

## ATHENS AVENUE

1. **Land Use** - The Athens Avenue area is the only area of the Sunset Industrial Area Plan that incorporates the Industrial (IN) Zone District designation; largely as a consequence of the existing uses. Industrial permits heavy industrial uses which include outdoor storage, outdoor manufacturing, contractor's yards, concrete or asphalt batch plants, solid waste processing or recycling facilities, manufacturing facilities and other similar uses (See Section 5.330 et. seq. of the Placer County Zoning Ordinance).
2. **Architectural Standards** - With the exception of the landfill site, this is the only area of the Sunset Industrial Area Plan which allows unarticulated, pre-manufactured metal buildings. Modular offices can be considered on a case-by-case basis. Other temporary structures are to be discouraged. Mechanical equipment can be exposed without significant architectural screening elements.

All yard and circulation areas are to be improved with an all weather surface.

3. **Landscape Standards** - The landscape standards of the Athens Avenue Planning Area are largely established to improve upon the existing standard in the area.
  - All frontage landscape areas shall contain trees, and shrubs. Ground cover or mulch shall be applied in order to insure that weeds are fully controlled.
  - All project entry areas are to be improved with a minimum of fifteen feet (15') of onsite formal landscaping.
  - All storage yard areas are to be fenced by an opaque fence, which at a minimum, is to be composed of a chain link fence with earth tone colored vinyl slats.
  - All yard areas are to be screened by evergreen, drought tolerant vegetation in a landscape planter area a minimum of 10' in width.
  - All landscape areas are to be irrigated by an automated sprinkler system.
4. **Streetscape** - One of the objectives of this section of the Sunset Industrial Area Plan is to place standards which improve areas where improvements are warranted. The Athens Avenue Planning Area streetscape is one such area where an enhancement to the area is to be encouraged. As a consequence, the following standards have been adopted with the intent of improving the streetscape standard of Athens Avenue over and above the existing condition.

Presently, many of the existing heavy industrial uses are not suitably screened from vehicular traffic on Athens Avenue. The existing fences are constructed of a variety of materials and colors with little or no continuity in design or style. Little or no formal landscaping exists and that which does exist is largely composed of a single species tree with no shrubs, ground cover or similar materials. At a minimum, the following standards are to be incorporated into the design of new projects located in the Athens Avenue area:

- Frontage landscape areas shall contain a sufficient amount of material to provide a finished formal entryway and shall be maintained to be weed free.
  - Corrugated metal fencing is not considered to be an appropriate fencing material for frontage areas. Fencing composed of chain link with vinyl slats, concrete, masonry, or wrought iron shall be required of all new projects. Wood fencing can be considered on a case-by-case basis but is generally to be discouraged due to its fragile character and high maintenance requirements.
  - New uses shall be required to construct new frontage landscape and screening improvements where no improvements currently exist or to improve existing improvements.
  - No outdoor storage, including vehicles, equipment, or materials shall be located between Athens Avenue and yard area fencing placed parallel to the street in the front of the lot. Frontage areas shall be reserved for landscaping, buildings, yard fences, parking lots and signage. Similarly, no outdoor manufacturing shall occur except that which occurs interior to yard areas.
  - Material stacked in taller than any yard area fences should be confined to the middle of the yard and away from any public roads.
5. **Setbacks** - A rear setback will be required in order to accommodate landscaping and any necessary buffering in order to separate industrial activities from residential or agricultural activities to the north of the Athens Avenue properties. (The current zoning ordinance does not have a rear setback requirement for the IN Zone District.)
6. **Buffer Standards** - The north end of the parcels shall incorporate elements which insure that the adjacent agricultural lands are not impacted by industrial activities. Such elements include vegetative screening, noise attenuation, dust control, sedimentation controls, fencing, and structural setbacks.
7. **Sign Standards** - No signage shall be displayed upon fences. Freestanding signs shall be of the monument style with a height not to exceed eight feet (8').

8. **Resource-based Land Use Limitations** - The subject properties currently utilize wells and septic systems because of a lack of sewer and water facilities onsite. These onsite facilities may limit the type of development permitted on site.

Where the potential exists, new uses shall either extend utilities or connect to existing utilities in the vicinity.

## ORCHARD CREEK

1. **Land Use** - The Orchard Creek Planning Area is defined by two distinct land use types: industrial and agriculture. The industrial areas are situated at four locations 1) two sites adjacent to Athens Avenue, 2) one site between two branches of Orchard Creek, north of Athens Avenue and 3) a site in the northeast corner of the area. These areas have been identified as the areas with the greatest potential for development where the least potential for impacts on wetland and riparian resources exist. Industrial uses along Athens Avenue shall be composed of light industrial uses including manufacturing, distribution/warehouse, assembly, electronics, printing and publishing, and other uses similar to those established in the Industrial Core Area. Outdoor storage shall be limited to 20% of the lot area. No outdoor manufacturing shall be permitted.

The small, industrial area located near Orchard Creek has been delineated for the establishment of a native plant nursery, office, yard area and maintenance facilities for businesses involved in the management of habitat mitigation areas. Intensive industrial development is not appropriate for this area. The area in the northeast corner is designated for industrial development following the preparation of a specific plan.

The balance of the Orchard Creek Planning Area is designated for agricultural and open space land uses. The land use designation is Agriculture 20 Acre. This portion of the Planning Area is intended to function as a wetland mitigation area as a part of the Sunset Industrial Area Habitat Conservation Plan (HCP) and for other properties in the region. The area is also designated for agricultural land use activities.

2. **Architectural Standards** - No single architectural standard is to be required. However, designs should be contemporary, even though the use of traditional design elements and materials is encouraged. Also, the architecture should be compatible with the architectural design of neighboring uses in the in the Highway 65 Business Park Planning Area. Specific architectural standards include the following:

- Outdoor storage areas should be screened from public streets.
- All fencing shall be opaque. At a minimum, this is to include the use of chain link fencing with non-wooden slats. Concrete block, brick or tilt-up concrete

panels with form-liner articulation, are preferred materials where the fence is parallel to a public street.

- Buildings can be constructed of concrete tilt-up, masonry, wood frame or a mixture of these materials. Unarticulated metal buildings are prohibited, although the use of metal as an architectural element is to be encouraged.
- All building facades shall include building entry accentuation, wall articulation, a richness in architectural detail and a mixture of colors and materials in order to produce diversity and interest in a building's design. Where possible, building entryways shall be situated to be visible to the public right-of-way.
- Roll-up doors shall not be oriented parallel to the street frontage unless such doors are suitably screened from the right-of-way through the use of opaque fencing and landscaping. Generally, loading and unloading areas should be situated perpendicular to the street or they should be located in the rear of the building. Where loading and unloading areas are located perpendicular to the street frontage, opaque wall screening shall be placed between the front of the building and the loading and the unloading area.

3. **Landscape Standards** - Landscaping in the industrial portions of this area shall be compatible with landscaping in the balance of the industrial areas. Particular emphasis shall be placed on screening outdoor yard areas with landscape materials. Other landscape standards include the following:

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

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

- Rear yard landscape areas shall be a minimum of 7.5' in width unless additional area is necessary in order to provide for suitable screening or yard or outdoor activity areas.
  - Projects which are adjacent to natural preserve areas shall include landscape design features which transition between a formal landscape environment to a natural environment compatible with the open space area.
4. **Streetscape** For the industrial properties, the streetscape is to be dominated by a consistent design theme which is to include the following elements:
- A minimum of twenty (20') of frontage landscaping including, at a minimum, trees and ground cover. The use of shrubs is encouraged but is not mandatory.
  - Landscape areas along the frontage road shall contain an undulating berm 2-3' in height unless existing topographic elements or vehicle sight distance constraints of the site would limit the construction of a berm.
  - Outdoor yard areas or outdoor activity areas shall not be visible from the street. No materials shall be stored in parking lots.
  - Primary building entryways and building accent features shall be dominant along all building frontages along Athens Avenue.
  - The streetscape shall contain design elements in buildings and landscaping which is of a higher standard than that which is to be permitted in the Athens Avenue Planning Area.
5. **Setbacks** - Standard INP and Farm Zone District setbacks will apply. Additional setbacks may be necessary for materials stored in the yard areas, including stack height limitations.
6. **Buffer Standards** - Impervious surfaces (e.g., buildings, roads and parking lots) on the industrial parcels shall be located no closer than 100 feet from permanent or ephemeral streams and 200 feet from vernal pools and vernal swales on adjoining open space properties. These standards are higher than the typical buffer setback for these resources due to the need to protect the preserved habitat areas in the agricultural portion of the Orchard Creek Planning Area. All activities which generate noise, light, odor, glare or other obnoxious characteristics, should be oriented away from, or suitably mitigated to prevent impacts upon, the open space areas.

Landscaping associated with the industrial properties is to be compatible with the vegetation in the agricultural areas where an interface exists between the industrial development and mitigation areas and farming activities.

7. **Sign Standards** - For Industrial uses, no signage may be displayed on any mechanical equipment that may be associated with site operations. All freestanding signs shall be of the monument type not to exceed eight (8') feet in height. Signs should advertise the business on the site or should serve to identify the site. Tenant signage is discouraged. Individual tenants should be identified with building signage.

Signs for the agricultural area shall be limited to that which is permitted in the Farm Zone District.

8. **Resource-based Land Use Limitations** - The Orchard Creek Planning Area has a significant amount of wetland habitat including a large density of vernal pools. These pools have the potential to be habitat for species of "fairy-shrimp" which were listed under the federal Endangered Species Act in 1994. Orchard Creek, a tributary to Auburn Ravine, also passes through the property. A substantial portion of the creek has an established floodplain that meanders throughout a large segment of the property. Little or no riparian habitat exists, largely as a result of previous grading operations. The wetland and riverine resources, and the floodplain constraints in this Planning Area will significantly affect any potential development of the property that includes land disturbances. All of these natural resources serve as constraints to new development, largely due to the costs associated with mitigating the large amount of sensitive habitat in the Planning Area. However, these same resources can provide an opportunity for the establishment of a mitigation program which can enhance the overall ability of the SIA to be developed.

## INDUSTRIAL RESERVE

1. **Land Use** - The Industrial Reserve designation will permit those uses permitted as a matter-of-right in the Farm Zone District of the Placer County Zoning Ordinance unless, or until, a specific plan is prepared and adopted which defines the location and type of industrial land use permitted. This Planning Area is to be used as an extension of the Industrial Core area at such time that additional development area is needed.

Use of this area for recreational and entertainment activities compatible with industrial uses and solid waste disposal and processing activities, as permitted in the Farm Zone District, are encouraged providing that suitable services and access can be provided to the area.

A portion of the Industrial Reserve Planning Area is designated Open Space along Orchard Creek. Land uses permitted in the open space buffer include those described in the Open Space Zone District.

2. **Architectural Standards** - No specific architectural standards are required for those agricultural buildings and facilities constructed as a permitted use in the Farm Zone District. Non-agricultural buildings shall be compatible with contemporary industrial architecture.

Any specific plan prepared for the development of Industrial Reserve properties must include the development of architectural design guidelines for the construction of new buildings. Generally, the standards should be representative of those in the Industrial Core Area or the Business Park Area.

3. **Landscape Standards** - No landscape standards are required for those buildings constructed as a permitted use in the Farm Zone District.
4. **Streetscape** - No streets are to be constructed until such time that a specific plan has been approved for development. Uses permitted within the Farm Zone District will be required any roads and streetscape improvement consistent with the proposed use. The streetscape along Fiddymont Road shall include a landscaped buffer setback, north of Athens Avenue and south of Orchard Creek.
5. **Setbacks** - No specific setbacks are required except those required by the Zoning Ordinance or those which may be imposed upon a discretionary project in order to create a suitable buffer between incompatible uses. A buffer, in the form of a landscaped setback will be required along Fiddymont Road, north of Athens Avenue and south of Orchard Creek.
6. **Buffer Standards** - The important buffer standard that applies to this area is associated with the Special Purpose (-SP) Combining Zone District. The -SP zone is used where a potential land use conflict exists between a public facility or operation which may have an obnoxious impact (e.g., noise, and odors) at or near the site of the operation. In the Sunset Industrial Area three such operations exist, the Western Regional Sanitary Landfill, the Western Placer Waste Management Authority Material Recovery Facility (MRF) and the Sunset Waste Ponds. However, the Sunset Waste Ponds are scheduled for closure and site remediation and consequently, the impact is expected to cease being obnoxious.

The landfill and MRF operations have the potential to generate odors and other obnoxious effects. The -SP combining zone has been applied to a number of properties in the Industrial Core Planning Area in order to insure that: 1) the operation of these two

public facilities is not impacted by incompatible land use encroachment resulting in a closure or modification of the operation, 2) that businesses locating within the -SP zone are not impacted by the operation of the two facilities, and 3) adequate disclosure is provided to future employers and employees that their business is being located in an area that may be affected by the operation of the two public facilities.

The -SP zone requirements could result in the establishment of conditions of approval which insure the items 1, 2 and 3 discussed above are adequately addressed when a new project is being evaluated for approval.

In addition, the Special Purpose (SP) Combining Zone District has been applied to much of the buffer area. This SP Zone requires the review of an administrative review permit or a minor/conditional use permit for most land use activities in the Industrial Reserve area. These permits are required in order to insure that landfill and MRF activities do not affect the proposed land use on the adjoining property and conversely to insure that the landfill operations are not adversely affected by the proposed use.

For the Industrial Reserve area north of Athens Avenue it will also be necessary to establish an Agricultural/Industrial buffer and Industrial/Solid Waste Facility buffer to separate future industrial land uses from solid waste activities and farming activities west of Fiddymment Road. Such a setback should be incorporated into the design of any project being prepared as a part of a specific plan. At a minimum, the buffer shall include a landscaped setback 100 feet in width along Fiddymment Road, north of Athens Avenue.

The Open Space area along Orchard Creek is intended to serve as a buffer between the industrial development in the SIA and future residential development in the City of Lincoln to the north.

7. **Sign Standards** - No specific sign criteria are required until such time that a specific plan is to be prepared.
8. **Resource-based Land Use Limitations** - A portion of the Industrial Reserve Planning Area, north of Athens Avenue includes a large Open Space buffer along Orchard Creek. This area is intended to serve as a permanent buffer between industrial uses in the SIA and future residential development in the City of Lincoln. The buffer is also intended to preserve Orchard Creek as a resource including the stream the associated riparian areas, the floodplain and existing wetland habitat within the boundaries of the open space area. The open space buffer may also provide opportunities for wetland mitigation.

The balance of the Planning Area contains a small amount of wetland (including vernal pools), riparian and oak woodlands. Development permitted in the Farm Zone District

or development contemplated in any future specific plan should account for impacts on these natural communities.

## LANDFILL

1. **Land Use** - Uses located within the Landfill Planning Area shall be limited to those uses associated with the operation of a sanitary landfill and material recovery facility. Landfill properties may also include some discretionary uses associated with the Farm Zone District as end uses after the landfill closes and/or for interim uses. Interim uses could include fariground operations and/or motor sports complex operations on landfill properties until such time that the landfill space is required.
2. **Architectural Standards** - Future construction of buildings and facilities shall be compatible with the Material Recovery Facility in terms of architectural style, colors and materials.
3. **Landscape Standards** - Landscaping shall be compatible with the existing landscaping placed along Athens Avenue and Fiddymment Avenue in and around the Material Recovery Facility.
4. **Streetscape** - The streetscape along Athens Avenue and Fiddymment Road shall be consistent with recent landscape improvements associated with the Material Recovery Facility.
5. **Setbacks** - No specific setback standards are required except those which are required by the Placer County Zoning Ordinance or by the Solid Waste Facilities Permit issues by the Local Enforcement Agency on behalf of the State of California.
6. **Buffer Standards** - Pursuant to Policy 3.F.7. a residential buffer of one mile, measured from the property line of the active landfill or future land fill site, shall be imposed which limits new residential development to a density of 1 dwelling unit/80 acres, i.e., the same density as that permitted in the current zoning found around the Western Regional Sanitary Landfill.
7. **Sign Standards** - Signage shall be limited to monument-type signs which identify the solid waste facility and operations. Additionally, directional or informational signs, which are necessary to assist or direct the public are permitted as per the Placer County Zoning Ordinance, Section 10.090 et. seq..
8. **Resource-based Land Use Limitations** - Landfill properties are located in an area which has the potential to include clay-pan vernal pools and vernal swales. The location of structures and or the construction of landfill cells should include an assessment and the

appropriate mitigation of impacts on these habitats and any sensitive species which may be inhabit by them.

## **AGRICULTURE/FAIRGROUNDS RELOCATION**

1. **Land Use** - The Agriculture/Fairgrounds Relocation Planning Area is to be dominated by agricultural lands and open space. The area is also identified as a region where the County is considering the construction of a new Placer County Fairgrounds Facility.

The agricultural area will include land uses typically permitted by the agricultural zone districts of the Placer County Zoning Ordinance. These uses include farming and ranching operations, the construction of buildings to support agricultural activities and some limited amount of residential development (i.e., one dwelling unit per 80 acres).

The Fairgrounds Facility is a proposed land use that may or may not be constructed within the Sunset Industrial Area. If constructed, this facility is intended to replace the current Placer County Fairgrounds complex located in the City of Roseville along Washington Boulevard. The County has determined that a large area within the Sunset Industrial Area is appropriate for a re-location and expansion of the fairgrounds. This area, referred to as the Fairgrounds Relocation/Agriculture Area, seems to be the most appropriate location for such a facility and its attendant uses.

In 1994 the County determined that it was necessary to examine the feasibility of moving the fairgrounds to a new location and to determine what uses would be associated with a new and expanded fairgrounds facility. In 1995, the Placer County Fair Association provided a number of recommendations on what an expanded fairgrounds should include. The Fair Association's recommendations coupled with the staff's recommendations would result in a Fairgrounds Facility that is expected to include the following components. The analysis in the Environmental Impact Report also assumes that these land uses are associated with the Fairgrounds Facility.

1. County Fairgrounds Complex including
2. 18-hole Golf Course
3. Motor Sports Park
4. Light Industrial Lease Space
5. Outdoor Amphitheater
6. Hotel/Restaurant
7. Rodeo Arena/Equestrian Center
8. Moto Cross Course
9. Fire Station
10. Sheriff Substation

11. Armory
  12. Recreational Vehicle Park
2. **Architectural Standards** - No architectural standards are required of the agricultural and residential uses currently permitted within this planning area. When, and if, a fairgrounds/motor sports complex is proposed the architectural standards will be defined concurrent with a proposed project.
  3. **Landscape Standards** - No landscape criteria are to be established until such time a fairgrounds/motor sports complex is proposed.
  4. **Streetscape** - No streetscape criteria are to be established until such time a fairgrounds/motor sports complex is proposed.
  5. **Setbacks** - Setbacks are to be required per Zoning Ordinance requirements. Structural setbacks will typically need to exceed the standard setback requirements in order to meet landscape and streetscape requirements.
  6. **Buffer Standards** - This Planning Area is located in and around an area zoned for agricultural development. As a consequence, any fairgrounds/motor sports complex would need to incorporate buffer features into the design of the site which insure that agricultural operations are not affected by the operation of a fairgrounds or a motor sports complex.  
A significant portion of the agricultural area is also located within the boundaries of the SP Zone District discussed above under the Industrial Reserve heading. The SP Zone District in this Planning Area has generally been applied to insure that any residential activities and uses associated with agricultural properties near the landfill do not adversely affect the landfill operation and conversely are not affected by the landfill operation. The -SP Zone District may also be used to regulate certain discretionary uses within the Farm Zone District (e.g., recreational activities) which may be of concern in proximity to the landfill.
  7. **Sign Standards** - No sign criteria are to be established until such time a fairgrounds/motor sports complex is proposed.
  8. **Resource-based Land Use Limitations** - Wetland, oak woodland and a small amount of riparian habitat is known to exist in this area. Also agricultural lands exist throughout the planning area. A fairgrounds project will need to avoid or appropriately compensate for impacts on wetland and woodland resources.
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## SUNSET INDUSTRIAL AREA PLAN ZONING

The following adopted zone districts establish specific development standards for each of the land use designations that have been adopted and are represented on the *Sunset Industrial Area Plan Land Use Diagram*. The location and extent of the zoning designations are represented on the *Sunset Industrial Area Plan Zoning Map* (Figure 1-3). The use of zone districts to further define and refine the land uses depicted on the land use diagram is critical to the implementation of the *Sunset Industrial Area Plan*. Where the *Sunset Industrial Area Plan* provides the foundation to determine the type, location and intensity of land uses in the Sunset Industrial Area, the *Placer County Zoning Ordinance* provides the specific regulations which determine how land is to be developed and used over time.

Table 1-3 shows the various zone districts of the *Placer County Zoning Ordinance* that can be used to implement each land use designation used in the *Sunset Industrial Area Plan*. In addition to the basic zone districts listed below, a variety of "combining" zones can be added to the basic zone district. These combining zones are further described in the *Placer County Zoning Ordinance*. At a minimum, three combining zones are to be applied to zone districts in the SIA, the -Flood Hazard (-FH) Combining Zone, the -Special Purpose (-SP) Combining Zone and the Design Review (-DC) Combining Zone. The -FH combining zone is used in flood hazard or riparian/drainage areas. The -SP combining zone is applied to property around the landfill properties. The -DC combining zone is used where design review approval is required prior to construction.

The zoning ordinance contains other terms which define building intensity, minimum lot size standards, building height requirements and setbacks. With the exception of lot sizes, these standards are defined by the zone district applied to the area plan land use designation. Table 1-4 specifies the majority of these standards for the zoning districts that apply to the SIA. Parking standards are defined separately in the zoning ordinance and vary depending upon the land use type.

For complete information on zone district requirements and other applicable land use standards, refer to the *Placer County Zoning Ordinance (Chapter 30, Placer County Code)*.

Many of the ordinance requirements of the zoning ordinance will need to be exceeded in order for a particular land use to be consistent with the policy requirements and standards of the *Sunset Industrial Area Plan*. Consequently, proposed projects must be evaluated against the requirements of the zoning ordinance and the policies and standards of the *Sunset Industrial Area Plan* in order for a project to be approved for development.

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TABLE 1-3

**SUNSET INDUSTRIAL AREA  
GENERAL PLAN LAND USE DESIGNATIONS  
AND CONSISTENT ZONING DISTRICTS**

General Plan Land Use Designations	Consistent Zoning Districts
Agriculture 80 Acre (AG 80) Agriculture 20 Acre (AG 20)	Farm (F) Agricultural Exclusive (AE) Open Space (O)
Open Space (OS)	Open Space (O)
General Commercial (GC)	Neighborhood Commercial (C-1) General Commercial (C-2) Heavy Commercial (C-3) Highway Services (HS) Office and Professional (OP) Open Space (O)
Business Park (BP)	Business Park (BP) Open Space (O)
Industrial (I)	Industrial (IN) Industrial Park (INP) Business Park (BP) Office and Professional (OP) Farm (F) Open Space (O) Combining Development Reserve (-DR)
Public Facility (PF)	Any zoning classification except Open Space

# 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 - 866)



Not to Scale

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

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

Date: June 24, 1997

Sunset Industrial Area Plan - Placer County | 930338

Sunset Industrial Area Plan Zoning  
Figure 1-3

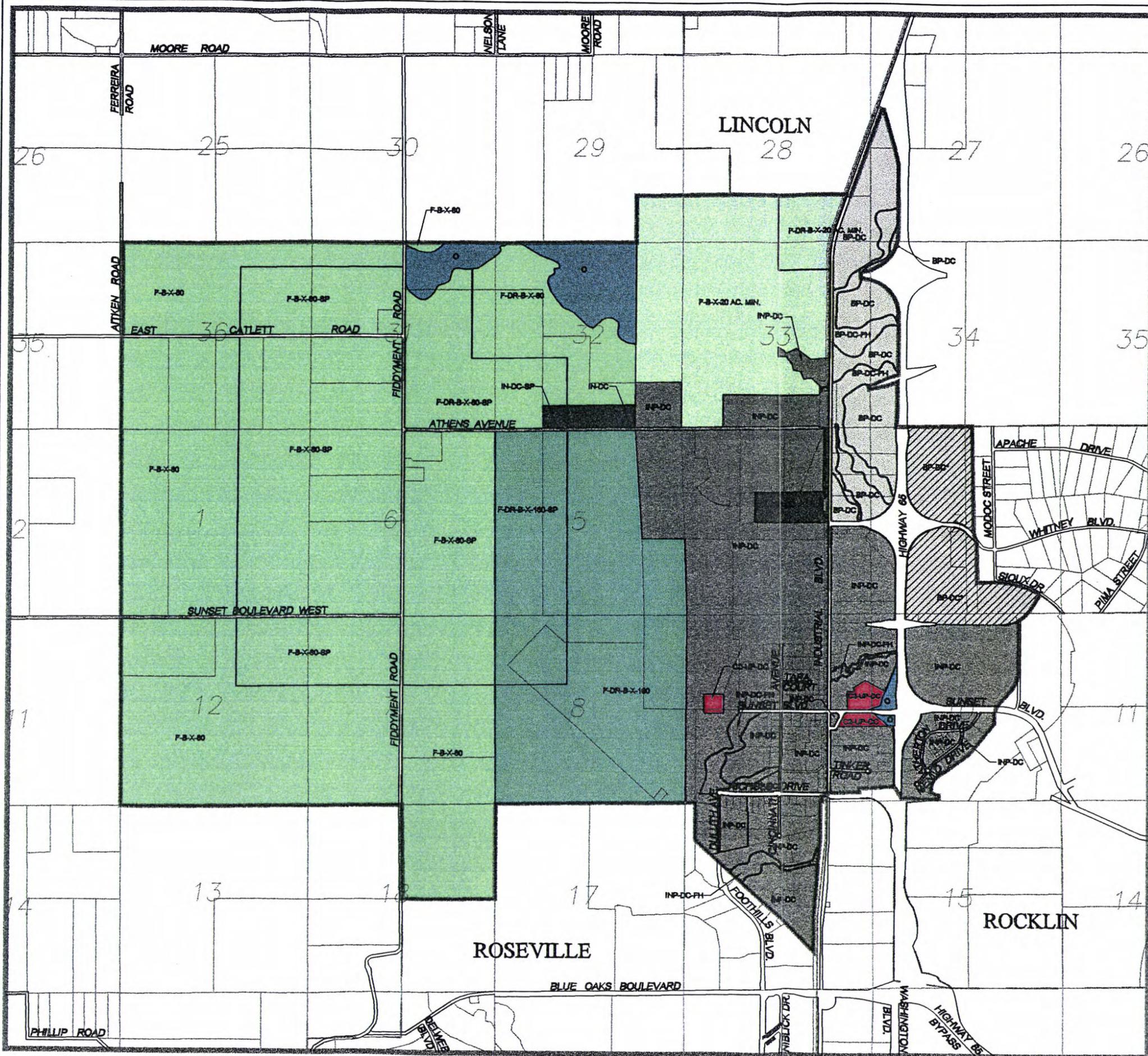


TABLE 1-4

**SUNSET INDUSTRIAL AREA  
ZONE DISTRICT REQUIREMENTS**

<b>ZONING ORDINANCE REQUIREMENTS<sup>1</sup></b>					
<b>Zone District</b>	<b>Front Setback</b>	<b>Side Setback</b>	<b>Rear Setback</b>	<b>Height Limit</b>	<b>Site Coverage</b>
Farm (F)	50'	30'	30'	36'	25%
Agriculture Exclusive (AE)	50'	30'	30'	36'	10%
Open Space (O)	50'	30'	30'	25'	1%
Neighborhood Commercial (C-1)	10'	0'	0'	30'	40%
General Commercial (C-2)	10'	0'	0'	50'	100%
Heavy Commercial (C-3)	10'	0'	0'	45'	40%
Highway Services (HS)	25'	5'	10'	35'	40%
Office and Professional (OP)	20'	15' total, 5' min.	10'	30'	40%
Industrial (IN)	0'	0'	0'	36'	60%
Industrial Park (INP)	30'	15'	10'	50'	50%
Business Park (BP) <sup>2</sup>	125'	50'	50'	0'	75%

<sup>1</sup> These standards represent typical requirements for structures in the Sunset Industrial Area. See the Placer County Zoning Ordinance for additional information.

<sup>2</sup> Section 5.320F of the Zoning Ordinance provides additional structural setbacks that apply to the Business Park Zone District.

## LAND USE BUFFER ZONE STANDARDS

The *Placer County General Plan Policy Document* describes a number of buffer zone standards. Many of these standards are applicable to the Sunset Industrial Area due to the extent of industrial zoning and its proximity to residential areas in the surrounding Cities. Buffer standards are also applicable because of the presence of the Western Regional Sanitary Landfill.

These standards are intended to separate potentially incompatible uses so that the legitimate use of land for one purpose does not detrimentally impact the use of the other. For the Sunset Industrial Area, conflicts could result from any of the following example interfaces: 1) industrial and agricultural/residential, 2) agricultural/residential and landfill operations, 3) open space and industrial, and 4) commercial and industrial. Sensitive habitat buffers are also applicable wherever sensitive natural resources are found.

It was the County's intent, in adopting these standards in 1994, to recognize the importance of both the area's industrial properties and the Western Regional Sanitary Landfill, by insuring that they are adequately protected from the encroachment of incompatible development. These standards, Area Plan policies, and the implementing zoning, will continue to provide such protection. The following standards are based upon the standards discussed in the *Placer County General Plan Policy Document* and are applicable to the Sunset Industrial Area.

### **Agricultural Buffers**

These buffer zones are required to separate urban uses (particularly residential) from lands designated Agriculture on the *Land Use Diagram*, where noise from machinery, dust, the use of fertilizers and chemical sprays, and other related agricultural harvesting activities would create problems for nearby residential and other sensitive land uses. These buffers also serve to minimize disturbance of agricultural operations from nearby urban or suburban uses, including trespassing by nearby residents and domestic animals.

- 1. Buffer Dimensions:** Agricultural practices associated with crop production or grazing can contribute to land use conflicts when development occurs adjacent to agricultural areas. Since production practices vary considerably, buffer distances may vary accordingly. The separations shown in Table 1-5 are required between areas designated Agriculture and commercial/office uses, business park uses and some types of recreational uses; no buffers are required for other uses. Where lands designated Agriculture abut residential land uses in the City, the County will seek to insure that the adjoining City's residential development is suitably buffered from the County agricultural land by implementation of these buffer standards.
- 2. Uses Allowed in Buffer:** Residential uses at a density of 1 dwelling unit per 80 acres or open space uses are permitted within the buffer, although the placement of residential structures is subject to the minimum "residential exclusion areas" described in Table 1-

5. Non-habitable accessory structures and uses may be located in the exclusion area, and may include barns, stables, garages and corrals.

TABLE 1-5

## MINIMUM AGRICULTURE BUFFER ZONE WIDTH

Agricultural Use	Buffer Zone Width	
	Residential Exclusion Area <sup>1</sup>	Buffer Width Range <sup>2</sup>
Field Crops	100 feet	100 to 400 feet
Irrigated Orchards	300 feet	300 to 800 feet
Irrigated vegetable or rice	400 feet	200 to 800 feet
Rangeland/pasture	50 feet	50 to 200 feet
Vineyard	400 feet	400 to 800 feet

<sup>1</sup>Residential structures prohibited; non-habitable accessory structures permitted.

<sup>2</sup>Required buffer dependent on site- or project-specific characteristics as determined through County's specific plan, land use permit, and/or subdivision review process.

### Industrial/Residential Buffers

These buffer zones are required to separate residential land uses from areas designated Business Park or Industrial where noise from vehicles and equipment, the use of hazardous materials in manufacturing processes, truck traffic and otherwise heavy traffic volumes would be incompatible with nearby residential uses. In that the Sunset Industrial Area Plan contains no residential land use designations, and no such designations exist in the surrounding unincorporated area (with the exception of the undeveloped Sunset Ranchos), the County would seek to have these buffer standards applied to residential development being considered in the Cities abutting the plan area.

1. **Buffer Dimensions:** Generally, industrial/residential buffers shall be a minimum width of 300 feet, but may be reduced to not less than 100 feet where the buffer includes such features as screening walls, landscaped berms, and/or dense landscaping, with guarantees of proper, ongoing landscaping maintenance.

2. **Uses Allowed In Buffer:** Commercial and office uses, open space and recreation uses such as greenbelts, parks and playfields.

**Public Facility Buffers**

These buffer zones are required to protect the long-term viability of critical public facilities such as solid waste disposal and recycling sites and sewage treatment facilities in the plan area, that may have nuisance characteristics. Public facility buffer zones are intended to separate residential, commercial, and other land uses continuously or frequently occupied by people from the uses stated above and/or from areas designated Public Facility where odors, wind-borne debris, noise from vehicles, equipment and aircraft, and the potential for the presence of hazardous materials would likely be perceived as a nuisance or otherwise be incompatible with other land uses.

1. **Buffer Dimensions:** The noise and odors produced by certain public facility operations that can be experienced off the site of the facility are the most important factors contributing to land use conflicts when development occurs adjacent to solid waste or waste treatment facilities. Public facility buffer zones are required between the identified types of public facilities and the *Land Use Diagram* designations shown in Table 1-6, wherein minimum widths are based on the type of adjacent land use.
  2. **Uses Allowed In Buffer:** All public facility buffer zones may include greenbelt and open space uses. Buffers may also include the following uses, depending on the type of public facility being protected:
    - a. **Sewage Treatment Facilities** - May also include industrial uses consistent with buffer requirements of Table 1-6 for industrial uses.
    - b. **Solid Waste Disposal/Transfer/Recycling Site:** May also include industrial and recreational uses consistent with the buffer requirements of Table 1-6 for recreational uses.
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TABLE 1-6

## MINIMUM PUBLIC FACILITY BUFFER ZONE WIDTH

Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Designation			
	Residential	Commercial	Industrial	Recreation
Sewage Treatment Facility	1,000	1,000	0-500 <sup>1</sup>	1,000
Solid Waste Disposal Site	5,280 <sup>2</sup>	1,000	0	500
Solid Waste Transfer or Recycling Site	500	0	0	500

<sup>1</sup>No separation necessary for warehousing uses with a low employee-per-square foot ratio; 500 feet required for manufacturing facilities, office uses and business parks.

<sup>2</sup>Policy 4.G.11 of the *Placer County General Plan Policy Document* protects the Western Regional Sanitary Landfill from future residential encroachment by requiring a residential buffer of one mile measured from the property line of the active site and any expansion areas.

### Sensitive Habitat Buffers

These buffer zones are required to separate any type of urban development from such sensitive habitat areas as stream corridors, wetlands, sensitive species habitats, habitat mitigation areas, or where the land-altering aspects of development itself, and/or the secondary effects of development (e.g., runoff from pavement carrying pollutants, air pollution emissions, traffic, noise, glare, increased pedestrian access) may degrade important habitat areas.

1. **Buffer Dimensions:** Sensitive habitat buffers shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, 100 feet from the edge of mitigation bank sites and 50 feet from the edge of the sensitive habitats to be protected. Some habitat types (e.g., vernal pools and vernal swales) may require a larger buffer distance based upon state or federal standards or requirements.
2. **Uses Allowed in Buffer:** Open space and recreational uses including undeveloped greenbelts, nature preserves, parks, mitigation banks, hiking trails and bicycle paths. No land use allowed within the buffer that involves grading or the removal of natural vegetation shall be located any closer than 50 feet to the top of a stream bank or to the

outermost extent of riparian vegetation, wetland, or other identified habitat, whichever is greater.

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## LAND USE GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

This section of the *Sunset Industrial Area Plan* will provide the goals, policies and implementation programs for the land uses contemplated within the plan area boundaries. Unlike the preceding section which provides specific standards for development, this section of the plan will provide the overall policy program. This policy program is intended to provide the general framework through which all land uses are defined and appropriately designated on the land use diagram.

The Land Use Section is one of the most important sections in that it defines the form of development in written policy language that is visibly represented on the land use diagram and on the zoning maps. In order to simplify the use of this section, each land use topical area has a separate list which includes the overall goal with the relevant policies and programs for that goal.

### General Land Use Goals and Policies

**Goal 1.A:** *To promote the wise, efficient, and environmentally-sensitive use of the Sunset Industrial Area to meet the present and future needs of Placer County.*

### Policies

- 1.A.1. Protect the Sunset Industrial Area from encroachment by incompatible uses.
- 1.A.2. Encourage industries which are compatible with the established industrial firms in the area.
- 1.A.3. Maintain strong design review standards to insure attractive industrial development, especially along the Highway 65 corridor and Sunset Boulevard.
- 1.A.4. Develop a land use diagram which recognizes known constraints in public services, transportation facilities and environmental conditions.
- 1.A.5. Encourage the development of a diverse and compatible range of employee-generating uses.
- 1.A.6. The Sunset Industrial Area shall be dominated by an industrial land inventory. This inventory shall provide a diversity of industrial use areas in order to ensure a diverse economy. Industrial use types include, but are not limited to:

- a. Land-extensive warehousing, storage, production, manufacturing and assembly.
  - b. Incubator or small-scale industries requiring small parcels
  - c. Campus-type industrial parks, including research and development facilities
  - d. Business support services
- 1.A.7. The *Sunset Industrial Area Plan Land Use Diagram* shall insure that proposed land uses are compatible with existing or planned adjacent uses, including established industrial firms in both the Sunset Industrial Area and in the surrounding cities.
- 1.A.8. The County shall permit the development of only agricultural, industrial or similar compatible land uses around Western Placer Waste Management Authority properties. Residential uses around these properties are not considered a compatible use.
- 1.A.9. The County shall seek to protect the industrial, commercial, professional and agricultural uses in the Sunset Industrial Area from encroachment by incompatible uses from the surrounding cities and from unincorporated area development.
- 1.A.10. The County shall actively discourage the Cities of Roseville, Rocklin and Lincoln from placing residential land uses adjacent to the boundaries of the Sunset Industrial Area and shall further encourage a one-mile separation between residential land uses and industrial uses in the plan area. In those areas where residential uses are contemplated within the surrounding cities, the County shall actively encourage the placement of suitable buffers between the proposed residential land use and existing or future industrially-designated areas. The placement of the buffer area should be the responsibility of the residential area which seeks to encroach upon the existing industrial tract.
- 1.A.11. Heavy industry or land-extensive industrial uses should be spatially separated from other urban uses.

**Implementation Programs**

- 1.1. The County shall implement the standards of the *Placer County Design Guidelines Manual* and the design review requirements of the *Placer County Zoning Ordinance* in order to insure that the *Sunset Industrial Area Plan* goals, policies and standards related to site design and architectural standards are adhered to.

Responsibility: Design/Site Review Committee (staff)

Time Frame: Design Review Committee (appointed)  
 Ongoing  
 Funding: Developer fees and General Fund

1.2. The County shall regularly monitor land development activities within the Cities of Roseville, Rocklin and Lincoln in order to attempt to reduce the potential for incompatible land uses to be established adjacent to industrial uses within the Sunset Industrial Area. The County shall coordinate with City staff on those projects which have the potential to detrimentally impact industrial uses within the Sunset Industrial Area in order to encourage the Cities to approve only those projects which are compatible with industrial activities.

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

**Industrial Land Uses**

**Goal 1.B:** *To designate adequate land for and promote development of industrial uses to meet the present and future needs of Placer County residents for jobs and to maintain economic vitality.*

**Policies**

1.B.1. The County shall only approve new industrial development that has the following characteristics:

- a. Adequate infrastructure and services;
- b. Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile transportation;
- c. Sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials; and
- d. Minimal significant adverse environmental impacts.

1.B.2. The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.

- 1.B.3. Lands designated as the Industrial Reserve Area on the Planning Areas map shall not be converted to non-agricultural land uses until one or more of the following conditions have been satisfied:
- a. There has been a demonstrable change in the provision of infrastructure to the property including the extension of sewer or water lines with capacity to serve the property or the extension of major roads (e.g., Sunset Blvd or Foothill Blvd.); and/or
  - b. Other industrially-designated lands are in excess of 50% built-out;
  - c. A specific plan is prepared which identifies land uses, open space areas, roads and utilities, financing of infrastructure, development standards and other information pursuant to Section 65450 et.seq. of the Government Code and the Placer County Zoning Ordinance; and/or
  - d. A specific project of substantial size is proposed which requires a land area in excess of that which is available in the balance of the plan area.
- 1.B.4. The County shall encourage the establishment of industries which include significant numbers of primary wage earner jobs and which are based upon the manufacture, distribution and/or sale of goods and services provided by businesses within the Sunset Industrial Area and in the neighboring jurisdictions.
- 1.B.5. Heavy industrial land uses should be limited to the industrially designated area on the north side of Athens Avenue and areas immediately adjacent to the Western Regional Sanitary Landfill property when the conditions specified in policy 1.B.3. have been satisfied. Heavy industrial uses include, but are not limited to, those uses which include outdoor manufacturing or large outdoor storage areas, the generation of noise, odors, and dust, or which create adverse aesthetic impacts.
- 1.B.6. Heavy industry or land-extensive industrial uses should be spatially separated from other urban uses in the Sunset Industrial Area, including commercial and professional services uses. Light industrial uses and open space areas can serve as suitable buffers to separate these potentially incompatible uses.

### **Implementation Programs**

- 1.3 The Sunset Industrial Area Zoning Map shall spatially separate commercial and professional uses from heavy industrial activities on the north side of Athens Avenue, the landfill, the material recovery facility and the two electrical generating plants within the plan area boundaries.

Responsibility: Planning Department  
Time Frame: FY 97/98

Funding: General Fund

**Commercial and Office/Professional Land Uses**

**Goal 1.C:** *To provide goods and services to the Sunset Industrial Area.*

- 1.C.1. Commercial development in the Sunset Industrial Area shall emphasize the provision of highway services for S.R. 65 and goods and services for the Sunset Industrial Area employers and employees.
- 1.C.2. The County shall require that significant new office developments locate near major transportation corridors. New office development may serve as buffers between residential uses in incorporated areas and higher-intensity industrial and commercial uses.
- 1.C.3. The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby industrial areas rather than being designed primarily to serve vehicular circulation.
- 1.C.4. The County shall discourage the establishment of commercial uses on industrially designated lands in order to reserve industrial properties for significant employee-generating businesses. Small, service-oriented commercial establishments (e.g., "sandwich shops") which compliment the industrial areas are the exception.

**Business Park Uses**

**Goal 1.D:** *To develop a mixture of light industrial, office and commercial land uses in a campus-like setting in order to provide primary-wage earner jobs for the Sunset Industrial Area.*

**Policies**

- 1.D.1. The County shall encourage the establishment of Business Park uses which are employee-intensive and which provide a significant number of primary-wager earner jobs which provide salaries comparable to the County's median income level or higher.

- 1.D.2. Structures associated with Business Park uses shall incorporate high quality architectural design elements consistent with the standards contained in the *Placer County Design Guidelines Manual* and the standards in this Plan.
- 1.D.3. Business Park uses shall incorporate landscaping and open space areas which exceed that typically associated with commercial and industrial development. Where appropriate, native open spaces shall be incorporated into the overall landscape theme for a project.
- 1.D.4. Business Park properties shall be located next to major thoroughfares including S.R. 65, Sunset Boulevard, Industrial Boulevard and the Eight-Mile Drive interchange.
- 1.D.5. Commercial uses associated with Business Park properties shall provide goods and services for employers and employees of businesses within the Business Park and other surrounding industrially designated properties.
- 1.D.6. The Business Park properties located on the east side of S.R. 65, north and south of the North Whitney Boulevard interchange right-of-way, shall not be developed for uses, other than agricultural or open space, until a state highway interchange is constructed at S.R. 65 and North Whitney Boulevard or construction of an arterial roadway connection to existing arterials in Rocklin or Lincoln. An at-grade intersection at S.R. 65 and North Whitney Boulevard shall not be constructed as access to these properties. (See the Business Park development standards starting on page 1-9 for additional information.)
- 1.D.7. Due to the potential for Business Park properties to be developed adjacent to residential land uses in the Cities of Roseville, Rocklin and Lincoln, such uses should be designed, where possible, to generate minimal impacts on these areas. Measures to reduce potential conflicts include, but are not limited to, the following:
  - a. Noise attenuation;
  - b. Reduction or shielding of lighting near residential areas;
  - c. Using site design to place the least impactful activities or uses nearest the residential areas;
  - d. Architectural and landscape screening of facilities and activities; and
  - e. Large structural setbacks.

**Agricultural Land Uses**

**Goal 1.E:** *To provide for the long-term conservation and use of agriculturally-designated lands.*

**Policies**

- 1.E.1. The County shall protect agriculturally-designated areas from conversion to non-agricultural uses.
- 1.E.2. The County shall ensure that unincorporated areas within city spheres of influence, that are designated for agricultural uses, are maintained in large parcel sizes of 10-acre minimums or larger.
- 1.E.3. The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.
- 1.E.4. The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.
- 1.E.5. The County shall encourage infill development in undeveloped areas of the Sunset Industrial Area as an alternative to expanding urban uses into agricultural areas.
- 1.E.6. The County shall identify and maintain clear boundaries between industrial land uses and agricultural areas
- 1.E.7. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of the County. A method and mechanism (e.g., a property owner's association or easement dedication) for guaranteeing the maintenance of this land in a safe and orderly manner shall also be established at the time of development approval. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.
- 1.E.8. The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.

- 1.E.9. The County should participate with cities and special districts in establishing programs for the agricultural re-use of treated wastewater in a manner that would be economically beneficial to agriculture. Where appropriate, the County shall encourage the use of reclaimed water for agricultural production.

**Public Facilities**

**Goal 1.F:** *To designate adequately-sized, well-located areas for the development of public facilities to serve the Sunset Industrial Area and regional needs.*

**Policies**

- 1.F.1. The County will seek to provide a broad range of public facilities and services to businesses in the Sunset Industrial Area. Improvements to onsite services include the provision of improved fire protection, circulation improvements, and expanded utility services.
- 1.F.2. When considering land use changes in the vicinity of the Western Regional Sanitary Landfill and the Western Placer Waste Management Authority Material Recovery Facility operation, the County shall consider these solid waste facilities and operations as the dominant land use in the area. In order to protect these facilities and operations from incompatible encroachment, the County has established buffer zone standards described in Table I-6. The intent of this policy is to prohibit the creation of new parcels for residential use within one mile of the solid waste facilities and operations; not to prohibit construction of a residence on an existing legal building site within this area.
- 1.F.3. The County shall recognize the establishment of, and encourage the implementation of, a recycling market development zone in the Sunset Industrial Area on properties in the vicinity of the Western Regional Sanitary Landfill and the Material Recovery Facility.
- 1.F.4. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.
- 1.F.5. The County shall close and reclaim the Sunset Waste Ponds by developing alternative methods of septic waste disposal. The reclaimed waste ponds should be designated for future industrial development.

- 1.F.6. The County shall require proposed new development in the Business Park, Sunset Boulevard East, Sunset Boulevard West Individual Planning Areas and all areas along S.R. 65, to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.
- 1.F.7. When considering new development near a public facility, the County shall consult with the public facility operator in order to address potential land use compatibility issues prior to new development approval.

**Implementation Programs**

- 1.4 The County shall develop a system to dispose of domestic septic wastes which will result in the closure and reclamation of the Sunset Waste Ponds.

Responsibility	Planning Department Facility Services Department
Time Frame:	FY 96-97
Funding:	Fees General Fund

- 1.5. The County shall implement the provisions of the recycling market development zone in the Sunset Industrial Area on properties in the vicinity of the Western Regional Sanitary Landfill and the Material Recovery Facility.

Responsibility	Planning Department Office of Economic Development
Time Frame:	FY 97-98
Funding:	General Fund

**County Fairgrounds/Motor Sports Park Complex**

**Goal 1.G:** *The County shall designate areas within the Sunset Industrial Area Plan for the re-location of the Placer County Fairgrounds with related compatible uses and the siting of a motor sports park complex.*

**Policies:**

- 1.G.1. The County shall support the development/relocation of a recreation/sports/fair complex ranging in size up to 1000 acres in the area designated Agriculture/Fairgrounds Relocation Area on the Planning Areas Figure (Figure

- 1-2). The final location shall recognize appropriate environmental, circulation, and infrastructure constraints.
- 1.G.2. Noise, land use compatibility, expansion of the Western Regional Sanitary Landfill and local and regional circulation impacts shall be evaluated prior to approving the siting of a new fairgrounds, recreation, or motor sports park complex. The location of any new facilities shall carefully consider these three key concerns.
- 1.G.3. The County shall work closely with the Cities of Roseville, Rocklin and Lincoln and the State Department of Transportation in developing an appropriate circulation plan to accommodate the anticipated number of patrons using a fairgrounds or motor sports park complex. Such a plan shall be developed prior to the development of any new facilities.
- 1.G.4. Concurrent with the successful re-location of the Placer County Fairgrounds, the existing fairground facilities, including the existing dirt oval race track, shall be permanently closed.
- 1.G.5. A fairgrounds and motor sports complex may include one or more of the following elements:
- a. An expanded County Fairgrounds facility which can accommodate an annual County fair, trade shows, meetings and other local events.
  - b. Motor Sports Park for approximately 100,000 persons at quarterly national events and 2,000 to 30,000 persons for local and regional events.
  - c. Outdoor Amphitheater for as many as 25,000 persons
  - d. 18-hole Golf Course
  - e. Light Industrial Lease Space
  - f. Hotel/Restaurant
  - g. Rodeo Arena/Equestrian Center
  - h. Moto Cross Course
  - i. Fire Station
  - j. Sheriff Substation
  - k. Armory
  - l. Recreational Vehicle Park
- 1.G.6. Project specific environmental review and project review shall be required prior to the siting and establishment of any of the elements of the fairgrounds and motor sports park complex.

**Implementation Programs**

1.6 The County should, in consultation with the Placer County Fairgrounds Authority, develop a plan to re-locate the Placer County Fairgrounds from its current location within the City of Roseville, to areas within or adjacent to the Sunset Industrial Area.

Responsibility:	Planning Department Facility Services Department Economic Development Department Placer County Fairgrounds Authority Board of Supervisors
Time Frame:	FY 97/98 and 98/99
Funding:	General Fund

**Land Development**

**Goal 1.H:** *To provide a modern industrial park which balances economic development goals with the natural constraints and amenities of the Sunset Industrial Area.*

**Policies**

- 1.H.1. Industrial, commercial and professional development in the Sunset Industrial Area shall be urban in character and contemporary in design, while still providing a balance between existing natural conditions and economic growth.
- 1.H.2. The County shall require all new development to be designed in compliance with applicable provisions of the *Placer County Design Guidelines Manual*, the *Landscape Design Guidelines* and the *Placer County Land Development Manual*.
- 1.H.3. Buildings and sites shall be designed in a manner which blends with existing natural conditions, including the site's topography, existing woodland vegetation, wetlands, stream channels and other natural features. Where existing resources are preserved by other policies and programs, adjacent buildings and other improved areas shall be designed in harmony with the existing preserved area and shall not seek to replace or dominate those resources.
- 1.H.4. The County shall maintain strong design review standards to insure attractive industrial, commercial and professional development, especially along the S.R. 65 and Sunset Blvd. corridors.

- 1.H.5. The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:
- a. Limit cuts and fills;
  - b. Limit grading to the smallest practical area of land;
  - c. Limit land exposure to the shortest practical amount of time;
  - d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and
  - e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.
- 1.H.6. Outdoor yard areas shall include an all weather surface for all parking and circulation areas. Acceptable all weather surfaces include concrete and asphaltic concrete.
- 1.H.7. Outdoor storage or activity areas shall contain screening elements to reduce the visual impact of such activities. Such elements shall include opaque fencing and landscaping.
- 1.H.8. The stacking of materials in outdoor yard areas shall be restricted to reasonable limits in order to reduce visual impacts. No materials stored immediately adjacent to screening elements should exceed the height of the screen. Materials stored higher than a screen shall be confined to the middle of the yard area.
- 1.H.9. Outdoor manufacturing shall be limited to those properties zoned Industrial on the zoning maps. Properties zoned Industrial Park or Business Park shall limit all manufacturing to enclosed or fully screened spaces.
- 1.H.10. Industrial, commercial and professional land uses shall provide a minimum of 15% landscaping onsite. Business Park uses shall conform to the standards of the *Placer County Zoning Ordinance*.
- 1.H.11. The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.
- 1.H.12. The County shall discourage the use of mirrored or reflective glasses as the dominant architectural theme in industrial, professional or commercial areas.

- 1.H.13. Pre-manufactured metal buildings are not an acceptable design feature in the Sunset Industrial Area except in those areas zoned Industrial on the area's zoning maps.
- 1.H.14. All commercial and industrial developments shall include a substantial amount of landscaping along a project's frontage, and perimeter landscaping for screening of parking lots, loading docks and yard areas. Where appropriate, individual projects shall use a landscape theme which is consistent throughout the development area (e.g., the Individual Planning Areas or within a master planned project).
- 1.H.15. The County shall encourage the redevelopment of existing substandard industrial development areas.

**Implementation Programs**

- 1.7. The County shall form a redevelopment area to remove blighting conditions, provide public infrastructure improvements and to rehabilitate existing substandard conditions from the Sunset Industrial Area.

Responsibility:            Redevelopment Agency  
                                  Planning Department  
                                  County Executive  
                                  Economic Development  
Time Frame:                FY 97/98 with ongoing implementation  
Funding:                    General Fund and Redevelopment revenues

- 1.8. The County shall use the discretionary permit and design/site review process to ensure that the policies of this Plan are implemented.

Responsibility:            Planning Department  
                                  Department of Public Works  
                                  Environmental Health Services  
                                  Air Pollution Control District  
Time Frame:                Ongoing  
Funding:                    Developer Fees