

SUNSET INDUSTRIAL AREA PLAN

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PART I
INTRODUCTION

INTRODUCTION

PURPOSE AND NATURE OF THE SUNSET INDUSTRIAL AREA PLAN

The *Sunset Industrial Area Plan* was produced to address a myriad of issues affecting the development of the Sunset Industrial Area, an unincorporated area of South Placer County specifically set aside for industrial development. These issues include the lifting of constraints on new development, encroachment of incompatible uses, the need to improve the area's infrastructure, a streamlining of the land development review process and the need to develop consistent land development standards. The successful development of this area will contribute to the South Placer County economy as the area continues to grow and the need for local, high quality employment opportunities increases. The *Sunset Industrial Area Plan* has been written in order to address and reconcile these issues which have affected the growth and development of this area over the past 30 years and to allow development to proceed unhindered by the problems and constraints of the past.

The *Sunset Industrial Area Plan* will be comprised of a *Policy Document*, a *Land Use Diagram*, and a *Circulation Plan Diagram*. The *Policy Document* will provide goals, policies, implementation programs and standards for a wide range of issues affecting the use of land within the Sunset Industrial Area. The *Land Use Diagram* provides a visual expression of the land use policies affecting the type, location and intensity of development within the Sunset Industrial Area. The *Circulation Plan Diagram* will depict the functional classification of existing and proposed streets, roadways and highways in the Sunset Industrial Area. The *Circulation Plan Diagram* also indicates the planned alignments for roadways anticipated as development proceeds into the future.

The *Sunset Industrial Area Plan* will provide the majority of the essential components or "elements" of a general plan for the Sunset Industrial Area. However, it is not intended to be a general plan as defined by the Government Code (Government Code §65300 et seq.). It is an "area plan" prepared for the purpose of refining and implementing the goals and policies of the *Placer County General Plan* for the Sunset Industrial Area. The *Sunset Industrial Area Plan Policy Document* will specifically address issues related to land use, transportation and circulation, public facilities and services, natural resources, cultural resources, noise, safety, economic development, administration and implementation. Taken as a whole the *Countywide General Plan Policy Document* and the *Sunset Industrial Area Plan* will meet all of the statutory requirements of a general plan as required by state law.

In addition to meeting the statutory requirements of the Government Code, the *Sunset Industrial Area Plan* will provide information on a number of issues critical to development in the plan area. This information includes the preparation of general landscape and architectural standards for specific sub-areas of the plan area identified in the land use chapter, the implementation of a streamlined project entitlement review process, and the provision of a wider range of economic development opportunities on the *Land Use Diagram* than was provided in the *1980 Sunset General Plan*.

SUNSET INDUSTRIAL AREA PLAN OBJECTIVES

The *Sunset Industrial Area Plan* was prepared for a number of purposes. First and foremost was the need to update the *1980 Sunset General Plan*, the current general plan for the Sunset Industrial Area.

Since 1980, the county, and particularly the South Placer area, has undergone significant changes resulting from growth and development in the South Placer Cities and in portions of the unincorporated area. This growth has primarily been in the form of suburban development in the Cities of Roseville, Rocklin and Lincoln and in the unincorporated areas of North Auburn and Granite Bay. The county's employment base has not grown at the same rate as its housing. Consequently, there has been an increased amount of out-commuting of county residents to areas of employment outside of Placer County. In order to reverse this trend, it has become necessary to improve the ability of the South Placer area to attract and retain businesses and industries which provide opportunities for primary wage earner jobs. The *Sunset Industrial Area Plan* represents the County's program for improving employment opportunities in the South Placer Area. There is also a growing demand for services and industries to serve South Placer residents and businesses. The Sunset Industrial Area's strategic location in the center of the County's three fastest growing cities (Roseville, Rocklin and Lincoln) gives the plan area a viable and convenient location for the provision of these services and industries. It also provides an opportunity to provide Placer County residents with an accessible and viable employment base close to their home.

For the *Sunset Industrial Area Plan*, the single most important goal is an improvement in the ability of the County to attract new industrial development and to retain and allow for the expansion of existing development in a modern, and attractive industrial park setting. This improved economic development environment can only come from changes in certain conditions that affect the Sunset Industrial Area. In this regard, the County has identified a number of objectives that need to be satisfied through the preparation and implementation of the *Sunset Industrial Area Plan*. When these objectives are met, the County should be in an excellent position to successfully compete for the type and form of industrial development that it desires for many years to come.

PLAN OBJECTIVES

The County has a singular or overall goal of improving the ability of the Sunset Industrial Area to attract high quality industries and businesses. In order to achieve this goal a number of objectives need to be satisfied. An objective can be defined as a specific end, condition or state that is an intermediate step toward attaining a goal. Objectives should be achievable and where possible measurable. For the Sunset Industrial Area the following objectives need to be achieved in order for the County to successfully meet its goal of achieving a modern and competitive industrial park:

GOAL:

To improve the opportunities for industrial and other employment-based development in the Sunset Industrial Area (SIA) in order to attract new industries, retain existing industries, to allow existing industries to expand, and to provide the necessary public and private sector services and facilities for all area employers, businesses and patrons.

OBJECTIVES:

1. Improve the SIA infrastructure with an emphasis on circulation improvements, fire protection and the extension of public sewer and water into areas without these services.
2. Streamline the land development review process for CEQA compliance and project entitlements.
3. Provide a greater range of economic development opportunities in the SIA than that which was provided in the 1980 Sunset General Plan, including the provision of some commercial services and the establishment of high quality business park type development.
4. Shift away from a low-employee density scenario to a high-employee density, labor intensive scenario with an emphasis on manufacturing and professional services.
5. Remove the SIA from the Spheres of Influence of Rocklin, Lincoln and Roseville or create a Joint Powers Authority with the cities to address development standards and the provision of infrastructure.
6. Establish a redevelopment agency to direct revenues generated within the area toward making improvements to the area's infrastructure.
7. Prepare and implement a habitat conservation/mitigation plan in order to balance the need for economic growth against the County's desire to provide suitable habitat for the ongoing viability of the area's plant and animal resources.
8. Adopt a plan to terminate the use of the Sunset Waste Ponds for septage storage.
9. Preserve the Highway 65 corridor for business park and large-scale manufacturing industries.
10. Protect existing and future industrial development from residential encroachment.

11. Protect the Western Regional Sanitary Landfill facility, the Western Placer Waste Management Authority Material Recovery Facility, and landfill expansion properties from the incompatible encroachment of residential, commercial and professional uses.
12. Improve the aesthetic character of the SIA by developing area-wide architectural and landscape standards.
13. Examine the potential to move an expanded Placer County Fairgrounds from the City of Roseville into the SIA and examine the potential for the region to accommodate a large motor sports complex as a part of the fairground's operation.

STRUCTURE AND ORGANIZATION OF THE PLAN

The *Sunset Industrial Area Plan* is divided into four separate parts. Part I is composed of the Introduction and a description of the plan area and a description of the various parts of the plan. Part II is composed of the various chapters of the plan which contain the goals, policies and implementation programs of the plan. The land use chapter will also contain specific land development standards for a number of separate sub-areas throughout the plan area. The circulation and transportation chapter will contain additional information on roadway functional classification and transit corridors. Part III provides information on the administration and implementation of the plan. A number of Appendices are included in Part IV. Appendix A contains information on existing industrial development in the Plan Area. Appendix B includes information on the Plan Area's growth and industrial development capacity. Appendix C is a *Policy Document* Glossary for many of the terms used in the document. Appendix D contains the resolutions of adoption and the ordinances amending the Zoning Maps and adopting the fee programs. Appendix E is public facilities and services report. Appendix F is a public facilities funding strategy for the SIA. Appendix E and F are separately bound documents.

Relationship to the *Countywide General Plan*

The *Sunset Industrial Area Plan* incorporates, by reference, a number of the policies and programs contained in the *Countywide General Plan Policy Document*. The *Sunset Industrial Area Plan* has been specifically written in order to address the issues related to industrial development within the plan area. Therefore, a number of issues that would need to be addressed on a countywide basis do not necessarily need to be discussed in this plan when they have been thoroughly discussed in the *Countywide General Plan* which includes the Sunset Industrial Area. Those elements which are to be addressed wholly by the *Countywide General Plan* include housing, noise and safety. The *Sunset Industrial Area Plan* contains a discussion and/or policies that reference each of these three topical areas but it will not address them in the type of detail used in the *Placer County General Plan*. Nor does it address these areas not meet the statutory requirements of the Government Code. In all cases, the policies of the *Placer County General Plan* apply to the Sunset Industrial Area,

and the more detailed policies found herein are consistent with the *Placer County General Plan*. The *Sunset Industrial Area Plan*, like other Planning County Community Plans, addresses this geographic area of the County in greater detail than was possible in the *Placer County General Plan*.

Other Related Documents - In addition to the documents and diagrams associated with the *Sunset Industrial Area Plan* a large number of support documents have also been written.

1. **Environmental Impact Report** - A *Sunset Industrial Area Plan Environmental Impact Report (EIR)* has been prepared which discusses the environmental consequences of the adoption of the *Sunset Industrial Area Plan*. The EIR, prepared to meet the requirements of the California Environmental Quality Act, is not a formal part of the plan.
2. **Redevelopment Plan** - A *Sunset Industrial Area Redevelopment Plan* has been prepared and is being considered by the County concurrently with this Plan. The purpose of the redevelopment plan is to insure that the *Sunset Industrial Area Redevelopment Plan* revenues, generated by the redevelopment agency, will be used to address the infrastructure needs within the Sunset Industrial Area.
3. **Habitat Conservation Plan** - A background report for the *Sunset Industrial Area Habitat Conservation Plan (HCP)* has been prepared to address, on a regional basis, impacts on fish and wildlife resources associated with the growth in the plan area. The background report identifies areas to be preserved and areas expected to be impacted. The HCP will provide a regional mitigation plan for mitigating the impacts upon the Plan Area. Implementation of the HCP will follow adoption of the Plan.

PLAN AREA DESCRIPTION

The Sunset Industrial Area is an area of unincorporated South Placer County that has, for almost three decades, been set aside for industrial development. The plan area is bounded by the City of Lincoln to the north, the City of Rocklin to the east and the City of Roseville to the south. The vast West Placer agricultural area is to the west (Figure I-1).

Geographic Features

Significant geographic features in the plan area are limited. It is generally dominated by upland vegetation with very gently rolling to flat terrain. There are no areas of steep slopes or hilly terrain except where road construction or landfill operations have caused such a condition. The area is bisected by two drainages, Orchard Creek, which is a branch of Auburn Ravine and the north fork of Pleasant Grove Creek. Numerous small, ephemeral drainages and swales bisect the plan area as well. The Mehrten Formation, an ancient volcanic mudflow, covers the eastern portion of the plan area. Mehrten Formation areas can

provide constraints to development because of the extremely hard nature of the substrate and its susceptibility to fracturing. The balance of the plan area is dominated by an ancient alluvial condition common to the Central Valley of California.

Habitat Types

The Sunset Industrial Area does not provide a diverse range of habitat types. It is largely dominated by non-native upland grasses with ephemeral drainages. A limited amount of oak woodland and riparian habitat exists. Wetlands exist throughout much of the plan area, mostly in the form of vernal pools.

Woodland Areas - There are very few oak woodland habitats within the plan area boundaries. The few oak trees that exist are largely scattered over the terrain. A limited amount of oak woodland habitat exists near some of the area's streams and trees. The north fork of the Pleasant Grove Creek streams contains some high quality riparian habitat along its course through the plan area. Other riparian areas have been significantly degraded because of cattle ranching activities. In many cases, little evidence of the stream remains other than the channel itself.

Wetlands - Wetland habitats exist throughout the area. The most notable of the wetland habitats are the hundreds of large and small vernal pools and swales. These vernal pools generally consist of shallow depressions in the ground that are seasonally inundated with rainfall and a small amount of localized runoff. The underlying subsurface condition (clay or volcanic mudflow) allows for very little infiltration of water into the soil and consequently the pools stay ponded with water throughout the wet season and into the spring. Evapotranspiration will result in the pools being completely dry by the end of the spring. This unique environmental condition has resulted in the evolution of many plants and animals which are unique to these habitats. Vernal wetlands are habitats for four species of federally-listed threatened and endangered freshwater shrimp, commonly referred to as "fairy shrimp." Other wetland areas generally consist of permanent and seasonal freshwater marshes.

Uplands - The dominant habitat type in the plan area is non-native grasslands. This habitat type easily covers 90% of the undeveloped plan area.

Agricultural - The primary use of land for agricultural purposes is cattle grazing on dry pasture. Some dry farming has occurred and an irrigated alfalfa operation exists west of Fiddyment Road at the west edge of the plan area.

Developed Areas - The majority of urban development has occurred within one mile east and one mile west of Highway 65, primarily around the intersection of Sunset Blvd. and Highway 65. The notable exception to this is the development of the Western Regional Sanitary Landfill and the Western Placer Waste Management Authority Material Recovery

Facility at the corner of Athens Ave. and Fiddymment Road near the west edge of the plan area. The type of development is largely industrial in character. No commercial or residential uses are within the plan area boundaries with the exception of a couple of homes in the agricultural area west of Fiddymment Avenue. Industrial land uses range between low intensity warehousing and distribution facilities such as Federal Express and heavy manufacturing uses such as the Formica Corporation facility. Information on existing development is contained within Appendix A.
