

KIEFER LANDFILL SPECIAL PLANNING AREA

INTENT

The Kiefer Landfill Special Planning Area (SPA) Ordinance is intended to complement the existing uses at Kiefer Landfill and the surrounding area by allowing uses that will be ecologically, economically, and socially beneficial to the vicinity and region. The Department of Waste Management and Recycling (DWMR), as the landowner, will divide the land so that portions may be developed. Development may be undertaken either by DWMR or by users selected to develop the land in a manner that will accomplish the County's goals in adopting this SPA. Land uses allowed by the Kiefer Landfill SPA include the burying of solid waste, materials recycling and reuse industries associated with the waste stream and renewable energy. By allowing land uses that support the County's waste minimization, environmental and economic goals in this location, this SPA will make the County more sustainable.

Landfill space is an exhaustible resource, and this SPA will facilitate the diversion of waste from the landfill through the proximity of sites and activities that allow for alternative uses of Kiefer Landfill's waste stream. These alternatives could include the processing and selling of plant material such as yard waste, the salvaging and sale of useful items and materials, and increased recycling of materials. Allowing manufacturers whose materials diverted from the waste stream to locate themselves near the landfill will reduce air pollution, traffic congestion, and road wear by trucks hauling these materials. In addition, energy can be generated from the sun, methane, a greenhouse gas emitted by the landfill, and other sources derived from the waste stream. These uses will improve economic sustainability by increasing government revenue and providing a place for new landfill-related industries to thrive.

DEFINITION OF LAND USE DISTRICTS

- A. Landfill District: Development of structures in the Landfill District is restricted by structural requirements for foundation depth and stability and regulations governing landfills. Development shall conform to those standards. Any buildings allowed on the landfill shall conform to the use standards of this section.
- B. Waste Stream Industry District: The industrial portion of the Kiefer Landfill SPA is a non-urban industrial development characterized by large parcels, buildings well set back from property lines, and undeveloped open areas between buildings. It is intended to provide land for industries that use waste as an input or that otherwise benefit from proximity to the landfill waste stream. The nature of some waste stream industries is that of large, intense uses that may have open yards, odors, and loud noises. It is also intended to provide land for generation of electricity from renewable sources.

PERMITTED, CONDITIONALLY PERMITTED AND PROHIBITED USES

Development within the Kiefer Landfill SPA will be consistent with the two land use districts established by this ordinance and as depicted in Figure 2. The Landfill District and Waste Stream Industry District are intended to provide options for waste-related business development.

Permitted, conditionally permitted and prohibited uses for each of the two districts are depicted in Table 1 and 2 of this ordinance.

Permitted uses are those uses that are allowed by right without the need for discretionary review. Conditionally permitted uses are typically allowed subject to an issuance of a Planning Commission Use Permit. Prohibited uses are those not allowed under any condition within each of the two land use districts.

REVIEW AUTHORITY

- A. Review Authority: The Planning Director of the Department of Community Development shall be the appropriate authority to review individual development projects proposed within the boundaries of the Kiefer Landfill project area to determine consistency with the provisions of the Kiefer Landfill SPA, and to determine additional required review and hearing processes.
- B. Appeals: Decisions of the Planning Director, Design Review Administrator, Zoning Administrator, and County Planning Commissions may be appealed to the appropriate review authority after following standard procedures as set forth in Zoning Code Section 115-30.

DEVELOPMENT PLAN REVIEW

- A. Submission Requirements and Review Procedures: Permitted uses developed on land owned by the County or DWMR are not subject to further review by the Department of Community Development, except as part of the design review program. Uses conditionally permitted are subject to review by the Planning Commission responsible for the area as described in Title I, Chapter 10, Article 3 of the Sacramento County Zoning Code (Conditional Use Permits). Any decision of the Planning Commission may be appealed to the Board of Supervisors. When developed on privately-owned land within the SPA, all uses shown as permitted are conditionally permitted and subject to review by the Planning Commission as described in Title I, Chapter 10, Article 3 of the Sacramento County Zoning Code (Conditional Use Permits), excepting the uses agriculture and nature preserve.
- B. Findings Required for Approval: The appropriate authority, in approving an application for development within this SPA, must find that the request complies with the intent and follows criteria of this ordinance and that the design is consistent with the recommendations of the Design Review Administrator.

DEVELOPMENT STANDARDS

New development within each land use districts of the Kiefer Landfill SPA area shall comply with the County's Commercial and Mixed Use Design Standards, as outlined in Section 110-120 of the Zoning Code. In addition, the following development standards shall apply to new developments in each individual district.

A. Landfill District:

1. Minimum Parcel Size: Not Applicable
2. Minimum Setback: The minimum buffer between parcel edges and development, including buildings, parking areas, industrial yards, etc, shall be forty (40) feet.
3. Landscaping: Development should preserve as much of the natural vegetation and landforms as possible. Required setback areas shall be left undeveloped. Landscaped areas shall use xeriscaping or other drought-resistant arid planting techniques to reduce water consumption. Native plants should be used in landscaped areas. Runoff shall be treated on-site using landscape features where possible.
4. Architecture: Sites and structures shall be designed with the rural nature of the site in mind. Designs will be evaluated in terms of proportion, coherent massing, and the integration of exterior elements into the design. Structures (including pre-engineered structures) shall be of a cohesive design. Exterior equipment and openings shall be integrated thoughtfully into the design of structures and shall not appear to be arbitrarily added to the exterior of the structure. Points of public access to structures shall be emphasized. Materials shall give the impression of permanence. Building siting and design shall use sustainable and high performance standards such as energy conserving design principles similar to those described in the LEED standard.

Development shall be particularly responsive to minimizing aural and visual intrusion into the Deer Creek corridor and its users. Buildings should be sited on northward facing slopes or on the north sides of rises in terrain wherever possible, with the intent of shielding them from the view of those in the Jackson Road area. All sites shall include adequate outdoor break areas for employees. Points of public access to sites shall be emphasized. The on-site circulation pattern shall be clear and comprehensible to both motorists and pedestrians, with the landscaping and signage necessary to make paths clear to users.

B. Waste Stream Industry District:

1. Minimum Parcel Size: The minimum parcel size in this district shall be five (5) acres.
2. Maximum Number of Parcels: The maximum number of parcels created in this district shall be five (5).
3. Minimum Setback: The minimum buffer between parcel edges and development, including buildings, parking areas, industrial yards, etc, shall be forty (40) feet.
4. Landscaping: Development should preserve as much of the natural vegetation and landforms as possible. Required setback areas shall be left undeveloped. Landscaped areas shall use xeriscaping or other drought-resistant arid planting

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Development shall be particularly responsive to minimizing aural and visual intrusion into the Deer Creek corridor and its users. Buildings should be sited so that the terrain blocks view of them from areas outside the SPA, with the intent of shielding them from the view of those in the Jackson Road area. All sites shall include adequate outdoor break areas for employees. Points of public access to sites shall be emphasized. The onsite circulation pattern shall be clear and comprehensible to both motorists and pedestrians, with the landscaping and signage necessary to make paths clear to users.

Figure 1 – Kiefer Landfill Area

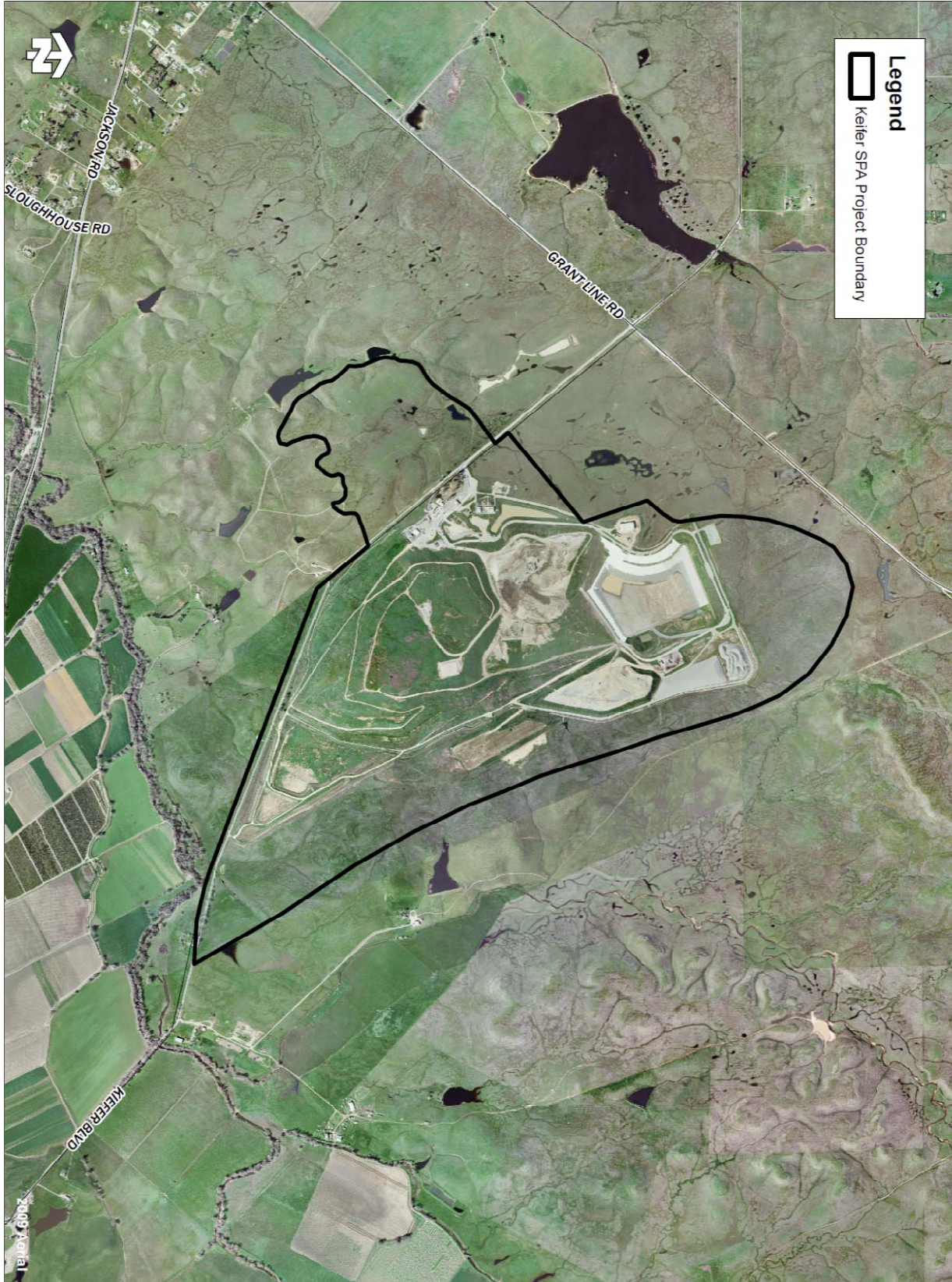


Figure 2 – Land Use Districts

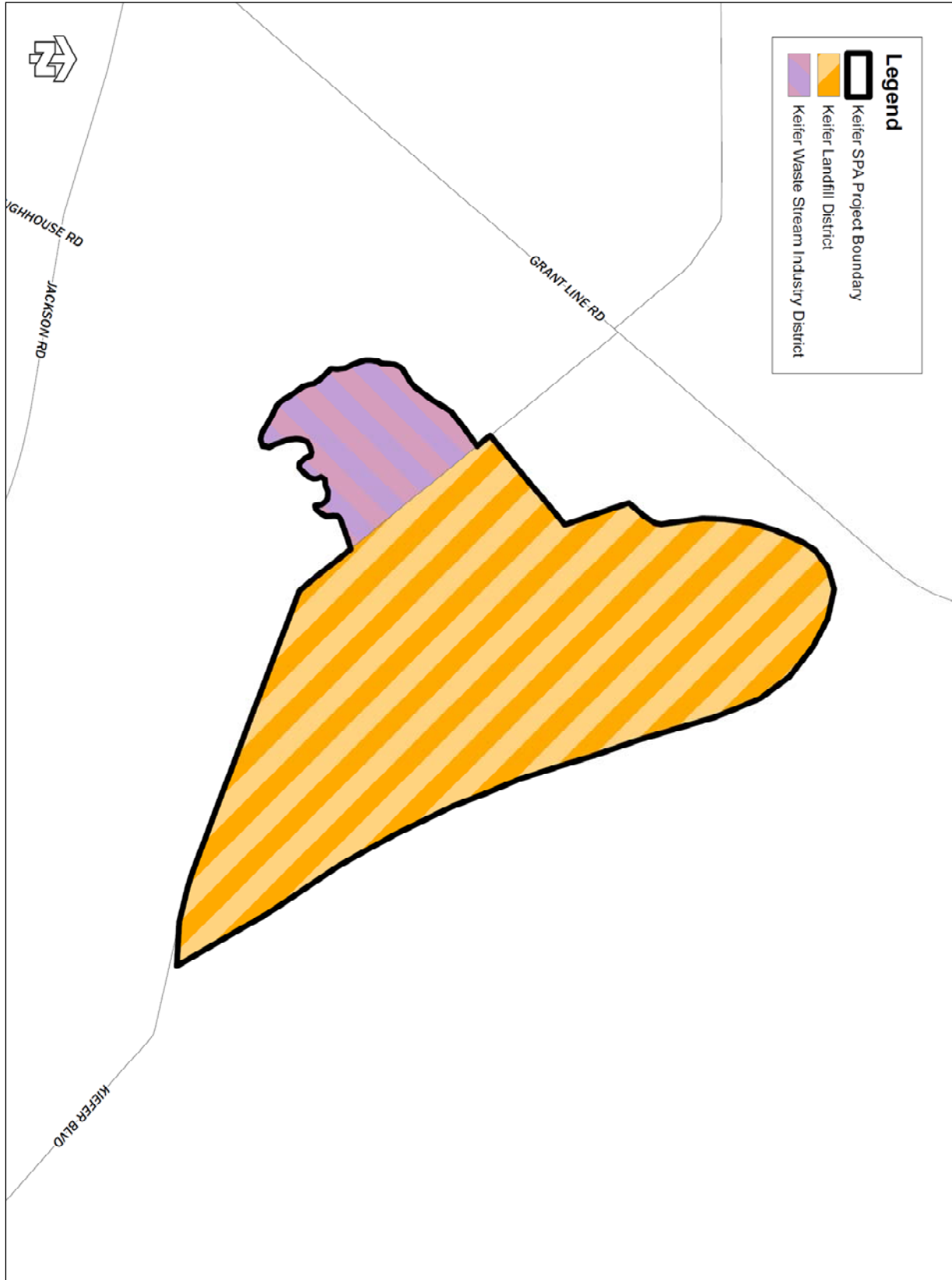


Table 1
List of Permitted, Conditionally Permitted and Prohibited Uses
for Properties Located in the Landfill District

Use	Permitted	Conditionally Permitted	Not Permitted
Nature Preserve- Any land set aside as protected habitat.	X		
Agriculture- Grazing, cultivation, and related uses.	X		
Sanitary Landfill- The operation of a municipal sanitary landfill.	X		
Landfill Gas Harvest- The collection of landfill gases.	X		
Landfill Gas Storage- The storage and transfer of landfill gases.	X		
Landfill Gas Processing- The processing of landfill gas into fuel for vehicles or the generation of electricity using landfill gas.	X		
Photovoltaic Electricity Generation- The generation of electricity directly through the reaction of solar radiation with the generating apparatus.	X		
Other Solar Thermal- The concentration of solar heat by mirrors in a manner that does not require a tower.		1	
Organic Waste Processing- Decomposing organic wastes into soil amendments, or compost. The packaging of the product of the decomposition.		1	
Sale of Recovered Materials- The sale of materials recovered on-site, including compost, salvaged materials from the waste stream, baled recyclables, scrap metal, construction debris, tires, etc.		1	
Passive Recreation- Recreation on undeveloped lands: regional trails, nature walks, interpretive signs, occasional benches, etc.	X		
Waste Stream Industry- Sorting and processing recyclable materials, manufacturing products from recycled materials or other waste, generation of electricity from other renewable sources.		X	
Commercial Uses- Offices and warehousing uses intended to both augment and support industrial uses related to this project.			X
Wireless Communication Facilities		Group III zone*	
Broadcast Antennae		X	

(1) Privately operated facilities shall be permitted subject to issuance of a conditional use permit by the appropriate authority. County operated facilities may be permitted by right if in compliance with the budgetary requirements of Zoning Code Section 301-13.

* See Section 301-13.5 of the Zoning Code

Table 2
List of Permitted, Conditionally Permitted and Prohibited Uses
for Properties Located in the Waste Stream Industry District

Use	Permitted	Conditionally Permitted	Not Permitted
Nature Preserve- Any land set aside as protected habitat.	X		
Agriculture- Grazing, cultivation, and related uses.	X		
Sanitary Landfill- The operation of a municipal sanitary landfill.			X
Landfill Gas Harvest- The collection of landfill gases.	X		
Landfill Gas Storage- The storage and transfer of landfill gases.	X		
Landfill Gas Processing- The processing of landfill gas into fuel for vehicles or the generation of electricity using landfill gas.	X		
Photovoltaic Electricity Generation- The generation of electricity directly through the reaction of solar radiation with the generating apparatus.		X	
Other Solar Thermal- The concentration of solar heat by mirrors in a manner that does not require a tower.		1	
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Broadcast Antennae		X	

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