

APPENDIX C

APPENDIX C POLICY DOCUMENT GLOSSARY

Area Plan - A specialized land use plan that addresses a particular region or community within an overall planning area. It refines the policies of the general plan and is implemented by programs, standards and ordinances applicable to the area plan boundaries.

Best management practices (BMP) - Any program, technology, process, siting criteria, operating method, measure or device which controls, prevents, removes, or reduces storm water pollution. The most effective, or "best" techniques are applied to each specific circumstance depending on the pollution problem, physical, and geopolitical setting.

Buffer - Areas or bands of land that serve to separate inherently or potentially incompatible land uses, such as residential areas and areas of intensive agriculture.

California Environmental Quality Act (CEQA) - A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Capital Improvement Program (CIP) - A plan, adopted by a city or county, that schedules physical improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the jurisdiction. The program generally should be reviewed annually for consistency with the general plan.

CNEL - Community Noise Equivalent Level; A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Congestion Management Plan (CMP) - A plan, required by law to be adopted by cities and counties, to control and/or reduce the cumulative regional traffic impacts of development. The plan employs growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming.

Db - Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

Development - The physical alteration of land by humans. Development includes: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation

of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Development does not include routine repair and maintenance activities.

Fire hazard area - An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Floor-Area-Ratio (FAR) - The ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Habitat Conservation Plan - A comprehensive plan to accomplish the following: 1) identify an area's habitat types, 2) anticipate the level of impact as the area develops, 3) prepare an area-wide mitigation strategy for the impacts anticipated, and 4) obtain the necessary state and federal approvals to permit development to proceed.

Implementation program - An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action, a time frame for its accomplishment, and funding source(s), if applicable.

Intermittent stream - A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

L_{dn} - The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Level of service (LOS) standard - A standard used by governmental agencies to measure the quality or effectiveness of a service or the performance of a facility.

Level of Service (traffic) - A scale that measures the amount of traffic that can be accommodated on a roadway segment or at an intersection. Traffic levels of service range from A to F, with A representing the highest level of service, as follows:

Level of Service A Indicates a relatively free flow of traffic, with little or no

- limitation on vehicle movement or speed.
- Level of Service B** Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.
- Level of Service C** Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
- Level of Service D** Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.
- Level of Service E** Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.
- Level of Service F** Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

Local Agency Formation Commission (LAFCO) - A statutorily-required five-member commission in Placer County that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

Material Recovery Facility - A solid waste transfer and processing facility which removes recyclable products from the wastestream for processing, sale and distribution to industries which use the recycled product as a raw material.

Net acreage - The developable area of a lot or parcel, excluding streets and rights of way.

Noise sensitive uses - Land uses that involve activities where excessive noise levels could cause adverse health effects or disrupt the activity. Noise sensitive uses include residential uses, theaters, auditoriums, music halls, meeting halls, churches, hospitals, nursing homes and other similar uses.

Objective - A specific end, condition or state that is an intermediate step toward attaining a goal.

100-year floodplain - Area that has a one percent chance of being flooded in any given year. Over the long term, the area will be covered with flood waters on an average of once every 100 years.

Policy - A specific statement in text or diagram guiding action and implying a clear commitment..

Redevelopment Plan - A plan to eliminate the conditions of blight and constraints that interfere with successful revitalization and development of the Sunset Industrial Area as a thriving, job generating light industrial, distribution, and commercial service area.

Riparian habitat - Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Rural - Areas generally characterized by agricultural, timberland, open space, and very low density residential development (e.g., less than one dwelling unit per acre).

S.R. 65 - State Route 65 or Highway 65; the state highway that passes north and south through the Sunset Industrial Area.

Specific plan - A state-authorized legal tool adopted by cities and counties for detailed design and implementation of a defined portion of the area covered by a general plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

Sphere of influence (SOI) - The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the County.

Standard - A specific, often-quantified guideline incorporated in a policy or implementation program defining the relationship between two or more variables. Standards often translate directly into regulatory controls.

Stream environment zone - Generally, an area which owes its biological and physical characteristics to the presence of surface or ground water.

Sunset Industrial Area (SIA) - A defined area of unincorporated southern Placer County established for the purpose of promoting industrial development opportunities in an area free from the encroachment of incompatible land uses.

Surface water - Water on the earth's surface, as distinguished from subterranean water; typically found flowing in natural or man-made water courses such as rivers, streams, or canals, or contained in lakes or storage reservoirs.

Transit corridor - An area along a major transportation facility (i.e., freeway, arterial, rail line) designated by the *Sunset Industrial Area Plan*, that can be planned for higher intensity

land use. *Transit corridors* are designated based upon 1) existing and future availability of "high-capacity" transit service, and 2) availability of land that could be developed or redeveloped for higher-intensity residential and employment centers.

Transportation systems management (TSM) - A comprehensive strategy adopted by a city or county to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.

Vernal pools - Basins that form in soils over an impervious rock or clay layer that collect surface runoff from winter storms and gradually dry out by evaporation as the weather becomes warmer in the spring. Vernal pools support diverse and unique plant and wildlife species specifically adapted to these conditions. This habitat supports a number of threatened and endangered species.

Wetlands - Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."

Wetland mitigation bank - A program designed to mitigate impacts to wetlands by identifying wetland areas that would be restored or enhanced and preserved as "banks" for which "credits" would be available to compensate for loss of wetlands associated with planned development activities. Wetlands "banks" provide for consolidated and efficient management of wetlands areas to mitigate the loss of numerous incremental wetland losses in areas where avoidance or preservation is infeasible.

Wildlife Habitat Relationships (WHR) System - A classification system that describes major biological communities of California in terms of the dominant vegetation types and associated wildlife (see *A Guide to Wildlife Habitats of California*, published by the California Department of Forestry and Fire Protection, 1988).

APPENDIX D

**Before the County of Placer
Board of Supervisors**

In the matter of:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER (THE "BOARD") ADOPTING THE SUNSET INDUSTRIAL AREA PLAN (GPA-316)

Resol. No.: 97-178

Ord. No.: _____

First Reading: _____

The following Resolution was duly passed by the Placer County Board of Supervisors at a regular meeting held June 24, 1997, by the following vote on roll call:

Ayes: WEYGANDT, WHITE, WILLIAMS, BLOOMFIELD

Noes: NONE

Absent: NONE

ABSTAINED: SANTUCCI
Signed and approved by me after its passage.



Chairman, Placer County Board of Supervisors

Attest: 
Clerk of said Board

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:

WHEREAS, the Planning Commission of the County of Placer, State of California, has held public hearings in the time and manner prescribed by law to consider and make a recommendation to the Board of Supervisors on the Sunset Industrial Area Plan (the Area Plan); and

WHEREAS, the Board of Supervisors of the County of Placer, State of California, has held public hearings in the time and manner prescribed by law to consider the adoption of the Area Plan; and

WHEREAS, the Board of Supervisors has considered the recommendations of the Placer County Planning Commission, County staff, local interest groups, other public agencies, oral and written evidence of all individuals wishing to testify; and

WHEREAS, the Board of Supervisors finds that the Area Plan conforms to all applicable sections of the California Government Code regarding general plans; and

WHEREAS, an Environmental Impact Report (the "EIR") on the Sunset Industrial Area Plan (the "Area Plan") and Redevelopment Plan (the "Redevelopment Plan") for the Sunset Industrial Redevelopment Project Area (the "Project") has been prepared by the County of Placer pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 *et seq.*, "CEQA"), the Guidelines for Implementation of the California Environmental Quality Act (14 California Code of Regulations, Sections 15000 *et seq.*; the "State EIR Guidelines") and the County's and Agency's Guidelines for Implementing CEQA (the "Local Guidelines"); and

WHEREAS, the EIR was certified for the Area Plan and Redevelopment Plan in accordance with CEQA; and

WHEREAS, CEQA and State and County Guidelines adopted pursuant thereto require this Board to make certain findings where the EIR identified one or more significant effects which would or could result from approval of the Area Plan; and

WHEREAS, the findings and overriding considerations relied upon by the Board area set forth in the accompanying Resolution; and

WHEREAS, the Board of Supervisors recognizes that the Area Plan supersedes the previously adopted Sunset General Plan; and

WHEREAS, the Board of Supervisors finds that the adoption of the Area Plan causes certain properties to be placed within the boundaries of the Placer County General Plan land use diagram; and

WHEREAS, those certain properties depicted on Exhibit B currently do not have a Placer County General Plan land use diagram land use designation; and

WHEREAS, the Board of Supervisors finds it necessary to provide a land use designation consistent with the previous designation contained within the 1980 Sunset General Plan in the following prescribed manner:

- | | |
|--------|--|
| Area A | Existing 1980 Sunset General Plan Land Use Designation: Planning Reserve and Non-Residential Urban Reserve Study Area
Proposed Placer County General Plan Land Use Designation: Agriculture 10 Acre min. |
| Area B | Existing 1980 Sunset General Plan Land Use Designation: Rural Low Density Residential 0.4-4.6 acre min. and Rural Estate 4.6 to 20 acre min.
Proposed Placer County General Plan Land Use Designation: Rural Residential 1-10 Acre min. |

WHEREAS, the Board of Supervisors finds that the Area Plan is a comprehensive, long-term plan for the physical development of the County which will serve to protect and enhance the health, safety, peace, and general welfare of the public within the Area Plan and the County of Placer as a whole.

NOW, THEREFORE, THE PLACER COUNTY BOARD OF SUPERVISORS DO RESOLVE, DECLARE, DETERMINE that the Sunset Industrial Area Plan is hereby adopted as shown in Exhibit A and the Placer County General Plan land use diagram is amended as shown in Exhibit B, both attached hereto and incorporated herein by reference.

NEW

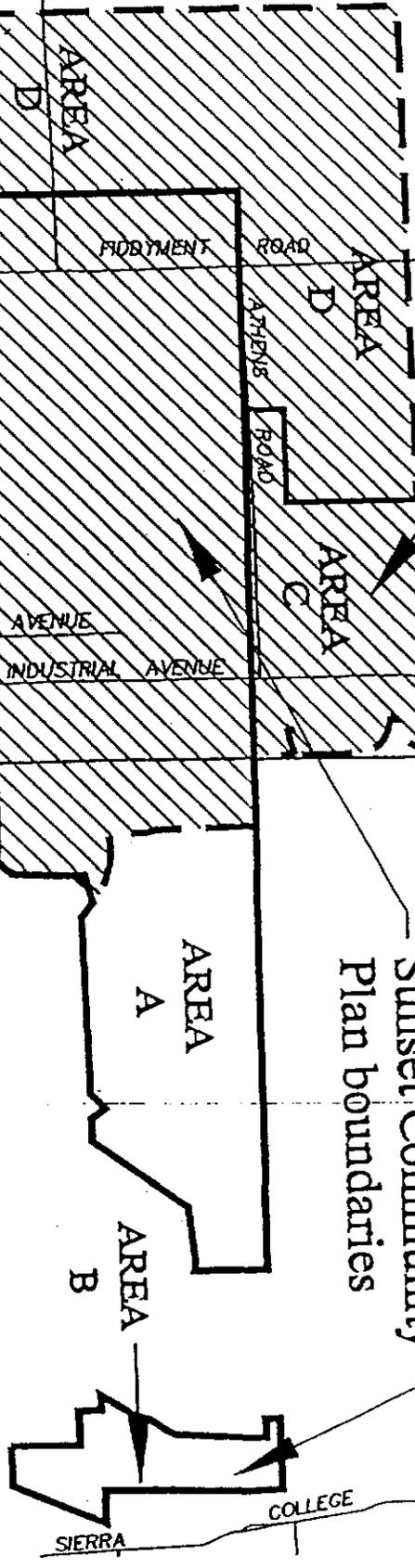
Sunset Industrial Area
Plan boundaries

LINCOLN

Existing
Sunset Community
Plan boundaries

ROSEVILLE

ROCKLIN



65

65

PHILLIP ROAD

ROAD

FOBYMONT ROAD

ATHENS ROAD

CINCINNATI AVENUE

INDUSTRIAL AVENUE

INDUSTRIAL AVENUE

SUNSET BOULEVARD

ROCKLIN BOULEVARD

TAYLOR ROAD

ROCKLIN ROAD

SIERRA

COLLEGE BOULEVARD

BOULEVARD

Before the County of Placer
Board of Supervisors

Before the Placer County
Redevelopment Agency Board

In the matter of:

A CONCURRENT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER (THE "BOARD") AND THE REDEVELOPMENT AGENCY OF THE COUNTY OF PLACER (THE "AGENCY") CERTIFYING REVIEW AND CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT, MAKING FINDINGS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND STATING OVERRIDING CONSIDERATIONS IN THE APPROVAL AND ADOPTION OF THE SUNSET INDUSTRIAL AREA PLAN AND IMPLEMENTING ACTIONS BY THE BOARD AND OF THE REDEVELOPMENT PLAN FOR THE SUNSET INDUSTRIAL REDEVELOPMENT PROJECT BY THE BOARD AND THE AGENCY

Resol. No.: 97-177

Resol. No.: _____

Ord. No.: _____

First Reading: _____

The following Resolution was duly passed by the Placer County

Board of Supervisors at a regular meeting held June 24, 1997,

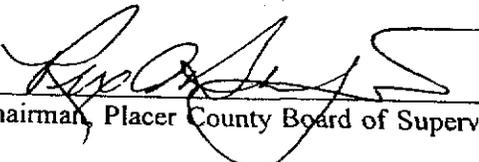
by the following vote on roll call:

Ayes: WEYGANDT, WHITE, WILLIAMS, BLOOMFIELD

Noes: NONE

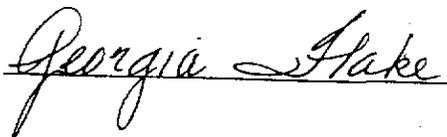
Absent: SANTUCCI

Signed and approved by me after its passage.



Chairman, Placer County Board of Supervisors

Attest:
Clerk of said Board



Georgia Flake

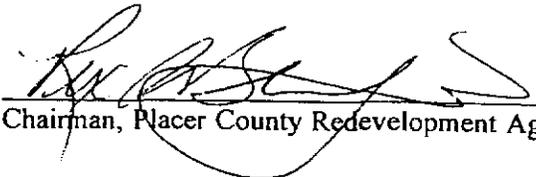
The following Resolution was duly passed by the Placer County
Redevelopment Agency Board at a regular meeting held June 24, 1997,
by the following vote on roll call:

Ayes: WEYGANDT, WHITE, WILLIAMS, BLOOMFIELD

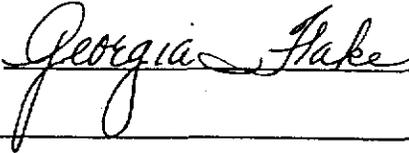
Noes: NONE

Absent: SANTUCCI

Signed and approved by me after its passage.


Chairman, Placer County Redevelopment Agency

Attest:
Clerk of said Board



RESOLVED, by the Board of Supervisors of the County of Placer (the "Board of Supervisors") and the Redevelopment Agency of the County of Placer (the "Agency"), that:

WHEREAS, an Environmental Impact Report (the "EIR") on the Sunset Industrial Area Plan (the "Area Plan") and Redevelopment Plan (the "Redevelopment Plan") for the Sunset Industrial Redevelopment Project Area (the "Project") has been prepared by the County of Placer pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 et seq., "CEQA"), the Guidelines for Implementation of the California Environmental Quality Act (14 California Code of Regulations, Sections 15000 et seq., the "State EIR Guidelines") and the County's and Agency's Guidelines for Implementing CEQA (the "Local Guidelines"); and

WHEREAS, on April 14, 1997, the County forwarded the Draft Environmental Impact Report, dated April 14, 1997 (the "Draft EIR"), to the State Clearinghouse for distribution to those agencies which have jurisdiction by law with respect to the Area Plan and the Redevelopment Plan, to all affected taxing agencies and to other interested persons and agencies, and sought the comments of such persons and agencies; and

WHEREAS, notice to all interested persons and agencies of the completion of the Draft EIR was published in the Auburn Journal/Roseville Press Tribune on April 14, 1997; and

WHEREAS, twelve written comments were received on the Draft EIR prior to the close of the 45-day review period for submitting comments on the Draft EIR. The written comments received, oral comments made at the May 8, 1997, and May 22, 1997, Planning Commission hearings, the County's responses to such comments, and revisions to the Draft EIR are contained in the Final EIR dated June 13, 1997 (the "Final EIR"); and

WHEREAS, the EIR is incorporated by this reference in this Resolution, and consists of the Draft EIR, the Final EIR, and any additional comments received at the public hearings on the Area Plan and the Redevelopment Plan, together with the Board of Supervisors and the Agency responses to those comments set forth in the record of the public hearings; and

WHEREAS, the Placer County Planning Commission held duly noticed public hearings on the Area Plan, the Draft EIR and the Redevelopment Plan on May 8, 1997, and May 22, 1997; and

WHEREAS, by Resolution No. 97-02, adopted on May 22, 1997, the Placer County Planning Commission recommended to the Board of Supervisors and the Agency the certification of the EIR and recommended to the Board of Supervisors the Sunset Industrial Area Plan and the proposed Redevelopment Plan for the Sunset Industrial Area Redevelopment Project; and

WHEREAS, a public hearing was held by the Board of Supervisors on June 17, 1997, on the Area Plan and the EIR, following notice duly and regularly given as required by law, and all interested persons expressing a desire to comment thereon, or object thereto, and the EIR was considered; and

WHEREAS, a joint public hearing was held by the Board and the Agency on June 17, 1997, on the Redevelopment Plan and the EIR, following notice duly and regularly given as required by law, and all interested persons expressing a desire to comment thereon or object thereto were heard, and the EIR was considered; and

WHEREAS, by this concurrent resolution, the Board of Supervisors, as the lead agency under CEQA for preparing the EIR and the entity responsible for adopting the Area Plan and the Redevelopment Plan; and the Agency, as the agency responsible for preparing and carrying out the Redevelopment Plan under the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*), jointly desire to comply with the requirements of CEQA, the State EIR Guidelines, and the Local Guidelines for consideration, certification, and use of the EIR by lead and responsible agencies in connection with the approval and subsequent implementation of the Area Plan and the Redevelopment Plan.

NOW, THEREFORE, THE PLACER COUNTY BOARD OF SUPERVISORS AND REDEVELOPMENT AGENCY DO RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Board of Supervisors and the Agency hereby find and certify that the EIR has been completed in compliance with CEQA, the State EIR Guidelines and the Local Guidelines; that the EIR adequately addresses the environmental issues of the Area Plan, the Project and the Redevelopment Plan; that the Board of Supervisors and the Agency have reviewed and considered the information contained in the EIR prior to approving the Area Plan and the Redevelopment Plan; and that the Final EIR reflects the independent judgment of the Board of Supervisors and the Agency.

Section 2. The Board of Supervisors and Agency hereby identify the significant effects, adopt the mitigation measures, adopt the monitoring program to be implemented for each mitigation measure, make the findings, and declare the statement of overriding considerations set forth in detail in the attached Exhibit A which is incorporated in this Resolution by this reference. The statements, findings and determinations set forth in Exhibit A are based on the above certified EIR and other information available to the Board of Supervisors and the Agency, and are made in compliance with Sections 15091, 15092, 15093, and 15096(h) of the State EIR Guidelines and Section 21081.6 of CEQA.

**Before the County of Placer
Board of Supervisors**

In the matter of:

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER (THE "BOARD") AMENDING, CHAPTER 30 PLACER COUNTY CODE, PLACER COUNTY ZONING MAPS 2C, 3B, 5C, 5D, 6A and 6B. (REA-866)

Resol. No.: _____

Ord. No.: 4833-B

First Reading: _____

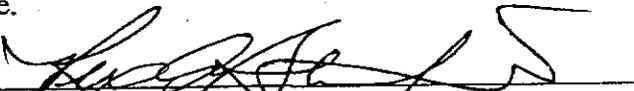
The following Ordinance was duly passed by the Placer County Board of Supervisors at a regular meeting held June 24, 1997, by the following vote on roll call:

Ayes: WEYGANDT, WHITE, SANTUCCI, WILLIAMS, BLOOMFIELD

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.



Chairman, Placer County Board of Supervisors

Attest: 
Clerk of said Board

**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA,
DOES HEREBY RESOLVE:**

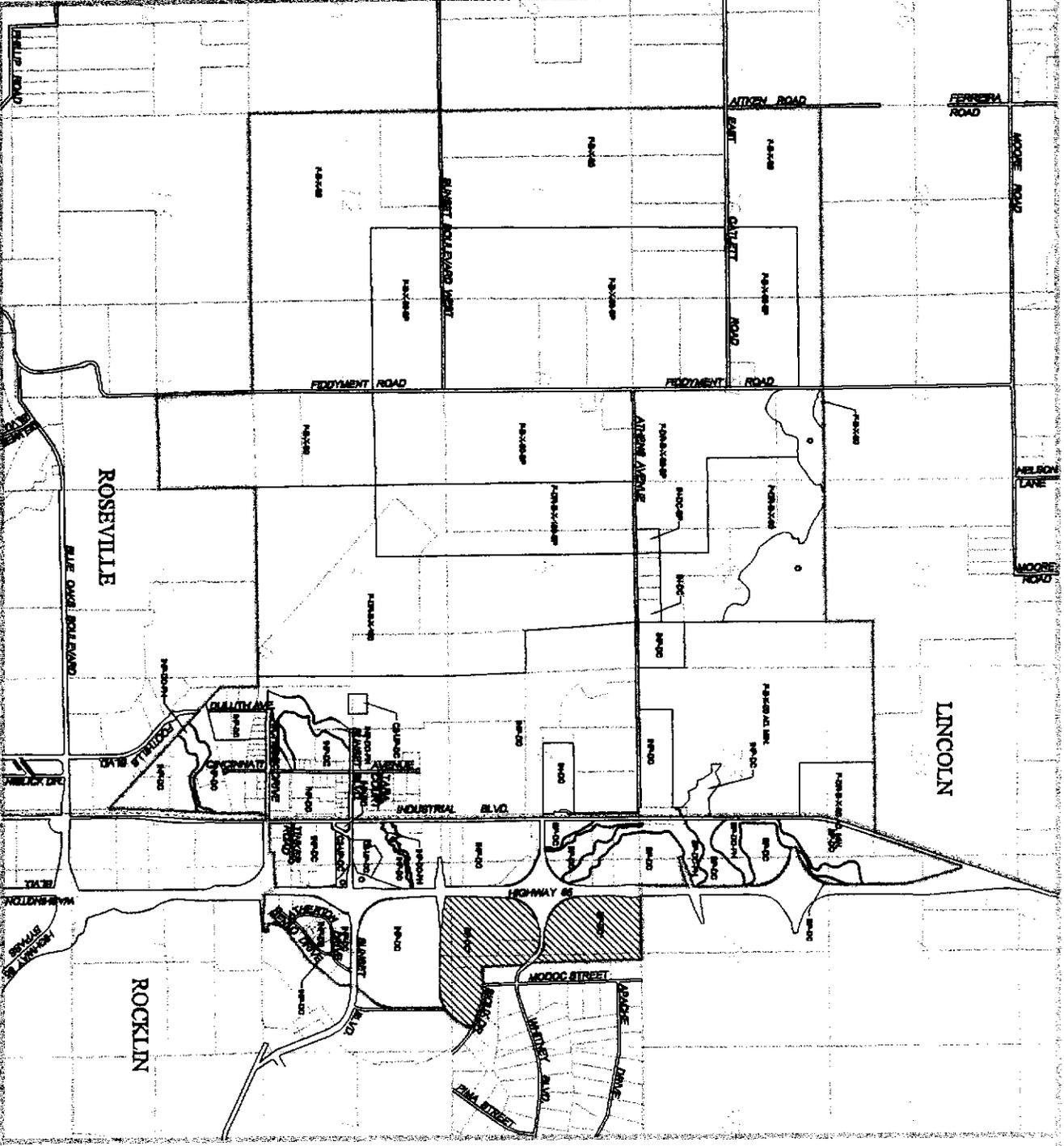
WHEREAS, the Board of Supervisors of the County of Placer, State of California, has held public hearings in the time and manner prescribed by law to consider the adoption of the Area Plan and precise zoning; and

WHEREAS, the Board of Supervisors has considered the recommendations of the Placer County Planning Commission, County staff, local interest groups, other public agencies, oral and written evidence of all individuals wishing to testify on the precise zoning for the Area Plan; and

WHEREAS, the Board of Supervisors finds that the precise zoning conforms with the Area Plan, the Placer County General Plan and all applicable sections of the California Government Code regarding general plans; and

NOW, THEREFORE, THE PLACER COUNTY BOARD OF SUPERVISORS DO RESOLVE, DECLARE, DETERMINE that Placer County Code, Chapter 30, Zoning Maps 2C, 3B, 5C, 5D, 6A and 6B, relating to zoning in the Sunset Industrial Area plan, is amended as shown on Exhibit A, attached hereto and incorporated herein by reference.

EXHIBIT A



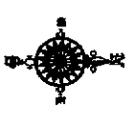
SUNSET INDUSTRIAL AREA PLAN ZONING

- C2 - General Commercial
- BP - Business Park
- IN - Industrial
- INP - Industrial Park
- F - Farm
- O - Open Space
- B-X - Combining Building Site
- FH - Combining Flood Hazard
- UP - Combining CUP Required
- DC - Combining Design Scenic Corridor
- DR - Combining Development Reserve
- SP - Combining Special Purpose



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

Adopted by the Board of Supervisors on
 June 24, 1997
 Ordinance No. 4835-B
 (REA - 886)



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

Before the Board of Supervisors County of Placer, State of California

In the matter of: AN ORDINANCE MODIFYING
THE CAPITAL IMPROVEMENT PROGRAM AND
TRAFFIC FEE PROGRAM FOR THE SUNSET AREA.
CHAPTER 4 Subchapter 22
Placer County Road Network Traffic Limitation Zone

Resol. No: _____

Ord. No: 4834-B

First Reading: _____

The following ORDINANCE was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held June 24, 1997,
by the following vote on roll call:

Ayes: WEYGANDT, WHITE, SANTUCCI, WILLIAMS, BLOOMFIELD

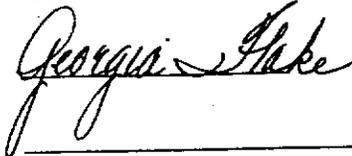
Noes: NONE

Absent: NONE

Signed and approved by me after its passage.


Chairman, Board of Supervisors

Attest:
Clerk of said Board



THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, MAKES THE FOLLOWING FINDINGS:

1. The purpose of modifying the Sunset Area Capital Improvement Program and Traffic Fee Program is to fund new development's share of roadway improvements necessary to establish level of service standards consistent with the Sunset Industrial Area Plan;
2. The facts and evidence presented establish that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of expected future development for which the corresponding fee is charged; also, that there is a reasonable relationship between the fee's use and the type of development for which the fee is charged; and

Resol. No.: _____
Ord. No.: 4834-B
Page 2

3. The unexpended funds in the current fee programs which are superseded by this Ordinance shall be committed to finance the Capital Improvement Programs in effect at the time of collection. Funds currently on deposit be used for construction of the improvements for which they were collected. There continues to be a need for and a reasonable relationship between these funds and the CIPs for which they were collected.

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER HEREBY ORDAINS AS FOLLOWS:

**CHAPTER 4, Subchapter 22
Placer County Road Network Traffic Limitation Zone**

1. Revise the Capital Improvement Program for the Sunset District per the attached Exhibit D;
2. Exhibit A of the Ordinance, Fees by District, shall be amended for the Sunset Benefit District by changing the fee from \$1544 per dwelling unit equivalent (DUE) to \$1826 per DUE; and
3. Adjust the boundaries of the Traffic Limitation Zone boundary of the Sunset district to be consistent with Sunset Industrial Area Plan boundary, as depicted on the modified Exhibit B of the Ordinance.

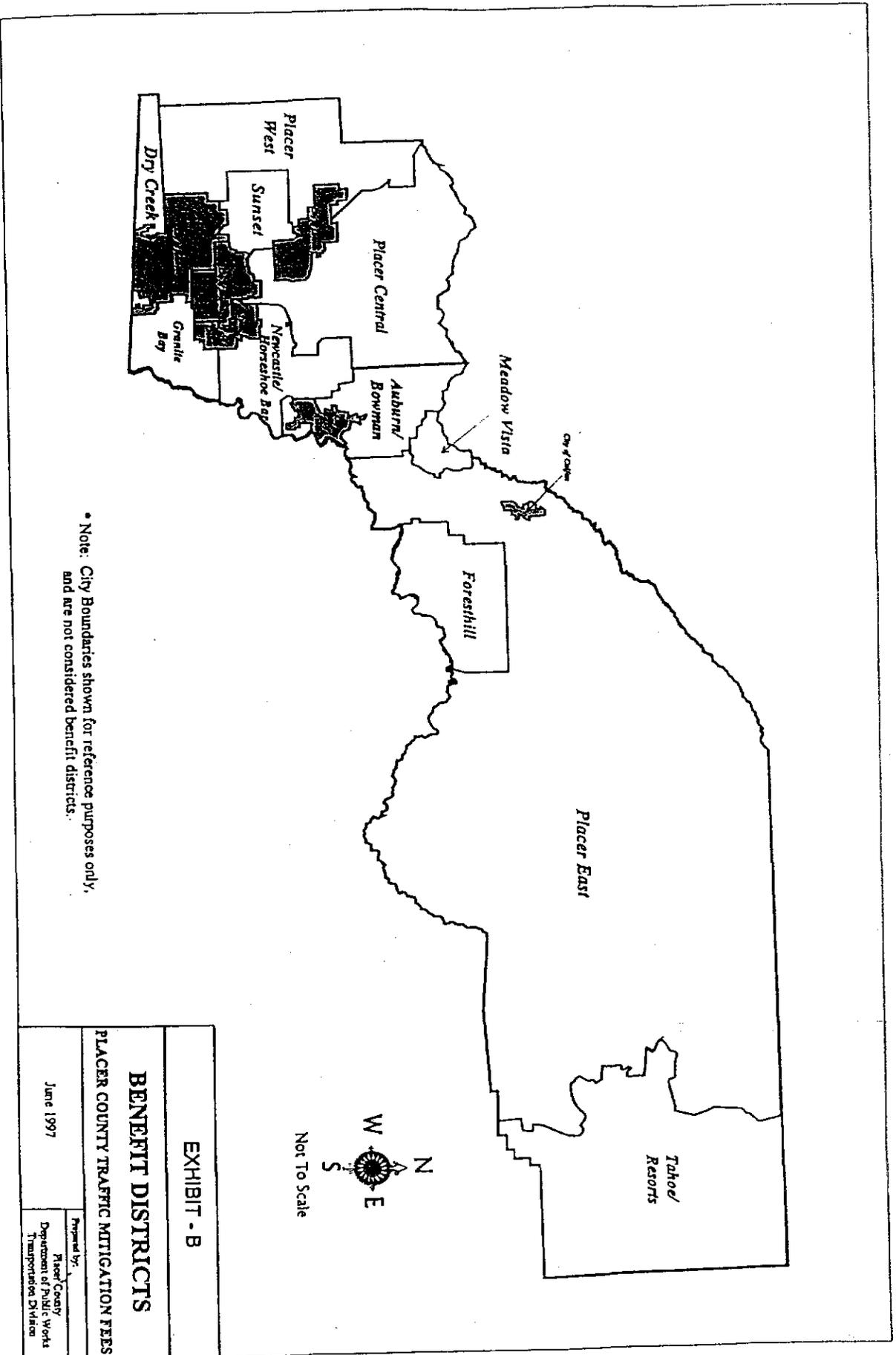
Attachments

CHAPTER 4 Subchapter 22
Placer County Road Network
Traffic Limitation Zone

EXHIBIT A

Fees By District

Benefit District	Fee Per Dwelling Unit Equivalent (DUE)
Auburn/Bowman	\$2,747
Dry Creek	\$2,870
Foresthill	\$2,470
Granite Bay	\$2,735
Meadow Vista	\$3,222
Newcastle/Horseshoe Bar	\$3,184
Placer Central	\$2,960
Placer East	\$2,119
Placer West	\$2,078
Sunset	\$1,544 \$1,826
Tahoe Resorts	\$2,073



• Note: City Boundaries shown for reference purposes only, and are not considered benefit districts.

EXHIBIT - B	
BENEFIT DISTRICTS	
PLACER COUNTY TRAFFIC MITIGATION FEES	
June 1997	Prepared by: Placer County Department of Public Works Transportation Division

Exhibit D

Sunset Area

2015 Capital Improvement Program (Proposed) (All \$ in thousands)

Street/ Intersection	Functional Class	Segment	Description of Improvements	Est. Total Cost	Frontage Impr./Rounding	Funding Sources			
						Local/Misc. Programs Other	Redevelopment Project Area	State	County Traffic Mitigation Fee
Foothills Blvd.	Arterial	City/County Line to Athens Ave.	Construct 2 Lanes	\$3,400	\$1,000		\$1,400		\$3,000
		@ Pleasant Grove Creek	Construct Bridge	\$1,200		\$300 ¹	\$800		\$100
Industrial Ave.	Arterial	City/County Line to S.R. 65	Shoulder Widening	\$550	\$250		\$200		\$100
		S.R. 65 to Cincinnati Ave.	Widen to 4 Lanes	\$1,200	\$600				\$600
Sunset Blvd.	Arterial	@ UPRR/Industrial Ave.	Overcrossing Structure	\$3,200			\$1,000		\$2,200
		Cincinnati Ave. to Foothills Blvd.	Construct 2 Lanes	\$1,100	\$800				\$300
		@ Atherton Rd.	Construct Signal	\$150		\$100			\$50
State Route 65	State Highway	@ Sunset Blvd.	Construct Interchange	\$6,200		\$2,500 ²	\$1,700	\$2,000	
		Blue Oaks Blvd. To Industrial Ave.	Improve to 4-lane Freeway	\$11,000				\$10,000	\$1,000 ³
Sunset Fee District Totals:				\$30,000	\$2,650	\$2,850	\$5,100	\$12,000	\$7,400

- Notes:
- 1 Other: City of Roseville
 - 2 Other: Highway 65 Joint Powers Authority (JPA)
 - 3 If the State fully funds the widening of S.R. 64 to 4 lanes, this \$1,000,000 County Traffic Mitigation amount will be redirected to the Sunset Boulevard Interchange project.

**Before the County of Placer
Board of Supervisors**

In the matter of:

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF PLACER ADOPTING THE REDEVELOPMENT
PLAN FOR THE SUNSET INDUSTRIAL AREA
REDEVELOPMENT PROJECT PURSUANT TO
THE COMMUNITY REDEVELOPMENT
LAW OF THE STATE OF CALIFORNIA.

Resol. No.: _____

Ord. No.: 4835-B

First Reading: _____

The following Ordinance was duly passes by the Placer County
Board of Supervisors at a regular meeting held June 24, 1997,
by the following vote on roll call:

Ayes: WEYGANDT, WHITE, SANTUCCI, WILLIAMS, BLOOMFIELD

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.



Chairman, Placer County Board of Supervisors

Attest: 
Clerk of said Board

WHEREAS, the proposed Sunset Industrial Area Redevelopment Project Area (the "Project Area") contains approximately 312 acres of land in agricultural uses; and

WHEREAS, the Redevelopment Agency of the County of Placer (the "Agency") has caused the preparation of the Redevelopment Plan for the Sunset Industrial Area Redevelopment Project (the "Plan"), Report on Redevelopment Plan for Sunset Industrial Redevelopment Project (the "Report"), the Draft Environmental Impact Report on the Sunset Industrial Area Plan and Redevelopment Plan for the Sunset Industrial Redevelopment Project Area, dated April 14, 1997 (the "DEIR"), and the Final Environmental Impact Report on the Sunset Industrial Area Plan and Redevelopment Plan for the Sunset Industrial Redevelopment Project Area, dated June 13, 1997 (the "FEIR").

NOW, THEREFORE, THE PLACER COUNTY REDEVELOPMENT AGENCY DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the Redevelopment Agency of the County of Placer adopts each of the following findings:

(1) The Project Area does not include agricultural land or open space land that is enforceably restricted as defined in Health & Safety Code Section 33321.5(a). (See Chapter 3.0 of the FEIR, Sections 3, 4 and 5 of the Report and the Existing Conditions Report attached to the Report regarding evidence with respect to this finding.)

(2) The inclusion of the agricultural land in the Project Area is consistent with the purposes of the Community Redevelopment Law. (See Chapter 3.0 of the FEIR, Sections 3, 4 and 5 of the Report and the Existing Conditions Report attached to the Report regarding evidence with respect to this finding.)

(3) The inclusion of the agricultural land in the Project Area will not cause the removal of adjacent land, designated for agricultural use in the community's general plan, from agricultural use. (See Chapter 3.0 of the FEIR regarding evidence with respect to this finding.)

(4) The inclusion of the agricultural land within the Project Area is consistent with the County's general plan. (See Chapter 3.0 of the FEIR, Part V of the Plan and Section 3 of the Report regarding evidence with respect to this finding.)

(5) The inclusion of the agricultural land in the Project Area will result in a more contiguous pattern of development. (See Chapter 3.0 of the FEIR regarding evidence with respect to this finding.)

(6) There is no proximate land that is not in agricultural use, that is both available and suitable for inclusion within the Project Area, and is not already proposed to be within the Project Area. (See Chapter 3.0 of the FEIR, Section 3 of the Report and Section 6.2 of the DEIR regarding evidence with respect to this finding.)