

Open Space (OS)

This designation is intended to identify and protect important open space lands within the Sunset Industrial Area, 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 different, 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 Blvd. and S.R. 65). Typical land uses allowed include: retail stores, restaurants, offices, service commercial uses, hotels and motels, 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 S.R. 65, the designation is also intended to permit the provision of goods and services to individuals using S.R. 65, such as service stations, hotels and motels, and restaurants. High

density residential uses, typically permitted within 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 will be 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 gasses, particulates, steam, heat, odors, vibrations, glare, dust, or excessive noise are not encouraged to locate within this designation. The BP designation is located in areas with high visibility and good access to major transportation routes. It is also located closer to residential uses in surrounding jurisdictions because the character of development is less intensive than those uses permit in the Industrial land use designation. 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, located near concentrated residential areas so that employee commute times and distances are minimized. 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 in a variety of rural and urban settings. 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.

SUNSET INDUSTRIAL AREA PLAN: SPECIFIC ZONING AND PLANNING AREA DEVELOPMENT STANDARDS

The land use designations of the *Sunset Industrial Area Plan* are intended to generally represent the overall pattern of land use throughout the SIA. These designations serve as the visual expression of the land use policies of the *Placer County General Plan* and the *Sunset Industrial Area Plan* for the SIA. However, these land use designations do not precisely define the specific standards of development for individual land uses on individual parcels. In order to specifically implement the land use policies of the *Sunset Industrial Area Plan* and to further refine the land use diagram of this plan, the following Development Standards and Specific Zoning Districts have been adopted.

PLANNING AREA DEVELOPMENT STANDARDS

The Sunset Industrial Area has been separated into ten distinctive planning areas as depicted on Figure 1-2. These planning areas have been separately delineated in order to address a number of topics that are common to the Sunset Industrial Area as a whole but are to be treated differently in each of the areas in order to reflect the County's and landowner's interest for each planning area. The following topics will be addressed in each of the areas:

1. Identification of preferred land uses - The list of land uses is consistent with the uses described in the Placer County Zoning Ordinance.
2. General architectural standards - These standards are consistent with the *Placer County Design Guidelines Manual*.
3. General landscape standards - These standards are consistent with the *Placer County Landscape Design Guidelines*.
4. Street scape standards
5. Setbacks
6. Buffer standards
7. Sign standards
8. Resource-based land use limitations

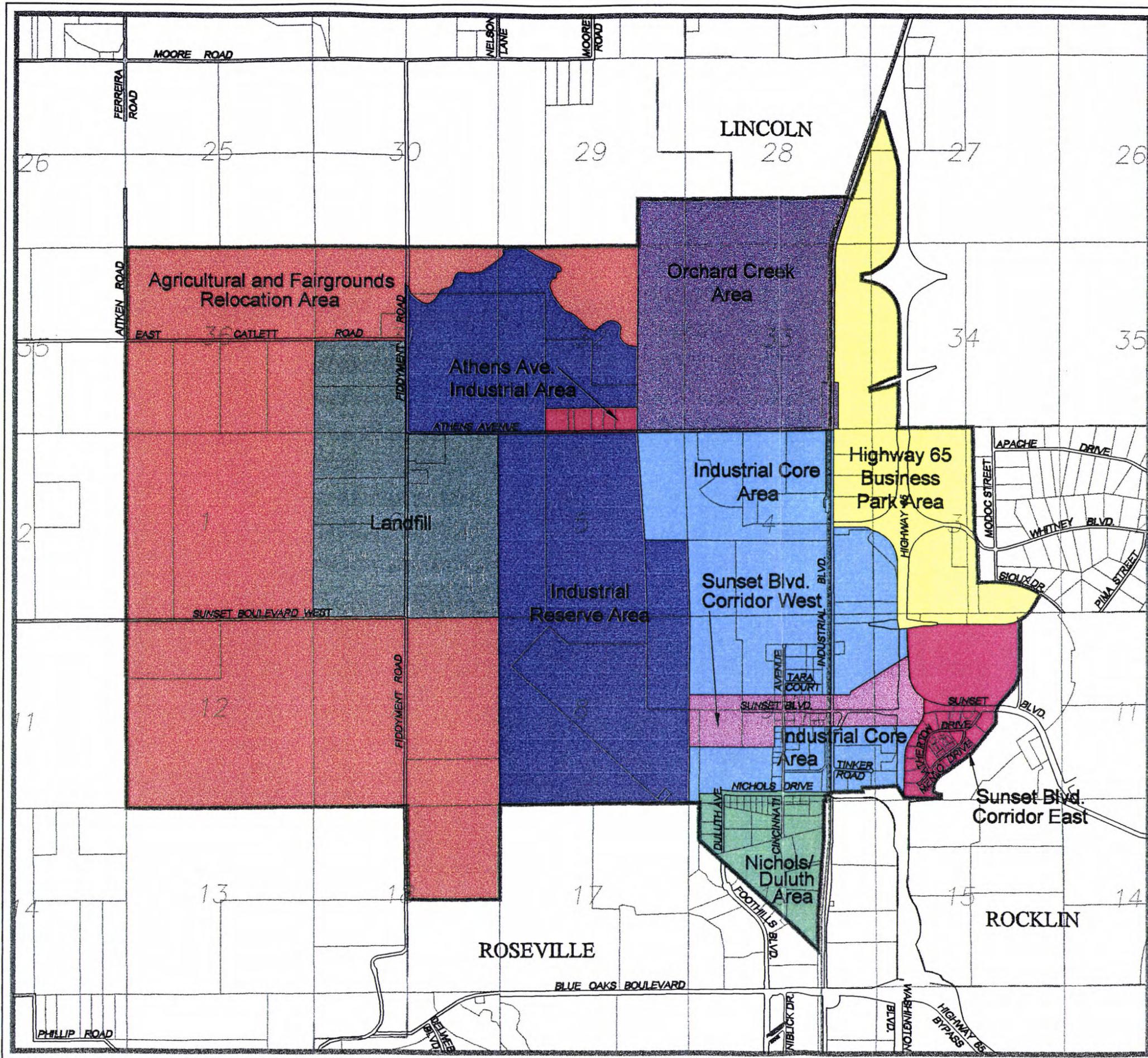
Even though these policy standards do not have the force and effect of a zoning ordinance regulation, (i.e., deviations to an ordinance can only be changed through the approval of a variance or a change in the ordinance text), adherence to the essential, stated purpose or function of the standard is to be strongly encouraged. Deviations from these standards should rarely occur and when they do occur there should exist unique conditions which warrant a deviation from the standard.

These planning areas are individually distinguished from each other by geographic features, roadways, commonalities in existing development standards and land uses, or the County's interest in specifically accomplishing certain development objectives in the area. The ten planning areas are as follows:

1. **Highway 65 Business Park** - This is an 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 Section 5.320 of the *Placer County Zoning Ordinance*. Section 5.320 provides specific ordinance requirements for the Business Park Zone District which is the zone district that will apply to this planning area. The ordinance requirements for the Business Park Zone District are significantly more detailed than other non-residential zone districts.

The *1980 Sunset General Plan* designated this area Industrial uses and Non-Residential Urban Reserve Study Area.

2. **Sunset Boulevard Corridor West** - This is an area immediately adjacent to Sunset Boulevard, west of the intersection with S.R. 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. Approximately 20% of the total area has been developed with light industrial uses on relatively small parcels (i.e., <5 acres). The *1980 Sunset General Plan* designated this area Industrial.
3. **Sunset Boulevard Corridor East** - This area is also immediately adjacent to Sunset Boulevard, east of the intersection with S.R. 65. Land uses are dominated by the Herman Miller assembly and distribution facility and the Atherton Tech Center Industrial Park. The *1980 Sunset General Plan* designated this area Industrial.
4. **Industrial Core Area** - This area is west of S.R. 65 and contains a significant portion of 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. The *1980 Sunset General Plan* designated this area Industrial.
5. **Nichols/Duluth Area** - The Nichols/Duluth 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. The small number of existing uses are generally light industrial in character. The *1980 Sunset General Plan* designated this area Industrial.
6. **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



Individual Planning Areas

- Athens Avenue Industrial Area
- Agricultural and Fairgrounds Relocation Area
- Highway 65 Business Park Area
- Industrial Core Area
- Industrial Reserve Area
- Landfill
- Nichols/Duluth Area
- Orchard Creek Area
- Sunset Boulevard Corridor East
- Sunset Boulevard Corridor West



Not to Scale

Note: A larger more legible map is available in the Planning Department.

Prepared by: Placer County Planning Department, Geographic Information Division.

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Sunset Industrial Area Plan - Placer County | 930338

- Avenue. Some level of activity is occurring on all of the parcels, with heavy industrial development being the dominant land use type. Unlike all other industrially-developed areas of the SIA, this area has no public sewer or water facilities. This area was outside of the boundaries of the *1980 Sunset General Plan*. This area has been designated Industrial on the *Placer County General Plan Land Use Diagram*.
7. **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. The site is currently used for dry land grazing and as a wetland mitigation bank. This area was designated Industrial Reserve on the *Placer County General Plan*.
 8. **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 Fiddymont Road and south of Orchard Creek. This area was designated Industrial Reserve in the *1980 Sunset General Plan* and Agriculture 80 Acre on the *Placer County General Plan*.
 9. **Landfill Area** - This includes the 320 acre Western Regional Sanitary Landfill and Material Recovery Facility and the 480 acre landfill expansion area. The properties are located at the southeast corner of the intersection of Athens Avenue and Fiddymont Avenue. This area was designated Agriculture 20-80 acre minimum in the *1980 Sunset General Plan*.
 10. **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. The area is considered one of the prime sites for a re-location of the Placer County Fairgrounds currently located in the City of Roseville. This area was designated Agriculture 20-80 acre minimum in the *1980 Sunset General Plan* and Agriculture 80 acre minimum on the *Placer County General Plan Land Use Diagram*.

INDIVIDUAL PLANNING AREA DEVELOPMENT STANDARDS

HIGHWAY 65 BUSINESS PARK

1. **Land Use** - The purpose of the Highway 65 Business Park planning area is to specifically identify an area for a mix of light industrial and office uses in a high quality campus-like setting. Standards for development would be consistent with Section 5.320

of the Placer County Zoning Ordinance for the Business Park Zone District. Preferred land uses 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 Sunset Industrial Area. Prohibited land uses include outdoor manufacturing or storage, or uses which emit appreciable amounts of visible gasses, particulate, steam, heat, odor, vibration, glare, dust or excessive noise. Heavy industrial uses can be permitted provided that all industrial activities are confined to the interior space of the building(s) and none of the above listed prohibited uses exist or are apparent on the property.

Two of the areas designated for Business Park uses have specific restrictions affecting the timing of development. The areas are located on the east side of S.R. 65 on the north and south sides of the North Whitney Boulevard interchange right-of-way. These parcels are not to be developed for uses other than agriculture or open space until such time that a state highway interchange is constructed at North Whitney Boulevard and S.R. 65 or construction of an arterial roadway connection to existing arterials in Lincoln or Rocklin. This restriction is placed as a land development standard and as a policy in this plan and on the zoning map because the North Whitney Boulevard interchange is considered to be long term project, (i.e., post 2015), and because no funding is currently provided in the Sunset Industrial Area Plan Capital Improvement Program nor in the S.R. 65 Joint Powers Authority Capital Improvement Program. An at-grade intersection on S.R. 65 at North Whitney Boulevard is not a viable component of the area's circulation improvements. Any proposal to develop either or both of these two areas with an at-grade intersection on S.R. 65, will require an amendment to the policies and standards of this plan and a rezoning to remove the zoning requirements identified on the zoning map.

A significant amount of the Business Park Planning Area is encumbered by floodplains associated with Orchard Creek. In order to avoid the risk of flooding within this area, the County shall carefully consider development near these drainages. A Flood Hazard (-FH) Combining Zone has been applied to property in this area in order to insure that the potential hazards associated with these creeks is delineated. The -FH Zone will also insure that an adequate review is conducted in order to analyze the effect of development on the creek and conversely the effect of the creek on development. Floodplain delineations and drainage reports are to be required and reviewed during project review. The -FH Combining Zone is not intended to exclude development in this area unless the Flood Damage Prevention Ordinance would prevent such improvements. The Flood Damage Prevention Ordinance prevails where conflicts exist between the Zoning Ordinance and the Flood Damage Prevention Ordinance.

- 2. Architectural Standards** - The architectural standard for the Business Park land use district is intended to present the highest standard of quality for the SIA. The reasons

for this standard are two-fold: 1) the location of the BP district is along Highway 65 and as such these properties have the greatest amount of visibility in the SIA, and 2) a higher architectural standard will enhance and improve the character of the SIA and make the area more attractive and competitive with other areas when seeking to encourage primary wage-earner employers to locate in the area.

Specific standards include the following:

- The architectural character of each proposed building or structure shall be contemporary in style although the use of traditional design elements or materials is encouraged.
- The exterior walls of each building are to be constructed of durable, permanent materials. No temporary or inflammable material will be approved.
- All exterior service, loading, storage, and utility areas (including transformers, cooling towers, etc.) will be located at the side or rear of the building and will be screened or sheltered so as not to be visible from the street right-of-way or from adjacent parcels.
- Walls which are completely unarticulated are prohibited. Building articulation can include entry indentations or projections; indented, or projected window glazing, vertical wall seams, building facades with varied front setbacks, roof overhangs or other similar structural features. Landscaping and window glazing along the same plane as the wall surface cannot replace building articulation.
- Buildings should include a mix of material types and textures. Building materials which are encouraged include concrete, masonry block, wood frame or steel frame buildings with wood or stucco siding or a mixture of these materials.
- Utilitarian metal buildings are prohibited. However, buildings which incorporate metal as a building material can be permitted provided that the building is consistent with other standards of this section.
- Soft lighting of the exterior of the building is acceptable provided that the light source is not visible.

3. Landscape Standards - The following landscape standards apply to this planning area:

- Landscape areas should be represent 25% or more of the total land area of a site. (This is consistent with Section 5.320F4 of the Zoning Ordinance, which requires that a site contain not less than 25% of the total area in landscaping). Landscape

areas may include areas of the property which contain high value open space (e.g., riparian corridors, wetland areas and oak woodlands).

- Landscape areas along S.R. 65 shall be a minimum of 50 feet in width. Landscape areas along primary access roads or driveways shall be a minimum of 30 feet in width.
 - Side and rear setbacks shall contain a minimum of 20 feet of landscaping.
 - Frontage landscaping shall be designed to provide an aesthetically pleasing presence for the primary entrance to a building. The use of an undulating berm throughout the frontage landscape areas is encouraged.
 - Side and rear landscaping shall be designed to be aesthetically pleasing but shall also be designed to screen outdoor activity areas, outdoor storage areas, service areas including loading/unloading docks, waste storage bins, and electrical or mechanical equipment.
 - Landscape areas shall include a mix of trees, shrubs and ground cover. Turf areas shall be limited in favor of drought tolerant ground cover.
 - All fencing shall be opaque. For fencing parallel to Highway 65 adjacent to the building frontage, the type of fencing material shall be compatible with, or of the same material as, the building wall material. For example, fencing dominated by concrete masonry and/or concrete wall panels would be compatible with a concrete tilt-up building.
 - Projects which are adjacent to natural preserve areas shall include landscape design features which transitions between a formal landscape environment to a natural environment compatible with the open space area.
4. **Streetscape** - The streetscape for the Highway 65 Business Park area shall be dominated by landscaping and quality building design. This streetscape should include the following elements:
- No yard areas, or loading or unloading areas should be visible from the street.
 - A landscape theme shall be established for all roadways and driveways serving the property. Emphasis will be placed on providing consistency between new facilities and existing facilities. However, a continuation of the design concept exemplified by the Herman Miller site will not be acceptable, except and unless,

similar design considerations are incorporated into a project including: 1) the development of unique building architecture; 2) the establishment of significant amounts of native open space, and 3) the use of large building setbacks.

- Through the use of large building setbacks along the primary frontage road, the Street scape shall not be dominated by buildings but instead by landscaping along the street frontage, within the parking lot and adjacent to the building.
- Where appropriate, landscape medians should be placed within the primary access road for the property and/or driveways serving the property.
- Driveway encroachments shall be constructed of materials which provide a contrast to the existing street in order to define site entry areas. Materials include colored or form lined concrete, pavers, and cobbles.
- Sidewalks should be provided along all street frontages.

5. **Setbacks** - The following minimum setbacks have been established by Section 5.320 of the Zoning Ordinance for the Business Park Zone District:

- a. **Primary Frontage Setback** - 125 feet. The primary frontage is adjacent to S.R. 65 or major arterial with four or more traffic lanes, or adjacent to any other roadway determined by the Design/Site Review Committee to be visually sensitive.
- b. **Front Setback** - 50 feet.
- c. **Side Setback** - 50 feet or 100 feet when the site is adjacent to residential or other land uses determined by the applicable review body to be incompatible with the proposed business park development.
- d. **Rear Setback** - When the property abuts another Business Park or abuts a commercial or industrial parcel, the rear setback is determined by the amount of landscaping provided in the rear area. A minimum setback of 50 feet is required in all other instances.

6. **Buffer Standards** - Residential areas could be developed adjacent to portions of the Business Park Planning Area in the Cities of Lincoln and Rocklin. Residential buffers may be necessary to separate business park uses from adjoining residential properties (See page 1-38). In addition, there is a potential for sensitive habitat areas to exist within the Highway 65 Business Park Planning Area, particularly vernal wetland

resources. Where such resources are to be preserved on site, suitable buffers need to be established between impervious surfaces and the habitat resource.

7. **Sign Standards** - All free-standing signs shall be of the monument type with a maximum height of 8 feet. Monument signs shall be constructed of masonry, concrete, metal or the dominant material used in the construction of on site buildings. A single building sign shall be permitted on all building frontages.
8. **Resource-based Land Use Limitations** - A portion of Orchard Creek passes east to west through the northerly portion of the Business Park area, west of Highway 65. This creek corridor is to be preserved and development (including all impervious surfaces) should be set back a minimum of 100 feet from the centerline of the creek or the standard structural setback shall be measured from the edge of the 100-year flood plain, whichever is greater. A setback of 50 feet from centerline of the stream channel shall be required for all branches of Orchard Creek which intersect the main east-west trunk of the stream. (See Section 4, Natural Resources.)

Numerous vernal pools and vernal swales cover the terrain throughout this planning area. Where appropriate, impacts on vernal pool habitat are to be avoided. Where wetland resource values cannot be preserved in perpetuity by avoidance or on site replacement, off-site mitigation of wetland habitats can be permitted provided that there is full replacement of habitat acreage and values including replacement for temporal losses (See Policy 4.C.3.). The Orchard Creek Planning Area is considered to be a prime location as a mitigation site for vernal wetlands, and for some amount of riparian habitat and freshwater emergent wetlands. In particular, the area can be incorporated into the proposed *Sunset Industrial Area Habitat Conservation Plan* as the primary site for the mitigation of the federally-listed endangered fairy shrimp species known to exist in the Sunset Industrial Area. Federal Endangered Species Act law will require that portions of existing habitat must be set aside and preserved as a part of the mitigation strategy for fairy shrimp. The Orchard Creek site provides suitable habitat area and habitat quality to serve as the preservation site for all, or a significant portion of, the developable portions of the Sunset Industrial Area.

SUNSET BOULEVARD CORRIDOR WEST

1. **Land Use** - This area is distinguished from other areas in that it serves as the entry point into the western, and largest, portion of the Sunset Industrial Area. The boundaries generally coincide with the boundaries of properties which have frontage on Sunset Boulevard. Because of the limited amount of existing development along this corridor there is an opportunity to establish an architectural and landscape theme for all future development. These standards will insure that this corridor will be consistently

developed into an aesthetically pleasing entrance to the balance of the Sunset Industrial Area.

Due to the relatively small size of many of the parcels along the corridor, the recommended land uses include small-scale light industrial uses and professional offices. Outdoor storage shall be limited to small areas in the rear of lots fronting on Sunset Boulevard (No more than 10% of the gross area of the parcel should be devoted to outdoor storage). No outdoor manufacturing is to be permitted in this area. All manufacturing operations are to occur within the confines of a building. Where appropriate, consolidation of small parcels is encouraged in order to permit the construction of larger industrial park sites.

This planning area will also accommodate commercial land uses near the intersection of S.R. 65 and Sunset Blvd. Commercial land uses in this area should be dominated by highway service retailers and retailers who provide goods and services to the businesses, employees, visitors and customers of the Sunset Industrial Area.

2. **Architectural Standards** - The following architectural standards shall apply to buildings within this area.

- No portion of any outdoor storage area shall be visible from Sunset Boulevard, including the Sunset Boulevard overpass.
- All fencing shall be opaque. At a minimum this is to include the use of chain link fencing with non-wooden slats. Split-face concrete block, or similar concrete masonry units; brick or tilt-up concrete panels with form-liner articulation are the preferred materials where the fence is parallel to Sunset Boulevard.
- Buildings should be constructed of concrete tilt-up, masonry or wood frame construction. Unarticulated metal buildings are prohibited.
- To the extent possible, building orientation should be directed towards Sunset Boulevard so that the primary entrance of the building is parallel to Sunset Boulevard. In those instances where the building cannot front on Sunset Boulevard due to site constraints, the side of the building should be placed parallel to Sunset Boulevard; in no case should the rear of the building or any loading or unloading areas be situated parallel to Sunset Boulevard.
- All building facades on Sunset Boulevard shall include building entry accentuation, wall articulation, a richness in architectural detail and a mixture of colors and materials in order to produce a diversity in a building's design.

- No roll-up doors shall be oriented parallel to Sunset Boulevard unless such areas are completely screened from Sunset Boulevard by the use of attractive opaque fencing, (i.e., brick, concrete block, concrete, and wood). Such loading and unloading areas shall be situated perpendicular to Sunset Boulevard or they shall be located in the rear of the building. Where loading and unloading areas are located perpendicular to Sunset Boulevard, opaque wall screening shall be placed between the front of the building and the loading and the unloading area.

3. Landscape Standards

- Landscape areas shall consist of a minimum of 15% of the net developable area of a parcel. These landscape areas shall include a mix of trees, shrubs and ground cover. Turf areas shall be limited in favor of drought tolerant ground cover and/or shrubs.
- Landscape areas fronting along Sunset Boulevard shall be a minimum of 30 feet in width on the north and south side of Sunset Boulevard.
- The landscape area shall include an undulating berm measuring 3-5 feet in height and 30 feet in width.
- Landscape islands shall be required in parking lots with a minimum standard of one island/10 parking spaces.
- All fencing shall be opaque. For fencing parallel to Sunset Boulevard, adjacent to the building frontage, the type of fencing material shall be compatible with, or of the same material as, the building wall material. For example, concrete masonry and/or concrete wall panels would be compatible with a concrete tilt-up building.

In no case shall the standard be less than chain link with earth tone-colored vinyl slats.

4. Streetscape - Sunset Boulevard, west of Highway 65, is one of the most important streetscapes in the Sunset Industrial Area. The road serves as the primary access point into the Industrial Core Area and consequently, its appearance and design sets the standard of development for the balance of the area.

- The Sunset Boulevard Streetscape between the Southern Pacific Railroad overpass and S.R. 65 shall compliment the streetscape already established in the Sunset Boulevard East Planning Area.

- Landscape areas along Sunset Boulevard should be a minimum of 30 feet in width on the north and south side of Sunset Boulevard.
 - The frontage landscape area is to include a meandering sidewalk a minimum of 6 feet in width, resulting in a net, minimum landscape width of 25 feet.
 - Frontage landscape materials shall include trees, shrubs and ground cover. Turf areas shall be minimized in favor of drought tolerant groundcovers. An undulating berm shall be constructed a minimum of 3' in height unless existing topographic conditions and traffic sight distance constraints would make construction not possible.
 - A landscaped median shall be constructed with Sunset Boulevard improvements between Highway 65 and the Industrial Boulevard/Southern Pacific railroad tracks overpass. The continued use of landscaped medians within Sunset Boulevard shall be required when deemed appropriate and safe.
 - Extensions of Sunset Boulevard to the west, as identified in the Circulation Plan, should include the same standards of development.
5. **Setbacks** - Setback standards apply as described in the Placer County Zoning Ordinance.
6. **Buffer Standards** - Noise sensitive uses proposed adjacent to the Southern Pacific Railroad tracks shall include noise buffering techniques in building design and/or in building location in order to reduce noise impacts to the acceptable levels (See the Noise Section).
7. **Sign Standards** - The following sign criteria shall apply to signs in the Sunset Boulevard West Planning Area:
- All freestanding signs shall be a low profile monument style, not to exceed eight feet (8') in height, except where the grade level at the base of the sign is lower than the adjacent roadway; in such cases, the height of the sign may be increased to an equivalent of eight feet (8') above the grade of the road.
 - Signs for highway service retail businesses, for retail sites adjacent to S.R. 65, shall be limited to 15 feet (15') in height.
 - All freestanding signs shall be constructed of materials that are compatible with, and complementary to, the building design concept.

- Signs should advertise the business on the site or should serve to identify the site. Tenant signage is discouraged. Individual tenants should be identified with building signage.
8. **Resource-based Land Use Limitations** - Few resource-based constraints exist in this planning area. A small amount of wetland/vernal pool habitat may exist on properties along Sunset Boulevard. A bridge crossing of Pleasant Grove Creek will be necessary when Sunset Boulevard is extended westerly from its current terminus. A freshwater emergent wetland also exists on the north side of the Sunset Boulevard extension to the west. Impacts to the creek and to the freshwater marsh should be avoided or fully mitigated when evaluating new development along the western extension of Sunset Boulevard.

SUNSET BOULEVARD CORRIDOR EAST

1. **Land Use** - This area already contains a significant amount of development in the form of the Herman Miller assembly and distribution site and the Atherton Tech Center light industrial center in Stanford Ranch. Permitted uses are those detailed in the conditional use permit for Herman Miller, which includes an expansion of the existing development and the master plan conditional use permit for the Atherton Tech Center which allows for a variety of light industrial and professional office land uses. Once build out is achieved at Atherton Tech Center, opportunities for additional development are limited to the Herman Miller site.
2. **Architectural Standards** - Architectural standards for the Atherton Tech Center are described in the *Design Guidelines, Atherton Tech Center (1985)*, approved by the County, and the *Placer County Design Guidelines Manual*. These guidelines include, but are not limited to the following standards:
 - Building design shall consist of high-quality, contemporary architectural features.
 - The maximum Floor Area Ratio (FAR) should not exceed 0.40.
 - Rooftop mechanical equipment, vents and ducts shall be screened from view.
 - Avoid long, unarticulated building facades. Building facades with varied setbacks are strongly encouraged.
 - Entries to buildings should portray a quality office appearance while being architecturally tied into the overall building mass and building composition.

- New development on the Herman Miller site shall be compatible and consistent with the architectural theme already established on that property.
 - Loading and unloading areas should not dominate a building's architecture.
3. **Landscape Standards** - Landscape standards for the Atherton Tech Center are described in the *Design Guidelines, Atherton Tech Center (1985)*, approved by the County, and the *Placer County Landscape Guidelines*. These guidelines include, but are not limited to the following standards:
- Landscaping should comprise 25% of the gross area of the parcel.
 - A minimum five feet (5') planting strip shall be provided along and adjacent to all interior property lines. A combination of both shrub and tree planting is required in the 5' zone.
 - Any areas not paved or built upon must be landscaped with a combination of trees, shrubs, ground cover and/or irrigated turf.
 - Parking areas within the building setback area shall be a minimum of three feet (3') below the high point elevation of landscape berms installed within the frontage landscape area.
 - Landscape islands shall be provided in the parking lot at a ratio of one landscape island/10 parking spaces.
 - Frontage landscaping adjacent to the street should be no less than 30 feet in width.
4. **Streetscape** - The Sunset Boulevard streetscape between the City of Rocklin and Highway 65 is fully developed. Future changes to the Sunset Boulevard right-of-way should include the continued use of medians and landscaped lot frontages.
5. **Setbacks** - Standard Zoning Ordinance setbacks shall apply to all uses in this planning area. Structural setbacks will typically need to be exceeded, particularly in the front setback area, in order to meet the streetscape and landscape standard requirements.
6. **Buffer Standards** - The Herman Miller site currently contains a significant open space buffer along its north and east property lines where there is some potential for the encroachment of incompatible land uses in the future. Maintenance of this buffer area is preferred over additional industrial development adjacent to the City of Rocklin.

The County is to encourage the City of Rocklin to establish buffers for all areas of future development in and around the Sunset Boulevard East area where the potential for incompatible encroachment may occur.

7. **Sign Standards** - The sign criteria for the Sunset Boulevard East area is defined by the *Design Guideline, Atherton Tech Center (1985)* and any applicable County ordinances and guidelines. This criteria includes, but is not limited, to the following standards:
 - All freestanding signs shall be monument type signs and shall not exceed a height of six feet (6') above the underlying finish grade.
 - All freestanding signs shall be constructed of materials that are compatible with, and complementary to, the building design concept.
 - No freestanding sign shall exceed a sign area of fifty feet square feet (50 sq./ft.).
 - Signs should advertise the business on the site or should serve to identify the site. Tenant signage is discouraged. Individual tenants should be identified with building signage.
8. **Resource-based Land Use Limitations** - The buffer areas of the Herman Miller site contain wetland resources (e.g. vernal pools and emergent marsh areas) which are to be avoided and/or mitigated as a part of any new development such that there is no net loss of wetland resources. If the wetland areas on the Herman Miller site are to be protected in perpetuity, these wetlands should be examined for their potential to be incorporated into a habitat conservation plan as a preserved habitat area.

INDUSTRIAL CORE

1. **Land Use** - This area of the SIA is intended to attract and accommodate the widest variety of industrial uses and other uses permitted in the Industrial Park (INP) Zone District. In general terms, compatible uses include light manufacturing, warehousing, distribution, assembly, business support services, retail and offices. Outdoor recreational uses and outdoor amphitheaters may also be considered on a case-by-case basis when such uses are not in conflict with industrial uses and/or other surrounding uses which could generate conflicts. Heavy industrial uses may locate in the area provided that all manufacturing activities occur within the confines of a building and the site is developed in such a manner that it is compatible with surrounding land uses, including the extensive use of landscaping and suitable architectural design elements. Outdoor storage or yard areas which exceed 25% of the total site are discouraged. No outdoor manufacturing should be permitted.

2. **Architectural Standards** - No single architectural standard is to be required. However, designs should be contemporary, even though the use of traditional design elements and materials is encouraged. Also, the architecture should be compatible with the architectural design of neighboring uses in the in the Highway 65 Business Park Planning Area. Specific architectural standards include the following:
 - Outdoor storage areas should be screened from public streets.
 - All fencing shall be opaque. At a minimum, this is to include the use of chain link fencing with non-wooden slats. Concrete block, brick or tilt-up concrete panels with form-liner articulation, are preferred materials where the fence is parallel to a public street.
 - Buildings can be constructed of concrete tilt-up, masonry, wood frame or a mixture of these materials. Unarticulated metal buildings are prohibited, although the use of metal as an architectural element is to be encouraged.
 - All building facades shall include building entry accentuation, wall articulation, a richness in architectural detail and a mixture of colors and materials in order to produce diversity and interest in a building's design. Where possible, building entryways shall be situated to be visible to the public right-of-way.
 - Roll-up doors shall not be oriented parallel to the street frontage unless such doors are suitably screened from the right-of-way through the use of opaque fencing and landscaping. Generally, loading and unloading areas should be situated perpendicular to the street or they should be located in the rear of the building. Where loading and unloading areas are located perpendicular to the street frontage, opaque wall screening shall be placed between the front of the building and the loading and the unloading area.
3. **Landscape Standards** - All uses in this planning area are to incorporate a formal landscape plan. Large expanses of unimproved natural areas are not permitted unless authorized on a case-by-case where the natural landscape is specifically made a part of a project's design (e.g., Herman Miller).
 - Front yard landscape areas shall be a minimum of 20 feet in width and shall contain, at a minimum, trees and ground cover. For areas along Industrial Avenue and Foothill Boulevard, the minimum frontage landscape area shall be 30 feet. Drought tolerant ground cover and/or shrubs shall be favored over the extensive use of turf areas.

- Side yard landscaping shall be a minimum of 7.5' in width in the front of the site. Side landscaping can be reduced to 5' in width in areas behind gates or fences separating the front of a building from yard or service areas in the rear of a building site. However, in those instances where landscape screening is required, such landscaping shall be placed opposite from parking, yard or circulation areas. Side yard landscaping in the front yard area shall contain formal landscaping with a density and consistency of materials similar to that which is placed on the frontage landscape areas. Side yard landscaping in the rear portions of a lot shall include, at a minimum, trees and shrubs.
 - Rear yard landscape areas shall be a minimum of 7.5' in width unless the rear yard areas is enclosed behind a fence. In those instances where landscape screening is required, such landscaping shall be placed opposite from parking, yard, or circulation areas.
 - Projects which are adjacent to natural preserve areas shall include landscape design features which transitions between a formal landscape environment to a natural environment compatible with the open space area.
- 4. Streetscape** The streetscape is to be dominated by a consistent design theme which is to include the following elements:
- A minimum of twenty (20') of frontage landscaping including trees, shrubs and ground cover.
 - Landscape areas along the frontage road shall contain an undulating berm 2-3' in height unless existing topographic elements or vehicle sight restrictions of the site would limit the construction of a berm.
 - Building entryways and other areas of architectural interest should be oriented towards the street right-of-way.
 - A street tree theme should be developed for all streets constructed in the Industrial Core Area. The street tree theme is to be established concurrent with the approval of new projects within the Industrial Core Area. Efforts shall be made to ensure that new areas are compatible with existing landscaped areas that meet these standards.
 - No parking areas shall be located adjacent to the right-of-way. All parking areas in the front of the site shall be placed behind the frontage landscaping. Typically, parking areas should be placed behind the berm described above so that vehicles are partially or wholly screened from adjoining right-of-ways.

5. **Setbacks** - Standard Zoning Ordinance setbacks shall apply to all uses in this planning area. Structural setbacks will typically need to be exceeded, particularly in the front setback area, in order to meet the streetscape and landscape standard requirements.

Additional setbacks may also be necessary to separate potentially noise sensitive office and retail uses from existing noise generating industries and facilities.

6. **Buffer Standards** - Buffers may be necessary along the Roseville City limit line and the Sunset Industrial Area to the south due to the potential for residential land uses to be located in this area. Such buffers should be consistent with this plan and the *Placer County General Plan Policy Document*. Buffers may also be necessary to separate noise sensitive or vibration sensitive uses from the Southern Pacific Railroad tracks. Also, the interim operation of the Sunset Waste Ponds, until their anticipated closure by in 1997, may also require the uses of land use buffering in order to separate uses which may be sensitive to obnoxious odors which may emanate from this site.

It is generally assumed that uses locating within the Industrial Core Area do not need to buffer themselves from other similar uses in the area. Sensitive commercial or professional office uses shall be responsible for providing any necessary buffering when such uses are established adjacent to existing businesses and industries.

7. **Sign Standards** - All freestanding signs shall be of the monument type and shall not exceed eight feet (8') in height, except where the grade level at the base of the sign is lower than the adjacent roadway; in such cases, the height of the sign may be increased to an equivalent of eight feet (8') above the grade of the road. The eight foot (8') limitation includes signs for any retail establishments within the planning area.

All freestanding signs shall be constructed of such materials and design as to be compatible with, and complementary to, the building design concept.

Signs should advertise the business on the site or should serve to identify the site. Tenant signage is discouraged. Individual tenants should be identified with building signage.

8. **Resource-based Land Use Limitations** - A branch of Pleasant Grove Creek passes through this planning area. A setback of 100' from centerline of the creek is required for all impervious surfaces in order to protect wetland and riparian resources contained within the stream corridor. The one exception to this requirement applies to a single parcel, immediately west of Cincinnati Avenue, where Pleasant Grove Creek exits a large culvert under Cincinnati Avenue at Tara Court. It is assumed that the portion of the creek which flows through this parcel will be channelized or piped and that the property

would be subsequently developed. Mitigation of the impacts on the creek are to be required consistent with the policies of this plan.

Delineation of the Pleasant Grove Creek 100-year floodplain should be required for all project's adjacent to the creek in order to avoid development within the floodplain. Other wetland habitats exist outside of the Pleasant Grove Creek stream environment zone, including vernal pools in the upland portions of the planning area. When preserved, these areas must be suitably separated from adjoining development.

NICHOLS/DULUTH

1. **Land Use** - The Nichols/Duluth area is located at the southerly end of Cincinnati Avenue and Duluth Avenue, north of the City of Roseville. This area is somewhat isolated from the balance of the plan area due to its limited accessibility via Cincinnati Avenue. Because of its isolation, its access to a rail spur, and because of the proximity of the Sunset Waste Ponds, the Nichols/Duluth area is considered to be a location where heavier or more intensive industrial land uses can be considered. These uses include, but are not limited to, the following:
 - Industries which require significant areas of outdoor storage (i.e., >50% of the total lot area) provided that the storage areas are screened by opaque fencing and vegetation.
 - Uses that require outdoor manufacturing (e.g., truss manufacturing) or a significant amount of yard area activity (e.g., wholesale lumber yards). Such uses can be considered provided that outdoor manufacturing areas or yard areas do not exceed 50% of the area of the parcel. All noise generating activities must be appropriately mitigated such that the activities are in conformance with the noise standards of this plan. All yard and circulation areas must be surfaced with an approved all weather surface.
 - Storage of potentially hazardous or flammable materials (e.g., liquefied petroleum gas).
 - All uses must be considered to be compatible with the intent and purpose of the Industrial Park Zone District as described by Section 5.340 et. seq. of the Placer County Zoning Ordinance.
 - Uses which can utilize the rail spur that passes east-to-west through the Nichols/Duluth area for the delivery of raw materials to the area and/or for the delivery or distribution of finished products and materials.

The purpose of designating this area for heavier industrial activities does not relieve proposed development from having to meet the standards for architectural design, yard screening, and landscaping standards that are applied elsewhere in the SIA. On the contrary, such uses may likely have a greater obligation to provide suitable architectural and, more importantly, landscape elements, in order to insure that the heavier industrial uses are not incompatible with surrounding less intensive uses.

The one exception to these standards applies to the properties south of Pleasant Grove Creek, adjacent to the City of Roseville, at the northern terminus of Foothills Boulevard. This area is currently completely isolated from the balance of the Sunset Industrial Area because it can only be accessed through the City of Roseville. Until such time that Foothills Boulevard is extended, this isolation will remain. For the property to develop it is likely that an annexation will be required because many of the needed services can only be provided by the City of Roseville. If development occurs within the unincorporated SIA, the development must meet the standards and design criteria already required by the City. Land uses should include light manufacturing, distribution/warehouse, business support services, research and development, office uses and other activities which are less intensive than those occurring north of the creek. (NOTE: The following discussion of standards does not apply to the property south of Pleasant Grove Creek. A review of existing entitlements or discussions with the County and City should take place in order to determine the appropriate and current standards for development in this area.)

2. **Architectural Standards** - Simple concrete tilt-up, masonry or wood frame construction is acceptable. Large areas of unarticulated wall surfaces are acceptable provided that wall panel reveals and a mixture of colors are applied to the wall surface. Building entry areas shall contain some architectural features which distinguish the entry from the balance of the building facade. Buildings should be designed and placed in such a manner that they assist in the screening of any heavy industrial activities or use of yard areas occurring on site. Mechanical or electrical equipment is to be suitably screened by architectural or landscape elements.

Buildings located within the interior to any yard on the property may be constructed of utilitarian metal construction provided that building colors are compatible with the main building.

All loading and unloading areas shall be placed perpendicular to the road right-of-way or they shall be placed in a yard area behind opaque fencing or buildings where they are not visible from roads or driveways serving the property.

3. **Landscape Standards** - Landscaping in this area shall be compatible with landscaping in the balance of the industrial areas. Particular emphasis shall be placed on screening

outdoor yard areas or outdoor activity areas with landscape materials. Other landscape standards include the following:

- Front yard landscape areas shall be a minimum of 20 feet in width and shall contain, at a minimum, trees and ground cover. Drought tolerant ground cover shall be favored over the extensive use of turf areas.
- Side yard landscaping shall be a minimum of 7.5' in width in the front of the site. Side landscaping can be reduced to 5' in width in areas behind gates or fences separating the front of a building from yard or service areas in the rear of a building site unless additional area is necessary in order to provide for suitable screening or yard or outdoor activity areas. In those instances where landscape screening is required, such landscaping shall be placed opposite from parking, yard or circulation areas.

Side yard landscaping in the front yard area shall contain formal landscaping with a density and consistency of materials similarly to that which is placed in the frontage landscape areas. Side yard landscaping in the rear portions of lot shall include, at a minimum, trees and shrubs.

- Rear yard landscape areas shall be a minimum of 7.5' in width unless additional area is necessary in order to provide for suitable screening or yard or outdoor activity areas. In those instances where landscape screening is required, such landscaping shall be placed opposite from parking, yard or circulation areas.
- Projects which are adjacent to natural preserve areas shall include landscape design features which transition between a formal landscape environment to a natural environment compatible with the open space area.
- Uses which are compatible with the current operation of the Sunset Waste Ponds (sludge drying beds) and any potential future operations of the ponds (other than typical industrial activities). In the event the Sunset Waste Ponds are reclaimed no restrictions regarding compatibility shall apply.

4. Streetscape - The streetscape is to be dominated by a consistent design theme which is to include the following elements:

- A minimum of twenty (20') of frontage landscaping including, at a minimum, trees and ground cover.

- Landscape areas along the frontage road shall contain an undulating berm 2-3' in height unless existing topographic elements of the site would limit the construction of a berm.
 - A street tree theme should be developed for all streets constructed in the Industrial Core Area. The street tree theme is to be established concurrent with the approval of new projects within the Industrial Core Area. Efforts shall be made to ensure that new areas are compatible with existing landscaped areas.
 - Outdoor yard areas or outdoor activity areas shall not be visible from public streets. No materials shall be stored in parking lots.
5. **Setbacks** - Standard Industrial Park Zone District setbacks apply. Additional setbacks may be necessary for materials stored in the yard areas, including stack height limitations. A 100' from centerline setback is required for both branches of Pleasant Grove Creek that pass through this area.
6. **Buffer Standards** - Portions of this area are in proximity to the Sunset Waste Ponds at the southern terminus of Cincinnati Avenue. Until such time that these ponds are closed, land uses located within this area should include suitable buffering in order to insure that employees and patrons are not affected by obnoxious odors.
- Two northerly forks of Pleasant Grove Creek pass through this area. Standard stream-side and floodplain buffering techniques should apply to businesses locating within this area.
7. **Sign Standards** - No signage may be displayed on any mechanical equipment that is associated with site operations. All freestanding signs shall be of the monument type not to exceed eight (8') feet in height. Signs should advertise the business on the site or should serve to identify the site. Tenant signage is discouraged. Individual tenants should be identified with building signage.
8. **Resource-based Land Use Limitations** - A small amount of vernal pool wetland habitat may exist in the upland areas of the planning area. Two branches of Pleasant Grove Creek passes through the area and any development adjacent to the creek shall have a setback of a minimum of 100' from centerline of the creek. Delineation of the creek's 100-year floodplain should be required for all projects adjacent to the creek in order to avoid development within the floodplain.