

**TRANSPORTATION &
CIRCULATION SECTION**

SECTION 2 TRANSPORTATION/CIRCULATION

Transportation Setting

The Sunset Industrial Area Plan is currently served by a limited roadway system which includes State Route 65, Sunset Boulevard and Industrial Boulevard. State Route 65 serves regional traffic and provides access to the Plan area with an at-grade intersection at Sunset Boulevard. Sunset Boulevard provides the only access to the existing land uses west of Industrial Boulevard. This access is provided by a two-lane crossing of the Union Pacific Railroad tracks just west of Industrial Boulevard. Sunset Boulevard also provides access to the unincorporated areas east of State Route 65 and to the City of Rocklin. Industrial Boulevard is a north-south arterial which parallels State Route 65 between the City of Roseville to the south and the City of Lincoln to the north. Figure 2-1, the Circulation Diagram, displays the transportation/circulation network for the Plan Area for 2015. Conceptual alignments for post-2015 improvements are also depicted. The right-of-way requirements for the Plan Area roadways are described in Table 2-2. The right-of-way requirements depicted in Table 2-2 may be in excess of the right-of-way needs depicted in the Circulation Diagram for 2015 in order to insure that sufficient right-of-way exists for future projected needs.

Capital Improvement Program

A computerized travel demand model was used to develop a Capital Improvement Program (CIP) based upon anticipated land development by the year 2015. The CIP identifies roadway improvements needed to serve the proposed land uses within the Plan Area through the year 2015. These transportation improvements include the following (see Figure 2-1 and Table 2-1):

- (1) Construct a two-lane extension of Foothills Boulevard from its existing northern terminus in Roseville north to Athens Avenue.
- (2) Widen Sunset Boulevard to four lanes from State Route 65 to Cincinnati Avenue.
- (3) Construct an interchange at Sunset Boulevard/State Route 65. Interim improvements to the existing at-grade Sunset Boulevard/State Route 65 may be necessary prior to construction of the interchange. These improvements would include providing additional lanes.
- (4) Widen State Route 65 to four lanes from the Blue Oaks Boulevard interchange to the terminus of Industrial Avenue at State Route 65.
- (5) Widen Industrial Avenue to provide shoulders and bike lanes to County standards.
- (6) Extend Sunset Boulevard from Cincinnati Avenue to the Foothill Boulevard extension.

Development projects will be required to dedicate sufficient right-of-way for ultimate

improvements along project frontages.

**TABLE 2-1
2015 CAPITAL IMPROVEMENT PROGRAM**

Street Intersection	Functional Classification	Segment	Description of Improvements
Foothills Boulevard	Arterial	Roseville City Limits to Athens Ave.	Construct 2 Lanes
Industrial Avenue	Arterial	Lincoln City Limits to Roseville City Limits	Shoulder Widening
Sunset Boulevard	Arterial	S.R. 65 to Cincinnati Ave.	Widen to 4 Lanes
		Cincinnati Ave. to Foothills Blvd.	Construct 2 Lanes
		@ Atherton Rd.	Construct Signal
State Route 65	State Highway	@Sunset Blvd.	Construct Interchange
		Blue Oaks Blvd. to Industrial Ave.	Improve to 4-Lane Freeway

**TABLE 2-2
RIGHT-OF-WAY REQUIREMENTS FOR SIA PLAN ROADWAYS**

Roadway	Segment	Right-of-Way
Sunset Boulevard	West of S.R. 65	134 Feet
Foothills Boulevard Extension	City of Roseville to Athens Avenue	88 Feet
	North of Athens Avenue	88 Feet
North Whitney Boulevard	West SIA Plan Boundary to S.R. 65	88 Feet
	S.R. 65 to Foothills Blvd. Extension	110 Feet
Wood Creek Oaks Extension	South SIA Plan Boundary to Athens Avenue	88 Feet

CIRCULATION DIAGRAM

2015 Capital Improvements

-  New Interchange
-  New 2-Lane Road ⁽¹⁾
-  Roadway Widening (2 to 4 Lanes)
-  Shoulder Widening

Post-2015 Improvements ⁽²⁾

-  Post-2015 Interchange
-  Post-2015 Road

Improvements By Others

-  Interchange By Others
-  Road Improvements By Others

(1) The Foothill Blvd. extension, within the city limits of Roseville, is to be constructed as a 2015 CIP Improvement. It is assumed that this is a shared City and County obligation.

(2) Post-2015 Roadway alignments are conceptual, and will be determined as development occurs.



Not to Scale

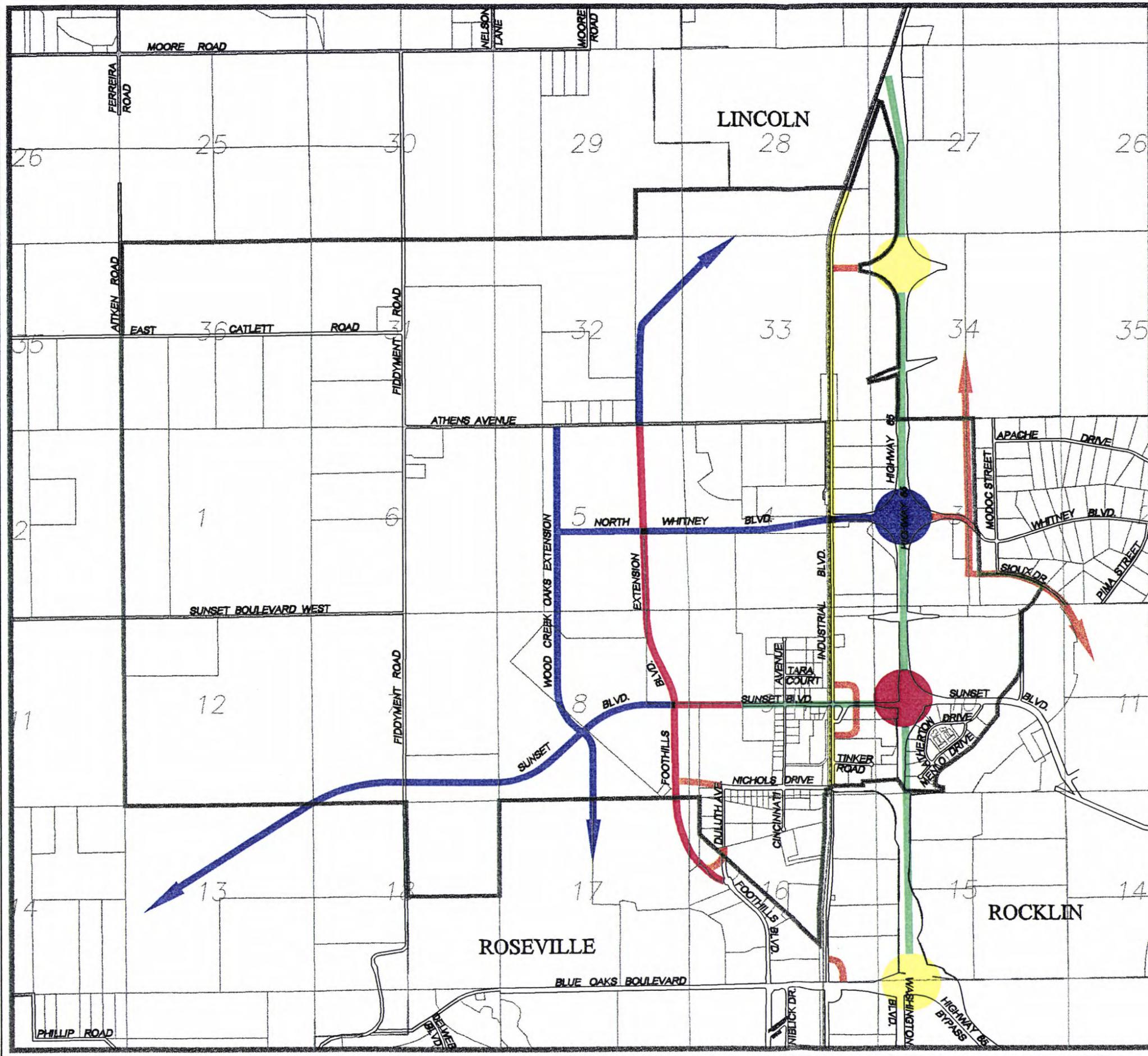
Note: A larger more legible map is available in the Planning Department.

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

Date: June 24, 1997

Sunset Industrial Area Plan - Placer County | 930338

Circulation Diagram
Figure 2-1



Traffic Mitigation Fee Program

The 2015 CIP will be funded in part by the County's traffic fee program. The fee program provides a mechanism for new development to pay their fair share of transportation improvements identified in the CIP. Due to the current lack of transportation infrastructure, large projects may be required to construct roadway improvements that exceed their fee obligation. In these cases, reimbursement may be provided from subsequent development.

Other Funding Sources

The total cost to fund the CIP improvements are not exclusively funded by the County's traffic fee program. A number of other funding sources are also assumed to cover the cost improvements. These sources include:

- Developer installation of frontage improvements;
- Redevelopment revenue;
- State contributions toward Highway 65 widening and the Sunset Boulevard interchange;
- The Highway 65 Interchange Joint Powers Authority for partial funding of the Sunset Boulevard interchange; and
- County contributions.

Post 2015 Improvements

Although the above improvements are identified to adequately serve the Plan Area through the year 2015, transportation needs beyond 2015 conditions must also be recognized. To serve the transportation needs beyond 2015 conditions, long-range improvements should be anticipated, identified and planned. To this end, dedication of right-of-way for post-2015 improvements will be required for long-range improvements that have been identified at the time of development.

The Countywide General Plan identifies a long-range need for an east/west facility between State Route 65 and State Route 70/99. Extensions of Sunset Boulevard and Blue Oaks Boulevard to the west have been identified as possible alignments. As of this writing, the proposed alignments are still under consideration and review by local jurisdictions. Therefore, right-of-way will continue to be preserved for a future extension of Sunset Boulevard to State Route 99/70. Other conceptual improvements and alignments for post-2015 transportation infrastructure are identified in Figure 2-1.

Conditions on Development

State Route 65 is proposed as a 4-lane freeway between Interstate 80 and Industrial Avenue by 2015. As a high-speed, multi-lane freeway facility, safety is of paramount concern when considering local access with State Route 65. Therefore, there shall be no new at-grade intersections with State Route 65 through the Plan Area.

Under no condition will development be allowed on the parcels north of Herman Miller until direct vehicular access to these parcels is provided by either:

- Construction of a grade-separated North Whitney Boulevard interchange with State Route 65; and/or
- Construction of an arterial roadway connecting these parcels with existing arterials through Rocklin or Lincoln. Any proposed arterial connections that result in a temporary cul-de-sac will be subject to meet the County’s cul-de-sac standards.

Currently, the only vehicular access into and out of the Sunset Boulevard/Cincinnati Avenue area is by way of a single crossing over the Union Pacific railroad tracks. A secondary access to serve this area is considered a top priority, and may be a condition of new development within this area.

Goal 2.A: *To develop a balanced land use and transportation plan which adequately serves the Sunset Industrial Area Plan.*

Policies

- 2.A.1. Approve land uses which are consistent with the capacities of transportation facilities.
- 2.A.2. The road network within the Sunset Industrial Area Plan shall be coordinated with road networks and the land uses of adjacent jurisdictions, particularly the Cities of Roseville, Rocklin and Lincoln.

Implementation Programs

- 2.1. The County shall adopt a circulation diagram with the Sunset Industrial Area Plan and shall update it as needed based upon changes within the Plan Area and within the surrounding jurisdictions.

Responsibility:	Department of Public Works Planning Department
Time Frame:	Ongoing
Funding:	General Fund/Road Funds

Goal 2.B: *To establish a safe, efficient and adequate transportation system to serve the needs of the Sunset Industrial Area Plan.*

Policies

- 2.B.1. Maintain a level "C" service standard on Plan Area roadways. Exceptions to level of service "C" will be allowed at locations within one-half mile of State highways where the standard shall be level of service "D". Other exceptions may be appropriate on a case-by-case basis where specific factors shall be considered (see policy 3.A.7 of the *Countywide General Plan - Policy Document*).
- 2.B.2. Plan for continuous north/south arterial road connections through the Plan Area to the west and east of State Route 65. Such facilities shall ultimately provide arterial connections between the cities of Roseville and Rocklin, south of the Plan Area and with the City of Lincoln to the north. These parallel facilities shall provide an alternative to State Route 65 for local trips.
- 2.B.3. Determine traffic and circulation impacts and identify appropriate mitigation measures for proposed land development projects.
- 2.B.4. Require applicants of discretionary land development projects, (including subdivisions, conditional use permits and minor use permits), to prepare and submit a traffic analysis, documenting impacts from their project on the transportation system, including impacts on the offsite road network and intersections. Require applicants to mitigate the impacts identified in the traffic analysis in order to maintain consistency with the goals and policies of this plan. Projects which require discretionary permits include, but are not limited to the following:
- a. Uses listed within the Placer County Zoning Ordinance which require Conditional Use Permits and Minor Use Permits.
 - b. Subdivisions
 - c. Rezoning with or without an area plan amendment.
 - d. Specific Plans
- 2.B.5. Require applicants, who are not required to obtain the discretionary permits listed in Policy 2.B.4., to prepare a traffic analysis documenting impacts from their project on the transportation system, including impacts on the offsite road network and offsite intersections. Require applicants to mitigate the impacts identified in the traffic analysis in order to maintain consistency with the goals

and policies of this plan. Projects subject to this policy include, but are not limited to, the following:

- a. Design review applications for all new land development projects in the Business Park (BP) zone district.
- b. Design review applications for all uses not requiring a conditional use permit or minor use permit in the General Commercial (C-2), Office & Professional (OP), Industrial (I), and Farm (F) zone districts.

2.B.6. Require new development to fund their fair share of roadway improvements necessary to maintain acceptable levels of service.

2.B.7. Monitor and update the Plan Area Capital Improvement Program (CIP) as necessary based on changing development and inflation.

2.B.8. Prohibit new at-grade intersections on Highway 65 within the Plan Area.

2.B.9. Require development on the parcels north of Herman Miller to provide access via a new grade-separated North Whitney Boulevard interchange with State Route 65, or via an arterial roadway connecting these parcels with existing arterials through the cities of Rocklin or Lincoln. No new at-grade intersection shall be permitted on State Route 65.

2.B.10. Require dedication of right-of-way for future roadway improvements as part of the land development process.

2.B.11. Coordinate with neighboring jurisdictions to provide acceptable and compatible levels of service on roadway facilities

Goal 2.C: *To maximize roadway capacities to match existing and projected traffic levels.*

Policies

2.C.1. Promote the use of transportation systems management (TSM) programs directed at increasing the efficiency of the transportation system, and require proposed developments to meet the County's adopted trip reduction ordinance (TRO) aimed at increasing average vehicle ridership.

2.C.2. The County shall promote the use of transportation systems management programs that divert automobile commute trips to transit, walking, and

bicycling. At a minimum, such programs shall include requirements for the provision of sidewalks and right-of-way for bike trails on those roads that provide linkages to residential areas to the north, south and east of the Plan Area boundaries (e.g., Sunset Boulevard, Industrial Boulevard, and Foothills Boulevard).

- 2.C.3. The County shall encourage the Placer County Transportation Planning Agency to update its Long-Range Transit Master Plan to include transit service to the SIA. This update would include a funding mechanism for the establishment and operation costs of transit service to the SIA.

Goal 2.D: *To plan for additional roadway facilities needed to accommodate long-term growth.*

Policies

- 2.D.1. Support a joint effort of Placer County and the Cities of Roseville, Lincoln and Rocklin to insure the construction of the Highway 65 widening to four lanes and the Highway 65 bypass of the City of Lincoln.
- 2.D.2. Preserve right-of-way for a potential extension of Sunset Boulevard as an east-west facility to link western Placer County with Sutter County and Sacramento County.
- 2.D.3. Preserve right-of-way for a potential extension of Foothill Boulevard and a similar parallel road to the west of the Foothill extension, as north-south facilities to link the Sunset Industrial Area to the Cities of Lincoln and Roseville.
- 2.D.4. The County shall preserve right-of-way for all other transportation and circulation facilities depicted on the *Sunset Industrial Area Plan Circulation Diagram* for 2015 and post-2015 improvements.

Implementation Programs

- 2.2. The County shall adopt, and update as needed, a capital improvement program (CIP) for the Sunset Industrial Area. The CIP shall provide a funding mechanism, cost estimates and a list of projects for the road network and intersections to be constructed within the Plan Area.

Responsibility: Department of Public Works
Planning Department

Office of Economic Development (redevelopment)
Time Frame: Ongoing
Funding: General Fund
Redevelopment Funds

2.3. The County shall pursue alternative funding sources for the CIP including state and federal funds, redevelopment funds, fees and grants.

Responsibility: Department of Public Works
Office of Economic Development (redevelopment)
Time Frame: Ongoing
Funding: General Fund/Road Fund

PUBLIC FACILITIES SECTION

SECTION 3 PUBLIC FACILITIES AND SERVICES

The Sunset Industrial Area Plan is a "general plan" document that is different than most of the community plans that have been prepared in Placer County due to its non-residential character. The "community" that is being served is composed of industries, commercial establishments, professional offices and public service providers. These land uses have a high demand for unique and high quality services.

By virtue of its development as a non-residential area, the Sunset Industrial Area has unique service demands. Typically, large urban areas require the presence of schools, libraries, parks, and possibly health/welfare services. The Sunset Industrial Area will not require these particular services, largely due to the absence of residential development in the Plan Area. For the most part, the large residential areas near the Sunset Industrial Area lie within the cities of Roseville, Rocklin and Lincoln and consequently, these cities will be providing the necessary services for these areas.

The essential services to the Sunset Industrial Area include basic infrastructure (e.g., sewer, water, power, streets, solid waste disposal and drainage facilities) and local governmental services; namely fire protection, law enforcement services and general municipal government services (e.g., building and planning departments). The Plan Area will also need many general county-wide services including the tax collector, assessor, judicial system and others.

Even though the service demand for the Sunset Industrial Area is more limited than other areas of the County, the provision of these services is critical for the public's health and well-being to be maintained. Sufficient, if not exceptional services, are also necessary to meet the economic development goals of this Plan and the Placer County General Plan.

This section of the *Sunset Industrial Area Plan* will provide the goals, policies and implementation programs necessary to insure that adequate public facilities and services are available for existing and future businesses in the Sunset Industrial Area.

In addition to the direction provided by this section of the policy document, specific information on public facility and services needs and costs has also been prepared. Information on existing and needed public facilities and services can be found in Appendix E, an infrastructure study and capital improvement program for the Sunset Industrial Area. Appendix F contains a public infrastructure financial alternatives analysis which provides a series of recommendations and alternatives on funding the capital improvement program.

Goal 3.A: *To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities for the Sunset Industrial Area.*

Policies

- 3.A.1. Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.
- 3.A.2. The County shall ensure, through the development review process, that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:
 - a. The applicant can demonstrate that all necessary public facilities will be installed concurrent with the construction of the project, or such facilities are adequately financed (through fees or other means); and
 - b. The project’s improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.
- 3.A.3. The County shall require that new commercial, recreational, office, business park and industrial development are planned and developed according to urban facility standards.
- 3.A.4. The County shall require new development to meet Pacific Gas and Electric Company’s standards for work within utility easements.

Implementation Programs

3.1. The County shall ensure that capital improvement programs (CIPs) for area facilities plans are prepared in conjunction with new *specific plans* for areas zoned with a -Development Reserve (-DR) Combining Zone. CIPs should identify improvement needs for the plan, including consideration for phasing and final project build-out.

Responsibility:	Project Proponents
Time Frame:	Ongoing
Funding Source:	Permit Fees

3.2. The County shall require developers to obtain will-serve letters from all providers of public facilities and services to new development.

Responsibility:	Project Proponents
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Time Frame: Ongoing (letters to be provided prior to final project approval)
Funding: N/A

Goal 3.B: *To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.*

Policies

- 3.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income), and when alternative sources of funding have been identified to offset foregone revenues.
- 3.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construct new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income) and when alternative sources of funding have been identified to offset foregone revenues.
- 3.B.3. The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income) and when alternative sources of funding have been identified to offset foregone revenues.
- 3.B.4. The County shall seek broad-based funding sources for public facilities and services that benefit current and future businesses in the Sunset Industrial Area.
- 3.B.5. The County shall consider the use of public tax-exempt bonds to finance fees and other initial costs associated with the approval of a project. Such bonds could be applied to traffic fees, fire impact fees, capital facilities impact fees, and other fees used to finance capital facility construction which is typically charged prior to, or at issuance of, building or other construction permits.
- 3.B.6. When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements.

- 3.B.7. The County shall require the preparation of a fiscal impact analysis for all major land development projects, including all commercial, professional office or industrial development on 10 or more acres of land. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. The County shall have the discretion to determine whether or not such an analysis can be performed by County staff using existing County methodologies and assumptions or whether such an analysis needs to be prepared by a project proponent.
- 3.B.8. The County shall consult with the Cities of Roseville, Rocklin and Lincoln to require new development within city limits to mitigate impacts on facilities and services within the Sunset Industrial Area.
- 3.B.9. The County shall prepare a fair-share allocation funding program to pay for the costs associated with the implementation of a habitat conservation plan for the Sunset Industrial Area. Such costs include the purchase of habitat acreage for *in situ* preservation and for re-created habitat as mitigation for impacts within the Sunset Industrial Area.

Implementation Programs

- 3.3. The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, and county service areas.

Responsibility:	Department of Public Works Facility Services Department Planning Department County Executive County Counsel Board of Supervisors
Time Frame:	FY 97-98
Funding Source:	General Fund

- 3.4. The County shall consider the establishment of a Mello-Roos Community Facilities District for the Sunset Industrial Area for the purpose of financing capital facilities fees. The district's bonds would be used to finance the fees charged at, or prior to, issuance of building permits or other construction permits in order to reduce the up-front charges applied to new development.

Responsibility:	Department of Public Works
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Facility Services Department
Planning Department
County Executive
County Counsel
Office of Economic Development
Board of Supervisors
FY 97-98
General Fund

Time Frame:

Funding Source:

- 3.5. At the County's discretion, the *Fiscpac* computer model, or similar methodologies, shall be utilized for evaluating the fiscal impacts of major projects in the Sunset Industrial Area when a separate fiscal impact analysis is not prepared by the project proponent.

Responsibility:

Planning Department
County Executive

Time Frame:

Ongoing

Funding Source:

Fees

- Goal 3.C:** *To provide a long-term reliable source of treated surface water for consumption, irrigation, manufacturing and general use for urban development in the Sunset Industrial Area.*

Policies

- 3.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable surface water supply for all urban uses. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.
- 3.C.2. The County shall promote efficient water use and reduced water demand by:
- a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging water-conserving landscaping and other conservation measures;
 - c. Encouraging retrofitting existing development with water-conserving devices; and
 - d. Encouraging water-conserving agricultural irrigation practices.
- 3.C.3. The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.

- 3.C.4. The County shall not consider urban development in the areas zoned with a Development Reserve (-DR) Combining Zone, on the Placer County Zoning Maps unless, and until, a source of treated surface water is guaranteed to the site proposed for development.
- 3.C.5. Where possible, the County shall require existing industrial uses which utilize groundwater to convert to a surface water supply when such supplies are readily available to the site.
- Goal 3.D:** *To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.*

Policies

- 3.D.1. The County shall promote efficient water use and reduced wastewater system demand by:
- a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging retrofitting with water-conserving devices; and
 - c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
- 3.D.2. The County shall encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.
- 3.D.3. The County shall promote functional consolidation of wastewater facilities.
- 3.D.4. Where possible, the County shall require existing industrial uses which utilize onsite sewage disposal systems (e.g., septic systems) to convert to a publicly-treated sewage disposal system when such utilities are readily available to the site.
- 3.D.5. The County shall close and remediate the Sunset Septage Waste Ponds and permanently cease use of this area for the disposal or temporary storage of septic wastes. The County shall subsequently make the property available for industrial development after appropriate decontamination of the site.
- 3.D.6. The County shall coordinate with the Western Placer Waste Management Authority and the Local Enforcement Agency to authorize the use of the Western Regional Sanitary Landfill for the disposal of septic wastes including de-watered wastes from septic systems. The acceptance of such wastes will be predicated upon the conditions of approval of the landfill's Conditional Use Permit, Solid Waste Facilities Permit and Waste Discharge Requirements.

- 3.D.7. The County shall encourage the use of reclaimed water, appropriately treated and disinfected pursuant C.C.R. Title 22, for irrigation, including private landscaping, landscaping within right-of-ways (e.g., medians) and agricultural lands.

Implementation Programs

- 3.6. The County shall develop a program which results in a cessation of the use of the Sunset Septage Waste Ponds for the disposal of septic wastes. The County shall further implement a closure plan resulting in the closure and remediation of the pond site and subsequent re-use of the site for industrial purposes.

Responsibility: Department of Facility Services
 Planning Department
 Funding: General Funds
 Fees
 Time Frame: FY 97/98

- 3.7. The County shall assist the Western Placer Waste Management Authority in obtaining the necessary permits or modifications to existing permits to accept septic wastes including de-watered wastes from septic systems for terminal disposal at the Western Regional Sanitary Landfill. The acceptance of such wastes will be predicated upon the conditions of approval of the landfill's Conditional Use Permit, Solid Waste Facilities Permit and Waste Discharge Requirements.

Responsibility: Department of Facility Services
 Planning Department
 Funding: General Funds
 Fees
 Time Frame: FY 97/98

Goal 3.E: *To collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment.*

- 3.E.1. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.
- 3.E.2. The County shall support efforts to set aside land for drainage or other public uses of floodplains through the use of setbacks and common area lots, or by obtaining easements for drainage and other public uses of floodplains.

- 3.E.3. The County shall protect floodplains and stream channels as critical recharge areas to replenish local groundwater basins, and to protect and/or restore wetlands and riparian habitats, and irrigate agricultural lands.
- 3.E.4. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's *Stormwater Management Manual* and the *County Land Development Manual*. The County shall further require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.
- 3.E.5. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.
- 3.E.6. The County shall continue to support the programs and policies of the watershed flood control plans developed by the Flood Control and Water Conservation District for the Pleasant Grove and Auburn Ravine drainages.
- 3.E.7. The County shall require that new development adequately mitigate increases in stormwater peak flows and/or volume to 90% of pre-project levels. Detention facilities should be constructed at the project site or within a larger project's development area where joint facilities are warranted. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County. At such time that a regional stormwater detention program is developed, new projects shall participate in the implementation of the regional program, as deemed necessary.
- 3.E.8. The County shall mitigate the potential contamination of surface waters, from urban development runoff, through the use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs).
- 3.E.9. The County shall encourage project designs that minimize drainage concentrations and impervious coverage. To the extent feasible, the County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.
- 3.E.10. The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and

implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).

- 3.E.11. The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, the cities in the county, and other public agencies in planning and implementing regional flood control improvements.

Implementation Programs

- 3.8. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District for the Auburn Ravine and Pleasant Grove Watersheds.

Responsibility:	Department of Public Works Board of Supervisors
Time Frame	Ongoing
Funding	Development Fees General Fund

- 3.9. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.

Responsibility:	Department of Public Works Board of Supervisors
Time Frame:	Ongoing
Funding:	Development Fees General Fund

- 3.10. The County shall continue to implement and enforce its *Grading Ordinance* and *Flood Damage Prevention Ordinance*.

Responsibility:	Department of Public Works Flood Control District and Water Conservation District
Time Frame:	Ongoing
Funding:	Development Fees General Fund

- 3.11. The County shall require new development to maintain, to the extent feasible, natural conditions on property being considered for urban development. Such natural conditions include the site's topography, existing vegetation, wetlands and natural drainageways.

Responsibility: Department of Public Works
Planning Department
Time Frame: Ongoing
Funding: Development Fees

Goal 3.F: *To ensure the safe and efficient disposal or recycling of solid waste generated in the Sunset Industrial Area.*

Policies

- 3.F.1. The County shall require waste collection for all urban development.
- 3.F.2. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.
- 3.F.3. The County shall support efforts of the Western Placer Waste Management Authority to ensure that landfills and other solid waste facilities (e.g., material recovery facilities) are buffered from incompatible development.
- 3.F.4. The County shall require that all new solid waste facilities and operations comply with applicable provisions of the *Placer County Integrated Waste Management Plan*.
- 3.F.5. The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.
- 3.F.6. The County should promote the recycling market development zone in the Sunset Industrial Area in the area around the Western Placer Waste Management Authority's Material Recovery Facility.
- 3.F.7. When considering land use changes in the vicinity of the Western Regional Sanitary Landfill operation, the County shall consider the landfill as the dominant land use in the area. In order to protect this facility and its expansion areas from incompatible encroachment, new residential land uses shall be separated from the property lines of active and future landfill sites by a buffer of one mile. Such buffers do not apply to closed landfills or solid waste material recovery facilities. The intent of this policy is to prohibit the creation of new parcels for residential

use within one mile of the landfill, not to prohibit construction of a residence on an existing legal building site within this area.

Implementation Programs

3.12. The County shall require discretionary permit approval for all new solid waste facilities and operations within the Sunset Industrial Area.

Responsibility: Environmental Health Services
Planning Department
Department of Public Works
Time Frame: Ongoing;
Funding: General Fund

3.13. The County shall provide incentives to businesses that use locally-recycled materials as part of their manufacturing processes. These incentives may include relaxation of development standards and/or fast-track permitting.

Responsibility: Department of Public Works
Economic Development Department
Time Frame: Ongoing
Funding: N/A

3.14. The County shall assist the Western Placer Waste Management Authority in the sale and/or distribution of recycled products collected at the Western Placer Waste Management Authority Material Recovery Facility.

Responsibility: Western Placer Waste Management Authority
Department of Facility Services
Planning Department
Time Frame: FY 94-95
Funding: Public Bonds

Goal 3.G. *To provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing commercial/industrial development in the Sunset Industrial Area.*

Policies

3.G.1. Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to employees.)

- a. 1:1,000 persons for unincorporated areas
 - b. 1:7 for jail population
 - c. 1:16,000 total county population for court and civil officers
- 3.G.2. The County Sheriff shall strive to maintain the following average response times for emergency calls for service:
- a. 6 minutes in urban areas
 - b. 15 minutes in rural areas
- 3.G.3. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.
- 3.G.4. The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.
- 3.G.5. The County shall consider public safety issues in all aspects of commercial and industrial project design, including crime prevention through environmental design.
- Goal 3.H:** *To provide fire protection capabilities suitable to serve the demands of the industrial, commercial, professional and agricultural land uses in the Sunset Industrial Area.*
- 3.H.1. The County shall seek to improve the fire protective service level for the Sunset Industrial Area by constructing facilities within the Plan Area boundaries
- 3.H.2. The County shall assist in the development of fire protection services which includes equipment and training capable of serving the unique needs of the Sunset Industrial Area, including, but not limited to, hazardous materials response, chemical fires and wildland fires.
- 3.H.3. The County shall evaluate a variety of funding sources to pay for operations, maintenance, training and personnel costs associated with a fire station located within the Sunset Industrial Area boundaries.
- 3.H.4. The County shall insure that fire protective services for the Sunset Industrial Area include emergency medical response capabilities suitable to an industrial park environment.

Implementation Programs

3.15. The County shall implement a funding program, to supplement existing revenue sources, in order to develop and operate a new fire station within the Sunset Industrial Area Plan boundaries. The program shall fund the facilities, equipment, operations, training, maintenance and personnel costs for the fire station. The funding program shall include an analysis which determines the fair share cost of the provision of these facilities and services for the land uses within the Sunset Industrial Area.

Responsibility: Office of Emergency Services
County Executive Office
Planning Department
Placer County Fire Department/California Division
of Forestry and Fire Protection
Time Frame: FY 98/99
Funding: General Fund

3.16. The County shall evaluate the potential to use redevelopment funds for the capital facility costs of constructing and equipping a new fire station within the Sunset Industrial Area. The evaluation shall consider the acquisition of land, the construction of the fire station facilities and the purchase of the necessary equipment.

Responsibility: Redevelopment Agency
Office of Emergency Services
County Executive Office
Planning Department
Placer County Fire Department/California Division
of Forestry and Fire Protection
Time Frame: FY 97/98
Funding: General Fund
Redevelopment Funds