

SAFETY SECTION

SECTION 7 SAFETY

Government Code Section 65302(g) requires that a local agency's General Plan include a safety element for the protection of the community from any unreasonable risks associated with the effects of a number of natural or development-induced impacts. The Placer County General Plan and its goals, policies and implementation programs, is intended to provide the information required by the above statute. Notwithstanding the General Plan's coverage of this issue, there are public health and safety concerns related to the use of land in the Sunset Industrial Area. This section of the *Sunset Industrial Area Plan* is intended to address those concerns specific or unique to the Sunset Industrial Area.

Public health and safety is of particular concern in the Sunset Industrial Area due to the type of development occurring within the Plan Area and the potential for such development to affect the health and safety of the area's work-force and surrounding persons and properties. The goals, policies and programs contained in this section are intended to insure that the Sunset Industrial Area is a safe place to work and that no short or long term health affects will impact the area's work-force and surrounding residents in the vicinity of the Plan Area's industries.

The Sunset Industrial Area will generate health and safety concerns in two general categories: (1) the potential for natural conditions to impact individuals or property and (2) the potential for existing and new development to affect the public's health or property.

NATURAL CONDITIONS WITH THE POTENTIAL TO IMPACT PUBLIC HEALTH AND SAFETY

With the exception of wildland fires and the potential for localized flooding, the natural environment of the Sunset Industrial Area is not expected to generate any problematic conditions which would significantly affect the public's health and safety. The potential for seismic disturbance, ground liquefaction, slope instability leading to mudslides or landslides, dam failure, etc. are not relevant due to the geographic location of the Plan Area in Placer County. Consequently, the goals, policies and programs of this portion of the Safety Section will address the potential for both flooding and fire to affect the public.

Flooding

The Plan Area is crossed by a number of intermittent drainageways and one permanent stream (i.e., a northerly tributary of Pleasant Grove Creek). During significant storm events these drainage areas have the potential to leave their channel and flood adjoining lands. As the Plan Area and upstream areas develop and more impervious surfaces are constructed, the potential for storm flows to increase over time could also exacerbate the flooding potential within the Plan Area including areas beyond the Pleasant Grove flood plain. Lastly, the development within the Plan Area has the potential to contribute to storm flows in areas downstream of the plan area boundaries.

As discussed in the Natural Resources Section, it is noted that stream corridors provide numerous important benefits to fish and wildlife. By preserving the floodplains of the Plan Area's creeks and other significant drainages, the fish and wildlife habitat resources contained within the stream zones can also be protected. Therefore, the Plan's goals and policies related to floodplain preservation and protection for public safety also meet other goals and policies of this Plan related to the preservation of fish and wildlife resources.

Wildland Fires

The Plan Area contains large areas of agricultural lands and grassland areas which historically have had a high potential for wildland grass fires due to the area's long, hot, dry summers and fuel loading. Additionally, some agricultural practices involve burning; particularly the burning of rice stubble in the fall of each year. Rice burning and other agricultural burning practices may also have an impact on persons and property. At least one half of the Plan Area is anticipated to remain in an undeveloped condition, subject to potential wildland fires, due to the extensive use of agricultural, open space and public facility (i.e., landfill) designations on the land use diagram. As a consequence, the potential for wildland fires to occur will remain even with full build-out of the urban development that is contemplated.

DEVELOPMENT INDUCED CONDITIONS WITH THE POTENTIAL TO IMPACT PUBLIC HEALTH AND SAFETY

New development in the Plan Area, especially industrial development, has the potential to generate a number of public health and safety concerns. Chief among these is the threat to public health that is associated with the use, storage, manufacturing, and distribution of hazardous materials. Industrial activities can generate a need for, or involve the manufacturing of, these materials in quantities that have the potential to affect public health and safety. Given the concentration of industrial activities within the Plan Area it is important to acknowledge the presence of these materials and insure that the *Sunset Industrial Area Plan* provides a policy framework by which such materials are used in Placer County.

A second area of concern is structural fires and yard fires on developed properties in the Plan Area. Structures, materials stored in structures, and materials stored in yard areas have the potential to be highly flammable in an industrial environment. Additionally, some of the materials stored may be hazardous or may emit hazardous gases when ignited. As a consequence, it is important to have fire protective services for the Sunset Industrial Area that are capable of appropriately responding to the type of fires that could be associated with development in the Plan Area.

A third area of concern is related to solid waste facilities and operations. Public health and safety concerns include the handling and disposal of non-hazardous designated wastes, methane gas migration through the soils around the Western Regional Sanitary Landfill and the potential for leachate contamination of ground and surface waters. Solid Waste Facilities permits and

permits from state regulatory agencies (e.g., the Regional Water Quality Control Board Water Discharge Requirements) provide for the necessary measures to monitor these effects and others not listed, to insure that solid waste operations and facilities are safe and do not impact adjoining properties. Such monitoring activities are the responsibility of the Local Enforcement Agency and the State of California. Nevertheless, the Safety Section of this Plan should acknowledge the presence of these safety impacts and address them through appropriate policy language to insure that public health and safety is addressed.

The clay soils in the Plan Area may cause new development to incorporate specific engineering practices in order to insure structural stability over time. Although the potential for this condition to generate health and safety impacts is limited, this Plan has provided policies and programs in order to insure that such impacts do not occur.

Indirect safety concerns that result from development in the Plan Area include a likely increase in traffic accidents, the creation of additional occupational hazards and accidents, and increased crime.

Lastly, it should be noted that excessive noise within the plan area can affect the public's health. Industrial activities (e.g., manufacturing and processing) and traffic noise levels can be an irritant and can be hazardous depending on the noise level and the length of exposure to the noise source. For information on how noise issues are addressed, refer to the Noise Section of this Plan and the Noise Section of the *Placer County General Plan Policy Document*.

Goal 7.A: *To protect the lives and property of the employees, patrons, business owners and property owners who work or own property within the Sunset Industrial Area.*

Policies

- 7.A.1. The County shall ensure that the siting of critical emergency response facilities such as fire stations, sheriff's offices and substations, dispatch centers, emergency operations centers, and other emergency service facilities and utilities have minimal exposure to flooding, seismic and geological effects, fire, and explosions.
- 7.A.2. The County shall ensure that adequate facilities are constructed, and that an adequate level of services are provided, to protect the public's health and safety for those who work, reside, or conduct business within the Sunset Industrial Area.

Goal 7.B: *To protect the lives and property of the citizens of Sunset Industrial Area from hazards associated with development in floodplains and manage floodplains for their natural resource values.*

Policies

7.B.1. The County shall require that arterial roadways and expressways, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.

7.B.2. The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions.

Where public facilities have been constructed or lands have been acquired, with the specific intent of mitigating storm water runoff, such facilities or lands may be taken into consideration when determining the extent of the 100-year floodplain.

7.B.3. The County shall attempt to maintain natural conditions within the 100-year floodplain of all streams and drainage-ways except under the following circumstances:

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

7.B.4. Where floodplain areas are specifically identified, the County shall adopt zoning standards which either prohibit or limit development in these areas to that which is consistent with the policies of this Plan and the *Placer County General Plan*.

7.B.5. The County shall coordinate with neighboring jurisdictions to mitigate the impacts of new development in the Sunset Industrial Area that could increase or potentially affect runoff onto parcels downstream in a neighboring jurisdiction (e.g., the City of Roseville and Sutter County).

Implementation Programs

7.1. The land development departments shall routinely require the identification of floodplains with new discretionary projects and insure that storm flows generated from new development do not flood the new development or other developments in the vicinity of the project.

Responsibility: Planning Department
Department of Public Works
Flood Control District
Time Frame: Ongoing
Funding: Developer Fees

7.2. The County shall update the Sunset Industrial Area’s zoning maps to reflect the known location of flood hazard areas.

Responsibility: Planning Department
Department of Public Works
Flood Control District
Time Frame: Ongoing
Funding: General Fund

Goal 7.C: *To protect the citizens of Placer County from public health and safety impacts associated with the operation of solid waste operations and facilities for those activities regulated by Placer County’s ordinances, policies and standards.*

Policies

7.C.1. The County shall consult and coordinate with the Local Enforcement Agency in order to insure that new conditional use permits meet the policies of this plan, the Zoning Ordinance, the Placer County General Plan, related County-adopted policy documents, County certified or adopted environmental documents, and the concerns of the Local Enforcement Agency and other state and federal agencies.

7.C.2. The County shall consult with the Integrated Waste Management Board’s Local Enforcement Agency in order to monitor the status of compliance with solid waste facilities permits where such compliance is under the authority of Placer County’s ordinances, policies and standards.

7.C.3. The County shall monitor the status of compliance of County-issued discretionary permits associated with solid waste operations and facilities, where such compliance is under the authority of Placer County’s ordinances, policies and

standards. The County shall not enforce, monitor or regulate those activities under the authority of the Local Enforcement Agency, the Integrated Waste Management Board, the Regional Water Quality Control Board, or any other state or federal agency with jurisdiction over landfill operations.

7.C.4. To the extent that the County has the authority as a responsible agency, as defined by the California Environmental Quality Act, the County shall insure that the environmental documentation for new or revised solid waste facilities permits and/or conditional use permits, contains mitigation measures which protect the public's health and safety from the operation of solid waste operations and facilities.

7.C.5. The County shall review all discretionary land uses associated with post-closure land use plans for solid waste facilities and operations in order to insure that the resulting land uses are compatible with the surrounding environment, including existing uses.

Implementation Programs

7.3. The County shall encourage the Western Placer Waste Management Authority, or its successor, to implement a methane gas recovery operation.

Responsibility: Planning Department
Department of Facility Services
Time Frame: FY 97-98
Funding: General Fund

7.4. The Placer County Environmental Review Committee and Development Review Committee shall be responsible for implementing policies 7.C.1. through 7.C.5. to insure that the citizens of Placer County are protected from public health and safety impacts associated with the operation of solid waste operations and facilities.

Responsibility: Planning Department
Environmental Health Services
Department of Public Works
Air Pollution Control District
Funding: General Fund
Operators Fees
Developer Fees

7.5. The County shall coordinate with other regulatory agencies to reduce the risk of fire at solid waste facilities and operations.

Responsibility: Environmental Health Services
Local Enforcement Agency
Facility Services Department
Placer County Fire Department/CDF
Time Frame: Ongoing
Funding: General Fund

Goal 7.D: *To protect employees, employers, farm operators, and patrons of the Sunset Industrial Area from injury and loss of life and to protect property and watershed resources from fires.*

Policies

7.D.1. The County shall seek to provide the highest practical level of fire protection and emergency services in the Sunset Industrial Area.

7.D.2. The County shall seek to improve the local fire protection standard in the area (expressed as Insurance Service Organization [ISO] ratings) to an ISO rating of 4 for urban uses and ISO rating of 8 for rural areas.

7.D.3. The County shall implement a program to improve the local fire protection agency's average response time to emergency calls to 4 minutes for urban uses and a maximum of 10 minutes for the rural areas of the Sunset Industrial Area Plan.

7.D.4. The County shall require new development to develop and fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.

7.D.5. The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.

7.D.6. The County shall seek to insure that the local fire protection agency provides fire services which are prepared to address wildland fires, chemical fires, structural fires, and large-scale evacuations resulting from fire events.

7.D.7. The County shall insure that a new fire station is constructed and manned within the boundaries of the Sunset Industrial Area and that such a station be capable of responding to a wide range of urban and rural emergencies.

- 7.D.8. In coordination with the local fire protection agency, the County shall control current and future structural fire losses and fire protection costs through increased emphasis on automatic fire detection and suppression systems. The County shall further provide incentives, such as fire impact fee reductions, which encourage the installation of fire protection systems, especially automatic detection and suppression systems.
- 7.D.9. The County shall seek the assistance of the local fire protection agency, and the cooperation of property owners, to control the risk of grass fires through vegetation hazard reduction programs, fire-resistive building construction, and grass fire safety education programs. The County shall further provide incentives, such as fire impact fee reductions, which encourage risk reduction related to grass fires.
- 7.D.10. Maintain a disaster response capability for hazardous materials incidents, accidents at the fairgrounds/motor sports complex facilities, and a broad range of natural disasters.
- 7.D.11. The County shall require new development to develop weed abatement programs to reduce fire hazards in the SIA, consistent with County and California Department of Forestry and Fire Protection standards.
- 7.D.12. The County shall require new development to meet all fire standards of the County and State. This includes requiring water distribution systems to meet fire flow and hydrant spacing requirements of the County and California Department of Forestry and Fire Protection.

Implementation Programs

- 7.6. The County in coordination with the local fire protective service shall develop reliable long-range funding program to meet the needs of fire/EMS operations -- both capital and operating and maintenance. Such a program shall include procedures for equitably allocating the costs of providing fire and emergency services in the SIA, with consideration given to:
 - a. current levels of built-in protection
 - b. current in-house brigades
 - c. current in-house prevention and education programs
 - d. demand for fire, EMS, and hazardous materials services
 - e. existing facilities.

Responsibility: Office of Emergency Services

Funding: Local Fire Protection Agency
 County Executive Office
 General Fund
 Impact Fees

Time Frame: FY 97\98

7.7. The County shall refer development proposals in the Sunset Industrial Area to the appropriate local fire agency for review for compliance with fire safety standards.

Responsibility: Planning Department
 Building Department
 Local Fire Protection Agency

Funding: Impact Fees

Time Frame: Ongoing

Goal 7.E: *To minimize the property damage due to geological hazards.*

Policies

7.E.1. The County shall require the preparation of a soils engineering analysis prior to permitting development in areas prone to geological hazards.

7.E.2. The County shall require submission of a preliminary soils report, prepared by a registered civil engineer where critically expansive or unstable soils have been identified or are expected to exist.

Goal 7.F: *To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.*

Policies

7.F.1. The County shall ensure that the use and disposal of hazardous materials in the Sunset Industrial Area complies with local, state, and federal safety standards.

7.F.2. The County shall discourage the development of residences or schools in surrounding jurisdictions near known hazardous waste disposal or handling facilities.

7.F.3. The County shall review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the County's *Hazardous Waste Management Plan* (CHWMP).

- 7.F.4. The County shall require secondary containment and periodic examination for all storage of toxic materials.
- 7.F.5. The County shall require that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the County.
- 7.F.6. The County shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, containment, spill or ignition response and storage.
- 7.F.7. The County shall work with the local and surrounding fire protection agencies, law enforcement, and other agencies to ensure an adequate response capability to hazardous materials emergencies within the Sunset Industrial Area.
- 7.F.8. The County shall require all new development to perform a groundwater sampling program prior to and during construction activity that would have the potential to result in groundwater contact in areas located above the known extent of groundwater contamination plumes. If contaminated groundwater would be encountered during such construction activities, new development shall ensure that all construction workers shall be given safety equipment and training and a protocol for proper storage and disposal of any contaminated groundwater that meets the definition of a hazardous waste.
- 7.F.9. To ensure that environmental protection and health and safety programs will expand as necessary to respond to the needs of development, Placer County shall provide the resources (i.e., staff and equipment) necessary to ensure that comprehensive environmental protection and health and safety programs are implemented within the SIA.
- 7.F.10. To ensure that the environmental protection and health and safety programs adequately address the health and safety hazards of each operator and to ensure that these programs are adequately documented, the County shall arrange for regular audits of the programs. Audits shall occur at least every five years and shall be conducted by individuals not directly affiliated with the operator. Each audit does not need to address all operations, but audits shall be comprehensive enough to adequately identify any possible areas of the environmental protection and health and safety programs that need improvement.

- 7.F.11. To ensure that appropriate environmental review is conducted in the unlikely event that any substantial use of radioactive materials or biohazardous materials are proposed within the SIA, Placer County shall conduct an appropriate environmental review before accepting a Radioactive Materials License from the California Department of Health Services Radiologic Health Branch. Appropriate mitigation, if necessary, shall be implemented.
- 7.F.12. The County shall require the implementation of a Risk Management and Prevention Program (RMPP) for all operators permitted to handle significant quantities of "acutely hazardous materials", as defined by the state Office of Emergency Services.
- 7.F.13. To reduce the SIA's contribution to statewide hazardous waste generation, the County shall take feasible steps to minimize hazardous waste generation, while avoiding the transfer of pollutants to other environmental media (e.g., air or sewer releases). The County shall take steps to reduce hazardous waste generation through source reduction programs. Possible pollution prevention strategies that could be considered for the program include: 1) regularly training maintenance personnel to ensure good housekeeping practices that reduce potential spills, 2) spills, 2) using laboratory procedures that minimize chemical waste production (i.e., using the products of one experiment as the reactants for another experiment), and 3) placing a surcharge on hazardous materials purchases to cover hazardous waste disposal costs.
- 7.F.14. Prior to project approval, project applicants who generate hazardous waste shall demonstrate to the County their ability to dispose of any generated hazardous waste at an approved disposal facility and must show that there is enough space within the facility to accept the quantities of hazardous wastes to be generated.

Implementation Programs

7.8. The County shall enter into agreements with other agencies for mutual aid during hazardous materials emergencies.

Responsibility:	County Executive Office of Emergency Services
Time Frame:	Ongoing
Funding:	General Fund

7.9. The County shall document known location of hazardous materials storage and collect information from new businesses which include the storage, use, or distribution of hazardous materials.

Responsibility: Environmental Health Services
Time Frame: Ongoing
Funding: Developer Fees
General Fund

- 7.10. The County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material or a response to fires which could cause a release of hazardous gases.

Responsibility: Environmental Health Services
Local Fire Protection Agency
Time Frame: Ongoing
Funding: Developer Fees
General Fund

ECONOMIC DEVELOPMENT SECTION

SECTION 8 ECONOMIC DEVELOPMENT

The Sunset Industrial Area of Placer County is emerging as an important employment base for residents of South Placer, North Sacramento and the foothill communities. This economic development activity is recognized as a critical component of the County's future growth due to the jobs and revenues that this area will contribute to Placer County and the indirect benefits such jobs and revenues bring to the surrounding communities. This section of the *Sunset Industrial Area Plan* will provide the goals, policies and programs which will serve as the guiding principles of economic development for the Sunset Industrial Area.

Economic development can be defined as the process by which a community attracts quality employment opportunities for its residents. It also refers to activities designed to provide a stable, diverse economy to guard against unforeseen economic change affecting particular industry sectors. An economic development program can include financial or technical assistance to businesses to ensure the retention and expansion of existing enterprises and attraction of new businesses, as well as job training and employment programs. In the Sunset Industrial Area, the economic development program focuses on the creation of employment opportunities for primary wage earners, so as to decrease the number of workers commuting out of the county to work elsewhere within the region.

The County recognizes that development in the Sunset Industrial Area is affected by a number of factors. Some of these factors are under direct control of the County (e.g., land development procedures and standards, and land use decisions), others are under the control of other governmental entities (e.g., water quality, wetlands and endangered species) or, lastly, they are a function of the marketplace (e.g., geographic location and land values). This section's goals, policies and programs seek to address the public/private concerns affecting development in the Sunset Industrial Area by creating an economic development environment that balances the demands of the regulatory agencies with the demands of the marketplace. If this balance is successfully achieved, the Sunset Industrial Area will develop into a viable and successful industrial park for decades to come.

Goal 8.A: *To maintain a healthy and diverse local economy that meets the present and future employment, public safety, and service needs of Placer County residents and to expand the economic base to better serve the needs of residents and local businesses.*

Policies

8.A.1. The County shall encourage the retention, expansion and development of new businesses in the Sunset Industrial Area, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators.

- 8.A.2. The County shall focus economic development efforts on projects that will maximize long-term net revenues to the County.
- 8.A.3. The County shall encourage flexibility in development standards to accommodate uses that provide a substantial economic benefit to the community.
- 8.A.4. The County shall consider deferring or reducing fees for new development that provides a substantial benefit to the community, such as large numbers of primary wage-earner jobs. Such consideration shall include identification of possible alternative funding sources to offset the foregone revenues, such as redevelopment assistance.
- 8.A.5. The County shall strive to coordinate its economic development efforts with the efforts of cities and other economic development organizations, including local chambers of commerce and regional and state trade and commerce organizations.
- 8.A.6. The County should encourage the continued diversification of the Sunset Industrial Area's economy by encouraging the establishment of a wide range of businesses including manufacturing-based industries compatible with the area's standards, business support services, service industries, electronics, medical, research and development, computer products and software, warehouse and distribution, entertainment industries, tourist recreation industries, and the film and motion picture industry, and those uses which will further enhance Placer County's economy.
- 8.A.7. The County shall support the development of primary wage earner job opportunities in the Sunset Industrial Area to provide incorporated and unincorporated residents an alternative to commuting outside of Placer County.

Implementation Programs

- 8.1. The County will support the continued efforts of the Placer County Economic Development Board to increase understanding of business needs and to better coordinate economic development efforts with other jurisdictions in the county and the region.

Responsibility:	Board of Supervisors County Executive
Time Frame:	Ongoing
Funding:	General Fund

Goal 8.B: *To increase employment opportunities for Placer County residents by establishing the Sunset Industrial Area as an unincorporated area specifically established for employment generation.*

Policies

- 8.B.1. The County shall provide assistance to businesses throughout the Sunset Industrial Area to support retention, growth and expansion of existing businesses and the startup of new businesses.
- 8.B.2. The County shall seek to retain the Sunset Industrial as an unincorporated, non-residential region for the development of employment-generating uses and activities.
- 8.B.3. Enhance the capability of the economic development community, including the Office of Economic Development, the Planning Department, the Department of Public Works, the Building Department and the Health Department, to respond to business inquiries, and to provide assistance to businesses in the Sunset Industrial Area.
- 8.B.4. Provide Placer County with the tools necessary to respond to business inquiries, attract new employers to the Sunset Industrial Area and create new jobs in the Sunset Industrial Area.
- 8.B.5. The County should facilitate the identification of sites for the expansion of existing businesses, and for the startup of new business through the implementation and use of a geographic information and permit tracking system which can provide information on site constraints, infrastructure, status of entitlements, land development costs and other considerations.
- 8.B.6. Provide the Sunset Industrial Area with adequate infrastructure to serve the existing business populations, and to ensure that business retention and expansion will be possible in the future.
- 8.B.7. Ensure retention of some undeveloped industrial zoned land for future use and to provide flexibility within the marketplace.
- 8.B.8. The County shall seek the establishment of a joint-powers authority (JPA) or to development agreements, between the County and the cities of Roseville, Rocklin, and Lincoln in order to improve the provision of the infrastructure in the incorporated and unincorporated areas in and around the Sunset Industrial Area.

- 8.B.9. The County shall review all proposed development projects with the adjacent city and jointly prepare appropriate infrastructure and public service standards for such projects.

Implementation Programs

- 8.2. Following the adoption of the *Sunset Industrial Area Plan*, the County will petition the Local Agency Formation Commission to modify the spheres of influence of the Cities of Rocklin, Roseville, and Lincoln to remove the Sunset Industrial Area.

Responsibility: County Executive
 Planning Department
 Board of Supervisors
 Time Frame: FY 97-98
 Funding: General Fund

- 8.3. The County shall consider the establishment of a joint-powers authority for incorporated and unincorporated lands in and around the Sunset Industrial Area. The County is to consider implementing the following tasks:

- a. Infrastructure design, finance and construction.
- b. Development of a regional economic development strategy.
- c. Approval of revenue and cost sharing agreements among all authority participants.
- d. Development of a habitat conservation plan.
- e. Development of a finance plan.

Responsibility: Planning Department
 Economic Development
 Affected landowners
 State and Federal Resource Agencies
 Time Frame: FY 97-98
 Funding: General Fund

Goal 8.C: *To improve the County's ability to attract new businesses to the Sunset Industrial Area.*

Policies

- 8.C.1. Through the efforts of the Office of Economic Development and the Permit Streamlining Committee, the County shall continue to implement efforts to

streamline the land development process for projects seeking entitlements for industrial, professional and commercial developments within the Sunset Industrial Area.

- 8.C.2. Provide a quick and consistent response to business inquiries to both create a favorable impression of the County at the initial stage of contact, and to prevent loss of potential jobs due to an inability to respond to inquiries.
- 8.C.3. Provide a better environment for conducting business in the Sunset Industrial Area by ensuring that government activities, programs and regulations affecting businesses and development are clearly understood.
- 8.C.4. Continue to improve cooperative working relationships among County Departments so that the broader needs of the County (e.g., environmental quality, congestion, continued employment opportunities) are given consideration.
- 8.C.5. The County shall actively and regularly solicit the views of the business community in matters affecting Placer County's economic climate and development.
- 8.C.6. Develop and promote two-way communication between the public sector, including local, state and federal agencies, and the business community of the Sunset Industrial Area.
- 8.C.7. Where feasible, the County should develop programs which can streamline the process of obtaining approvals from those state and federal agencies which have regulatory oversight in the Sunset Industrial Area (e.g., permits for impacting wetlands and endangered species, and state highway projects).

Implementation Programs

- 8.4 The County shall continue to develop a program which provides up-to-date economic information to assist the County's economic development program. The program shall, at a minimum, include the following:
 - a. A business inventory to facilitate business surveying; and
 - b. The monitoring of changes in the local and regional economy; and
 - c. Provide a current County profile to business prospects; and
 - d. To provide information to existing businesses regarding the availability of assistance programs, including management assistance, job training, employee recruitment, and financing programs; and

- e. To establish an early warning system of business problems and possible plant closures.

Responsibility: Planning Department
Economic Development Department
Economic Development Board
Time Frame: Ongoing
Funding: General Fund

- 8.5 The County will continue to pursue streamlining of the development project review process to reduce the time required for review of new economic development proposals.

Responsibility: Planning Department
Permit Streamlining Committee
Time Frame: Ongoing
Funding: General Fund

- 8.6 The County shall review and refine its land use permitting requirements to improve expedited permit processing in the Sunset Industrial Area.

Responsibility: Planning Department
Economic Development
Time Frame: Ongoing
Funding: General Fund

- 8.7 The County shall regularly monitor the area's infrastructure and service levels, or other specific locational deficiencies within the Sunset Industrial Area which may hinder economic development efforts. Where problems are identified, the County shall develop strategies to eliminate or mitigate the problem.

Responsibility: Planning Department
Economic Development
Time Frame: Ongoing
Funding: General Fund

- 8.8 The County shall work with the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers and the State Department of Fish and Game to develop a habitat conservation plan for the Sunset Industrial Area in order to streamline the permitting process for impacts on state and federally protected wetlands and riparian habitats or endangered species.

Responsibility: Planning Department
Time Frame: FY 97/98
Funding: General Fund
State/Federal Assistance Funds

Goal 8.D: *To remove existing and prevent new blighted conditions within the Sunset Industrial Area.*

Policies

- 8.D.1. The County shall prepare a redevelopment plan in order to alleviate blighting conditions and to remove constraints that interfere with proper, economic industrial development within the Sunset Industrial Area.
- 8.D.2. The County shall seek to achieve an environment reflecting a higher level of concern for architectural, landscape, urban design and land use principles appropriate for the attainment of the objectives of the *Sunset Industrial Area Plan*.
- 8.D.3. The County shall seek to eliminate or ameliorate the accessibility constraints that interfere with proper development by providing, as may be appropriate, street, interchange, and railroad overpass improvements.
- 8.D.4. The County shall seek to eliminate or ameliorate deficient or substandard public infrastructure conditions including insufficient off-street parking; deficient, undersized, or poorly located utilities; inadequate fire protection facilities; or other similar public improvement deficiencies adversely affecting the Sunset Industrial Area.
- 8.D.5. The County shall provide, where possible, assistance to property owners, businesses, and investors to facilitate the rehabilitation or construction of buildings suitable for job generating light industrial, distribution, and service uses.
- 8.D.6. The County shall provide, where possible, assistance to public and private development entities in the mitigation of environmental conditions that interfere with proper development.
- 8.D.7. The County shall promote new and continuing private sector investment within the Sunset Industrial Area to prevent the loss of and to facilitate an increase of light industrial, business professional, distribution, and commercial service activity.

- 8.D.8. The County shall provide assistance, where possible, to ensure the development, by rehabilitation or new construction, of a range of housing types affordable to various segments of the community, elsewhere in the County outside of the Sunset Industrial Area, in a manner consistent with the provisions of the Placer County General Plan and the California Community Redevelopment Law.

Implementation Programs

- 8.9. The County shall establish a redevelopment area and prepare a redevelopment plan for a portion of the Sunset Industrial Area in order to remove and/or avoid blighted conditions and to remove constraints that interfere with proper, industrial development in the Sunset Industrial Area.

Responsibility: Planning Department
County Executive Office
Office of Economic Development
Time Frame: FY 97/98
Funding: General Fund, redevelopment funds

- 8.10. The County shall establish a redevelopment project area to implement the redevelopment plan for the Sunset Industrial Area.

Responsibility: Board of Supervisors
County Executive Office
Time Frame: FY 97/98
Funding: General Fund, redevelopment funds

HOUSING SECTION

SECTION 9 HOUSING

The *Placer County General Plan Policy Document* was adopted in August 1994; the first comprehensive Countywide update since 1967. Prior to the adoption of the new General Plan, Placer County was obligated to meet a requirement of the State Department of Housing and Community Development to prepare a new *Housing Element*. In June of 1992 the new *Housing Element* was adopted and subsequently incorporated into the new *Placer County General Plan*.

The 1992 *Housing Element* continues as the current element in effect today. This element provides housing goals, policies, programs and objectives for the unincorporated of Placer County, including the Sunset Industrial Area. The element covers a number of broad topical policy areas including: affordable housing supply, conservation and rehabilitation of the existing housing stock, preservation of existing, subsidized, affordable units at risk of converting to fair market values, special housing needs, homeless housing needs, energy conservation and equal opportunity housing opportunities.

The *Sunset Industrial Area Plan* does not provide any residential land use designations. The plan only provides a number of non-residential designations including open space, agricultural (which yields one dwelling unit for each 80 acres for a total of approximately 45 units within the Plan Area), commercial and industrial designations. As a consequence, no specific housing goals, policies, objectives or programs are provided in this plan.

The objectives discussed in the Housing Element, which are intended to meet specific production goals for a variety of housing types, will be satisfied in the County's Community Plans (e.g., Auburn/Bowman, Dry Creek/West Placer and Granite Bay) and other areas of the unincorporated County. The *Sunset Industrial Area Plan* is intended to provide employment opportunities for these County residents, residents in the Placer County cities and residents in the surrounding jurisdictions. It is not intended to create a separate residential community identity.

It is recognized that the Sunset Industrial Area will indirectly affect the need for housing. As the Sunset Industrial Area develops a demand for additional housing will be generated. Ideally, the majority of this housing will be provided by the cities and unincorporated communities immediately surrounding the plan area, thus assisting in the achievement of a jobs-housing balance within South Placer. For its anticipated fair share allocation of the housing demand, the County can meet the goals, policies and objectives of the County-wide Housing Element without designating any lands within the Plan Area for urban, suburban or rural residential development.

For additional information on housing in Placer County, see the *Housing Element*, the *Placer County General Background Report Vol. 1* and/or the *Placer County General Plan Policy Document*.

PART III
IMPLEMENTATION SECTION

SECTION 10 IMPLEMENTATION

The Implementation Section will summarize the various tools available to implement the *Sunset Industrial Area Plan*. Some of these tools exist today (e.g., the Zoning Ordinance and the *Placer County Design Guidelines Manual*) and others will be implemented over time.

The goals and policies of the *Sunset Industrial Area* provide direction to the general public, landowners, and decision-makers on how land within the Sunset Industrial Area Plan is to be utilized. However, by themselves, these same goals and policies, cannot implement the thirteen general objectives of the Plan described in the Introduction Section of this Plan. In order to implement these objectives, a number of programs, standards, ordinances and incentives need to be created. For the Sunset Industrial Area there are four general ways in which the Plan is to be implemented. These four methods include: 1) the individual policies and implementation programs described in each topical section of the Plan, 2) adoption of ordinances, standards and guidelines affecting land development activities within the Plan Area, 3) preparation of a capital improvement program and 4) development of a finance strategy. These four methods must be considered as a whole, in that individually, no one of these programs can insure that the Plan's objectives are met. Many of these implementation programs require subsequent actions of the County after adoption of the Plan.

Sunset Industrial Area Plan Policies Implementation Programs

Each of the implementation programs described in the various sections of the Plan specifically relate to the goals and policies of each topical area. Each of these implementation programs describe the intent of the program, who is responsible for implementing the program, when it is to be implemented and how it is to be funded.

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

ORDINANCES, STANDARDS AND GUIDELINES

Ordinances

Numerous ordinances of the Placer County Code (PCC) assist in the implementation of the *Sunset Industrial Area Plan*. The most significant of these include the *Zoning Ordinance* (Chapter 30, PCC), the *Environmental Review Ordinance* (Chapter 31, PCC), the *Land Division Ordinance* (Chapter 19, PCC), *Uniform Building Code* (Chapter 4, PCC) and the *Grading Ordinance* (Chapter 29, PCC). Generally, these ordinances provide precise

standards that serve to specifically define permitted land uses, and to regulate land use and land development activities. Numerous other ordinances and standards have been adopted which are intended to protect the public's health and safety and the environment and to promote the general welfare of the County.

Standards and Guidelines

In addition to the County's land development ordinances, numerous standards and guidelines have also been adopted which affect land development within the Sunset Industrial Area. Most of these standards and guidelines already exist and are applied throughout the County. One set of standards was specifically prepared for the Sunset Industrial Area and is contained in the Land Use Section of this Plan. This section contains a number of land development standards which provide direction on land use, architecture, landscape, sign criteria, setbacks, and buffering. Additionally, some of the Plan's policies have standards which also apply individual projects.

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

CAPITAL IMPROVEMENT PROGRAM

A *Sunset Industrial Area Public Facilities and Services Report* has been prepared (Appendix E, available under separate cover) in order to identify public and private infrastructure needs (facilities and services) to serve the existing and future development within the Sunset Industrial Area. In order to provide the necessary infrastructure for the area to grow it is necessary to identify the service providers and the needs of service providers based upon a set of assumed projections for growth. Once a level of service and a facility need has been identified the cost of the services is then calculated. This list of projects and the costs associated with those projects will serve as the Capital Improvement Program for the Sunset Industrial Area.

The following description provides information on the essential facility and service providers. Facility needs and the costs of facilities are included in Appendix E.

Sunset Industrial Area Facilities

The essential facility providers include the following:

1. Roads:

Responsible Agencies:

- a. The State Department of Transportation for S.R. 65
- b. Placer County
- c. S.R. 65 Interchange Joint Powers Authority for certain state highway interchanges.

2. Sewer

Responsible Agencies:

- a. The City of Roseville for the Regional Wastewater Treatment Plant on Dry Creek.
- b. South Placer Municipal Utility District for sewer collection facilities on the east side of S.R. 65
- c. Placer County Service Area No. 28, Zone 2 for sewer collection facilities on the west side of S.R. 65.

3. Water

Responsible Agency: Placer County Water Agency

4. Solid Waste Disposal

Responsible Agency: Western Placer Waste Management Authority

4. Power

Responsible Agency: Pacific Gas & Electric

5. Telephone

Responsible Agency: Pacific Bell

Sunset Industrial Area Service Providers

The essential service providers include the following:

1. Fire Protection

Responsible Agency: Placer County Fire Department/California Department of Forestry and Fire Protection

2. Law Enforcement

Responsible Agency: Placer County Sheriff's Department and the District Attorney's Office.

3. General Government Services

Responsible Agency: including the following departments: Planning, Building, Public Works, Environmental Health Services, Air Pollution Control District, Assessor, Tax

Collector and the County Court system.

FINANCE PLAN

The last key area of implementation is a finance plan. A finance plan is needed in order to determine how the capital improvement program can be implemented. Certain components of the infrastructure have already completed their financial planning and ordinances and fees are already in place in order to fund a portion or all of the infrastructure need. Infrastructure in the Plan Area, which already has financing in place, includes the following:

1. **Traffic and Circulation** - A fee program has been established to collect fees to pay for the improvements associated with a number of facilities shown on the *Circulation Diagram*. Additionally, a joint powers authority collects fees for certain state highway interchange improvements. The redevelopment plan will also fund certain circulation improvements.
2. **General Government Facilities and Services** - A portion of the services provided by Placer County are funded by taxes. Facility needs are addressed through taxes and by the payment of a capital facilities fee. Additional revenues are needed to fully finance facilities and service needs as the Plan Area continues to grow.
3. **Fire Protection** - Facility needs of the Placer County Fire Department are funded by a capital facilities fee. A funding source needs to be identified for ongoing service needs including personnel and operations and maintenance.
4. **Sewer** - Sewer connection fees are provided at the time a connection is made and the fees apply to the costs of running and maintaining the treatment plant. Sewer collection facility maintenance is through annual payments into a County Service Area.
5. **Water** - The Placer County Water Agency collects connection fees which apply to facility and treatment costs based upon the water demand of the user.

Even with the above finance programs in place, significant capital improvements costs still require financing. A *Public Capital Facilities Funding Strategy for the Sunset Industrial Area Plan* (Appendix F, available under separate cover) provides a program by which these facilities and services can be funded.

SUNSET INDUSTRIAL AREA REDEVELOPMENT PLAN

On April 30, 1991 the Board of Supervisors approved the creation of the Placer County Redevelopment Agency. One of the early decisions of the Redevelopment Agency was to prepare a redevelopment plan for the Sunset Industrial Area. The purpose of the

redevelopment plan was to accomplish the following:

- Elimination and prevention of conditions of blight and deterioration in the redevelopment area.
- Conservation, rehabilitation and redevelopment of the redevelopment area in accordance with the *Sunset Industrial Area Plan*, the *Placer County General Plan*, the *Sunset Industrial Area Redevelopment Plan* and local codes and ordinances, as they now exist or may hereafter be amended.
- Achievement of an environment reflecting a higher level of concern for architectural, landscape, urban design and land use principles appropriate for attainment of the objectives of the *Sunset Industrial Area Plan* and the *Sunset Industrial Area Redevelopment Plan*, as they now exist or may hereafter be amended.
- Control of unplanned growth by guiding revitalization, rehabilitation and new development in such a fashion as to meet the needs of the redevelopment plan, the County and its citizens.
- Elimination or amelioration of accessibility constraints that interfere with proper development by providing, as may be appropriate, street, interchange, and railroad overpass improvements.
- Elimination or amelioration of other deficient or substandard public infrastructure conditions including sufficient off-street parking, deficient, undersized, or poorly located utilities; inadequate fire protection facilities; or other similar public improvement deficiencies adversely affecting the redevelopment area.
- Provision of assistance, as may be appropriate, to property owners, businesses, and investors to facilitate the rehabilitation or construction of buildings suitable for job generating light industrial, distribution, and service uses.
- Provision, as may be appropriate, of assistance to public and private development entities in the mitigation of environmental conditions that interfere with proper development.
- Generation of increased sales, business licenses and other fees, taxes and revenues for the County.
- Promotion of new and continuing private sector investment within the redevelopment area to prevent the loss of, and to facilitate an increase of, light industrial, distribution, and commercial service activity.

- Creation and development of local job opportunities and preservation of the Plan Area's existing employment base.
- Provision of assistance, as may be appropriate, to ensure the development, by rehabilitation or new construction, of a range of housing types affordable to various segments of the community, elsewhere in the County outside of the redevelopment area, in a manner consistent with the provisions of the *Placer County General Plan* and the California Community Redevelopment Law, as they now exist or may hereafter be amended.

For additional information on the redevelopment within the Sunset Industrial Area the *Sunset Industrial Redevelopment Plan* should be evaluated. Implementation of the redevelopment plan will be a separate action of the Board of Supervisors.

IMPLEMENTATION GOALS AND POLICIES

The following goal and policies are intended to insure that the Plan's objectives, in total, are implemented.

Goal 10.A: *To provide for the ongoing administration and implementation of the Sunset Industrial Area Plan.*

Policies

- 10.A.1. The County shall review the *Sunset Industrial Area Plan* bi-annually and revise it as deemed necessary in response to changes in the non-residential market place, the provision of additional infrastructure, or the acquisition of financing for infrastructure improvements.
- 10.A.2. The County shall review and amend, as necessary, all applicable ordinances and regulations referenced herein to ensure consistency with the *Sunset Industrial Area Plan* and the *Placer County General Plan*.
- 10.A.3. The County shall assist the redevelopment agency on redevelopment projects within the Sunset Industrial Area Plan.
- 10.A.4. The County shall implement a finance plan to obtain the necessary revenues to finance the capital improvement program of the *Sunset Industrial Area Plan* where funding deficiencies have been identified.

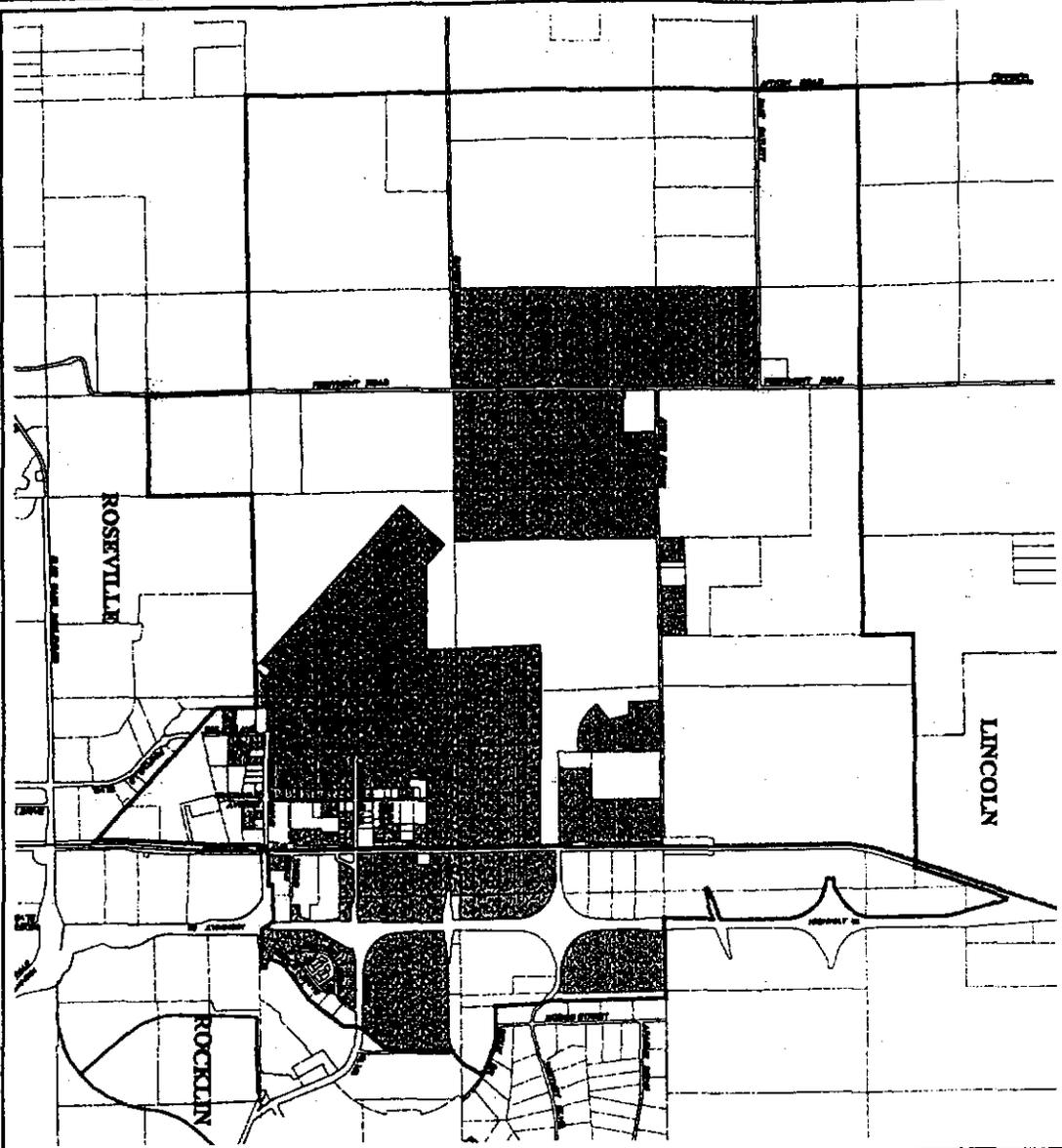
PART IV
APPENDICIES

APPENDIX A

APPENDIX A
EXISTING DEVELOPMENT

APN	Zoning	Gen. Plan	CUP 1	CUP 2	CUP 3	CUP 4	DA	DSA 1	DSA 2	DSA 3	Parcel Size	Bldg Size	F.A.R.	Project Name
017-061-005	INP-DC-TL	IND	1661				854	218			129.1	39845		Fornica
017-061-007	INP-DC-TL	IND	1661	1148					533	1356	86.5	19200	0.34	Stanford Ranch West
017-061-011	F-DR-160	IND RES	1661								1.3			Stanford Ranch West
017-061-015	INP-DC-TL	IND	1469				869				7.2		0.27	AT&T
017-061-016	INP-DC-TL	IND	1469				869				6			Piacet Corporate Center
017-061-017	INP-DC-TL	IND	1469				869				7.5			Piacet Corporate Center
017-061-018	INP-DC-TL	IND	1787				869				5.3		0.27	AT&T
017-061-032	INP-DC-TL	IND	1787				869		1355		49.5			KFIA Radio Antennas
017-061-034	INP-DC-TL	IND					869				46.4			AT&T
017-061-035	INP-DC-TL	IND					869				8.1		0.27	AT&T
017-061-039	F-DR-160 per SP	IND RES	1661					287.2			48			Stanford Ranch West
017-061-040	INP-DC-TL	IND	1542					1243	1380		49.5			Stanford Ranch West
017-061-044	F-DR-SP-160	IND RES	957					1479			158			Ukrpower
017-061-046	INP-DC-TL	IND	1298				854				82.7			
017-061-049	INP-DC-TL	IND	1298					1547			20.8			Sunset Business Park
017-061-053	INP-DC-TL	IND	1298					1547			1			Sunset Business Park
017-061-054	INP-DC-TL	IND	1298					1547			1			Sunset Business Park
017-061-055	INP-DC-TL	IND	1298					1547			1			Sunset Business Park
017-061-060	INP-DC-TL per SP	IND	1661								89.2			Stanford Ranch West
017-061-061	INP-DC-TL	IND	1661								18.7			Stanford Ranch West
017-061-062	INP-DC-TL	IND	1661								124.8			Stanford Ranch West
017-061-063	INP-DC-SP-TL	IND	1298					1547	1743		3.4	40150	0.27	Federal Express
017-061-064	INP-DC-TL per SP	IND	1298					1547			2.7			Sunset Business Park
017-061-065	F-B-X-SP-80	AGRI 20-80	1473					1547			78.8			West. Reg Landfill Exp.
017-061-066	F-B-X-SP-80	AGRI 20-80	1473								78.8			West. Reg Landfill Exp.
017-061-067	F-B-X-SP-80	AGRI 20-80	1473								154.6			West. Reg Landfill Exp.
017-061-069	F-B-X-SP-80	AGRI 20-80	225	787	957						5			West. Reg San Landfill
017-061-070	F-B-X-SP-80	AGRI 20-80	225	787	957	1717		570			310.9			West. Reg San Landfill
017-061-071	F-B-X-SP-80	AGRI 20-80	225	787	957	1717		570			310.9			West. Reg San Landfill
017-070-002	INP-DC-TL	IND	1335					868	1453		1.22	10000	0.28	Carlton Construction
017-070-011	INP-DC-TL	IND	908					1097			2.48	28035	0.26	M.A.C. & Associates
017-070-013	INP-DC-TL	IND	565	723				474	459	884	1.01	12400	0.28	Sander's Warehouse
017-070-014	INP-DC-TL	IND	1298					1547			1.43			Sunset Business Park
017-070-015	INP-DC-TL	IND	1298					1547			1.01			Sunset Business Park
017-070-016	INP-DC-TL	IND	1298					1547			1.01			Sunset Business Park
017-070-017	INP-DC-TL	IND	1298					1547			1.01			Sunset Business Park
017-070-018	INP-DC-TL	IND	1298					1547			1.28			Sunset Business Park
017-070-020	INP-DC-TL	IND	636					827			0.14	200	0.03	Pacific Telephone
017-070-021	INP-DC-TL	IND	600								2			Buzz Oates Warehouse
017-070-022	INP-DC-TL	IND	920	1221	1538			1104			2	45000	0.52	Buzz Oates Warehouse
017-070-023	INP-DC-TL	IND	946	1164				1142	1297		2	10400	0.12	Stokes Warehouse
017-070-024	INP-DC-TL	IND	224	600				1128			14.7	5056	0.01	Alcan Cable
017-070-025	INP-DC-TL	IND	224	600	903			1093			12.1	340770	0.65	Door Craft
017-070-027	INP-DC-TL	IND	989					1159			1.19	22300	0.43	Brigg's Warehouse
017-070-028	INP-DC-TL	IND	1009					1177			1.4	21400	0.35	RT Center Bldg A
017-070-030	INP-DC-TL	IND	1009					1177	1442		0.83	12625	0.42	RT Center Bldg C
017-070-031	INP-DC-TL	IND	1009					1177	1442		0.68	10800	0.34	RT Center Bldg D
017-070-032	INP-DC-TL	IND	1009					1177	1580		1.21			RT Center
017-070-033	INP-DC-TL	IND	1009	1692				1177	1580		0.46	9134	0.46	RT Center Bldg E
017-070-034	INP-DC-TL	IND	1009					1177	1580		0.46	9134	0.46	RT Center Bldg F
017-080-033	INP-DC-TL	IND									9.8			AT&T
017-080-067	INP-DC-TL	IND									18.3			AT&T
017-080-068	INP-DC-TL	IND									5.5			AT&T
017-080-077	O-DR-TL	Non Res UR	964								101.4			Sunset Motor Sports Park
017-111-016	INP-DC-SP-TL	IND	630								65.3			Sunset Racemay
017-200-003	INP-DC-TL	IND	797	848				1026			1.1	15000	0.31	Jenson Warehouse
017-200-004	INP-DC-TL	IND	1113					569	1274		1.1	19800	0.41	Ward Warehouse No. 2
017-200-005	INP-DC-TL	IND	1113					569	1274		1.1	20200	0.42	Ward Warehouse No. 1
017-200-006	INP-DC-TL	IND	1040	1332				1198			1	15290	0.35	Rocklin Lumber
017-200-012	INP-DC-TL	IND	954	1179				535	1132	1327	5	72506	0.33	MacLaughlin Warehouse

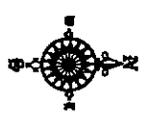
APN	Zoning	Gen. Plan	CUP 1	CUP 2	CUP 3	CUP 4	LDA	DSA 1	DSA 2	DSA 3	Parcel Size	Bldg. Size	F.A.R.	Project Name
017-200-018	INP-DC-TL	IND	1116					585	1430		5	55326	0.25	Metl. Supt. Warehouse
017-200-022	INP-DC-TL	IND	1040	1322				1278	1333		8.3	22884	0.06	Energy Absorption
017-200-026	INP-DC-TL	IND	1191					1199			3.5			Rocklin Lumber
017-200-028	INP-DC-TL	IND	1149	1150				1394			2.5	2800	0.03	Consolidated Freightway
017-200-029	INP-DC-TL	IND	1149	1150				1738			4	60000	0.34	Paranition I P Bldg. E
017-200-030	INP-DC-TL	IND	1192	1190				1607			1.5	12000	0.18	Paranition I P Bldg. B
017-200-031	INP-DC-TL	IND	1190					1367			2.5	36000	0.33	Paranition I P Bldg. A
017-200-032	INP-DC-TL	IND	404	1190				1498			2.2	30000	0.46	Paranition I P Bldg. D
017-200-034	INP-DC-TL	IND	1190	1679				1498			4.9	36000	0.38	Paranition I P Bldg. C
017-210-006	INP-DC-TL	IND	282								10.2	28805	0.06	Rocklin Precision Manuf.
017-210-024	INP-DC-SP-TL	IND	1133					1291			1.1	9105	0.19	Mallard Creek Industries
017-210-032	INP-DC-SP-TL	IND	1246	1333				1417			5.5			Sierra Conveyor
017-210-033	INP-DC-SP-TL	IND	1412					1487			12.4			Bohn Conert. Co
017-210-034	INP-DC-TL	IND	1687					1699			1.4			Blgg. Supply & Lumber Co
017-210-035	INP-DC-TL	IND	1494					1573			1.6	6600	0.09	C & L Disposal
017-210-037	INP-DC-TL	IND	1469					1819			1.8	3944	0.05	Schwartz's Sales
017-270-004	INP-DC-TL	IND	1469								33.6			Pleaser Propane
017-270-007	INP-DC-TL	IND	1469					1160	1813		156	356095	0.05	Pleaser Corporate Center
017-280-003	INP-DC-TL	IND	892	1168				1082			4.7	47968	0.23	Herman Miller
017-280-008	INP-DC-TL	IND	1129	1168				1918			4.6			Pleaser Corporate Center
017-280-009	INP-DC-TL	IND	1056	1168				1227			2.7	32336	0.27	Atherton Tech Center
017-280-011	INP-DC-TL	IND	1168								2.4			Atherton Tech Center
017-280-012	INP-DC-TL	IND	1168								2.4			Atherton Tech Center
017-280-013	INP-DC-TL	IND	1168								2.5			Atherton Tech Center
017-280-014	INP-DC-TL	IND	1168					1884			2.8			Atherton Tech Center
017-280-018	INP-DC-TL	IND	1168								2.9			Atherton Tech Center
017-280-019	INP-DC-TL	IND	1168								2.7			Atherton Tech Center
017-280-020	INP-DC-TL	IND	1168								4			Atherton Tech Center
017-280-022	INP-DC-TL	IND	1168								3.3			Atherton Tech Center
017-280-023	INP-DC-TL	IND	1168								4.1			Atherton Tech Center
017-280-033	INP-DC-TL	IND	1168								7.8			Atherton Tech Center
017-280-034	INP-DC-TL	IND	1168								1.2			Atherton Tech Center
017-280-036	INP-DC-TL	IND	1168								3.8			Atherton Tech Center
017-280-037	INP-DC-TL	IND	1168					1908			3.7			Atherton Tech Center
017-280-038	INP-DC-TL	IND	1168					1518			4.4	55000	0.19	Atherton Tech Center
017-280-039	INP-DC-TL	IND	1168					1518			6	38000	0.15	TASC Tech
017-280-042	INP-DC-TL	IND	1122	1168							3			The Gap
017-280-047	INP-DC-TL	IND	1168								3.2			Atherton Tech Center
017-280-048	INP-DC-TL	IND	1168								3.2			Atherton Tech Center
017-280-049	INP-DC-TL	IND	1168								2.9			Atherton Tech Center
017-280-056	INP-DC-TL	IND	1168								0.52			Future Fire Station
017-280-064	INP-DC-TL	IND	1168								2.2			Atherton Tech Center
017-280-065	INP-DC-TL	IND	1030	1168				1207			0.35	11005	0.72	Atherton Tech Center
017-280-066	INP-DC-TL	IND	1030	1168				1207			0.46	15403	0.77	Atherton Tech Bldg. A
017-280-067	INP-DC-TL	IND	1030	1168				1207			0.47	15362	0.75	Atherton Tech Bldg. B
017-280-068	INP-DC-TL	IND	1030	1168				1270			0.39	13833	0.81	Atherton Tech Bldg. C
017-280-069	INP-DC-TL	IND	1030	1168				1270			0.51	18966	0.75	Atherton Tech Bldg. D
017-280-070	INP-DC-TL	IND	1030	1168				1270			0.44	14697	0.77	Atherton Tech Bldg. E
017-280-071	INP-DC-TL	IND	1030	1168				1270	1524		0.59	19886	0.77	Atherton Tech Bldg. F
017-300-066	INP-DC-TL	IND	1030	1168				1270	1524		0.48	15362	0.73	Atherton Tech Bldg. G
017-300-067	INP-DC-TL	IND	1810	1168				1759	1986		11.1	90000	0.12	Ath. Tech Common Area
017-300-068	INP-DC-TL	IND	1957					1841			4.2	56750		Golden Eagle Distribution
017-300-071	INP-DC-TL	IND	1957					1850			4.9	58730		Timber Rd. Spec
017-300-072	INP-DC-TL	IND	1957					1905			7.5	117833		Maintenance Warehouse
021-280-043	LA-DC-SP	IND	366					916			5			Tinker Rd. Spec
021-280-044	LA-DC-SP	IND	366					1060			8.2			Athens Auto Wreckers
021-280-045	LA-DC-SP	IND	508					1745			5			Athens Auto Wreckers
021-280-047	LA-DC-SP	IND	1760					1404			9.9	18000	0.04	Trimco Inc.
021-280-056	LA-DC-SP	IND	568	1246				915			9.2	8500	0.07	Metallakis Master Plan
021-280-057	LA-DC	IND	1178	1270	1632			1404	1488		73.8			West Reg Landfill Exo
021-280-060	F-B-SP X 80	AG 80	1473								76.2			West Reg Landfill Exp
021-280-061	F-B-SP X 80	AG 80	1473											
Total											3118	3015015		



ENTITLED PROPERTIES

 Properties with a CUP or LDA

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



Not to Scale

Prepared by: Placer County Planning Department, Geographic Information Division
Date: 1996

APPENDIX B

**APPENDIX B
THE SUNSET INDUSTRIAL AREA
DEVELOPMENT CAPACITY**

This appendix provides information on the development capacity of the Sunset Industrial Area. The land uses depicted on the Land Use Diagram (Figure 1-1) and the Zoning Map (Figure 1-3) depict the physical location of each of the land uses that will be permitted at full build-out of the Plan Area.

2015 Projection

For the *Sunset Industrial Area Plan*, the analysis to determine environmental impacts and to determine facility and service demands is based upon a horizon year of 2015. Consistent with assumptions prepared by the Sacramento Area Council of Government, Placer County has projected development in the Plan Area, at 2015, as follows:

1. Industrial and Business Park Uses - 5,580,000 square feet
2. Commercial - 81,000 square feet of commercial uses
3. Professional Office - 974,000 square feet.

(Additional information on the analysis horizon-year of 2015 can be found in the *Sunset Industrial Area Plan Environmental Impact Report*.)

Build-out Development Capacity of Urban Uses

One of the first tasks that needs to be accomplished to determine development capacity is to prepare a set of assumptions about development trends and what the ultimate build-out condition (e.g., intensity of land use) will be. As a consequence, build-out estimates must be considered as a potential capacity for development in that it is not possible to accurately describe the development trends and constraints 20+ years in the future. Nevertheless, once the assumptions are documented it is at least possible to assume a scenario of development that represents a reasonable built-out condition.

For the Sunset Industrial Area the build-out assumptions are as follows:

1. The average Floor Area Ratio for business park, commercial, industrial and professional land uses will be 0.30. This is the current average FAR for existing industrial buildings in the Sunset Industrial Area.
2. The net developable area shall be based upon a 20% reduction in the gross acreage of all lands designated for business park, commercial, industrial and professional land uses. The 20% loss is attributable to future road dedications, habitat conservation areas, flood plains, the construction of new public facilities and other constraints on development that reduce the available land for construction.
3. The *Zoning Ordinance* and *Placer County General Plan* allow for a FAR considerably

constraints on development that reduce the available land for construction.

- 3 The *Zoning Ordinance* and *Placer County General Plan* allow for a FAR considerably higher than the 0.30 used and consequently the build-out figure is simply based upon the assumption that current development trends will continue well into the future.

These assumptions result in the following build-out projection:

Land Use	Acres	Square Feet	Square Feet of Land at 80%	Square Feet at 0.30 FAR
Industrial	2,819	122,795,640	98,236,512	29,470,954
Business Park	923	40,205,880	32,164,704	9,649,411
Commercial	60	2,613,600	2,090,880	627,264
Total	3802	165,615,120	132,492,096	39,747,629

Existing Development

Information on existing development can be found in Appendix A.