

CHAPTER IX: IMPLEMENTATION



9.1 OVERVIEW

Context

This chapter outlines the methods by which the Specific Plan will be implemented and includes a discussion of administrative procedures, the timing of development, and financing. California Government Code Section 65451 and *Placer County Zoning Ordinance* Section 17.58.200 require that specific plans include a program of implementation measures, including regulations, programs, public works projects, and financing measures needed to carry out the proposed land use, infrastructure, development standards, and criteria outlined in the Specific Plan.

Placer Vineyards is projected to be built-out over 20 to 30 years. Thus, the implementation policies are intended to ensure that implementation will be comprehensive, coordinated, and responsive to changing circumstances and market conditions. The objective of this section is to describe how infrastructure and public facilities will be constructed in a timely manner, concurrent with the provision of housing and other land uses.

The remainder of this chapter is divided into three sections: “Administrative Procedures,” “Timing of Development Infrastructure and Public Services” and “Specific Plan Financing Strategy.”

Section 9.2, “Administrative Procedures,” identifies the procedural steps in implementing the Specific Plan and discusses the subsequent approvals necessary to begin construction of individual projects and subdivisions, as well as modifications and amendments to the Specific Plan. Section 9.3, “Timing of Development Infrastructure and Public Services,” describes the process and sequence of infrastructure and facilities to serve the Plan Area over time. Section 9.4, “Specific Plan Financing Strategy,” describes the financing methods that will allow development to proceed in an orderly and fiscally responsible manner.

Refer also to the applicable chapters of the Specific Plan for the following information:

- ◆ Chapter I, “Introduction,” for the framework of the Specific Plan and its relationship to other documents and regulatory approvals;
- ◆ Chapter III, “Land Use,” for land use regulations; Chapter IV, “Environmental Resources,” for the protection of site resources;
- ◆ Chapter IV, “Environmental Resources,” for the protection of site resources
- ◆ Chapter V, “Transportation and Circulation,” for design standards for roadways, trails, and transit systems;

- ◆ Chapter VII, “Parks and Open Space,” for a discussion of the parks and open space system; and
- ◆ Chapter VIII, “Public Utilities and Services,” for an overview of the backbone infrastructure systems and public services required to serve the Plan Area



The following documents have been prepared in support of this Specific Plan and contain more detailed information on environmental conditions, infrastructure, and financing mechanisms:

- ◆ Certified (Resolution No. 2007-229) Placer Vineyards Specific Plan Final Environmental Impact Report and Mitigation Monitoring and Reporting Program (Quad Knopf-October 2006).
- ◆ Addendum (Resolution No. 2012-038) to the Environmental Impact Report to modify the Mitigation Monitoring and Reporting Program and corresponding text revisions to the Certified Environmental Impact Report (February, 2012)
- ◆ Amendment (Resolution No. 2012-039) to the adopted Placer Vineyards Specific Plan (February 2012).
- ◆ Modifications (Resolution No. 2012-211) to the 2007 Placer Vineyards Specific Plan Mitigation Monitoring and Reporting Program and corresponding text revisions to the Certified Environment Impact Report (September 2012).
- ◆ Placer Vineyards Wetland Delineation (ECORP-Various Dates)
- ◆ Corps of Engineers 404 Permit Application (ECORP-May 2006)
- ◆ Placer Vineyards Master Drainage Plan (Civil Solutions-August 2006)
- ◆ Placer Vineyards Sewer Master Plan (MacKay & Soms-March 2006)
- ◆ Placer Vineyards Water Master Plan (Brown and Caldwell-September 2006)
- ◆ Placer Vineyards Recycled Water Master Plan (Brown and Caldwell-August 2006)
- ◆ Placer Vineyards Public Facilities Financing Plan (EPS-July 2007) and updates to the 2007 plan.
- ◆ Placer Vineyards Urban Services Plan (EPS-July 2007) and updates to the 2007 plan.

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9.2 ADMINISTRATION PROCEDURES

9.2.1 SPECIFIC PLAN APPROVALS

The following actions occurred concurrently with the adoption of this Specific Plan in 2007.

- ♦ **Placer Vineyards Specific Plan and Development Standards:** The County Board of Supervisors adopted the Placer Vineyards Specific Plan by resolution on July 16, 2007 and adopted the Specific Plan Land Use and Development Standards attached to this Specific Plan as Appendix A, by ordinance on the same date (see Section 9.2.3 that follows);
- ♦ **Final Environmental Impact Report (FEIR):** The County Board of Supervisors certified the FEIR addressing this Specific Plan and any necessary amendments to the *Placer County General Plan* and *Dry Creek/West Placer Community Plan*; on July 16, 2007
- ♦ **Zoning:** The County Board of Supervisors approved the Specific Plan zoning designations by ordinance on July 16, 2007 (see Section 9.2.2 that follows); and
- ♦ **Public Facilities Financing Plan and Urban Services Plan.** The Board of Supervisors accepted the Public Facilities Financing Plan and Urban Services Plan on July 16, 2007. The PFFP identifies the estimated costs of public facilities and describes the mechanisms for funding these facilities; the Urban Services Plan identifies the level of public services expected within Placer Vineyards and describes the funding methods which might be used.
- ♦ **Development Agreements:** Property owners who have been participating in the planning and preparation of the Specific Plan (the “Participating Developers”) entered into a Development Agreement with the County in 2007. The Development Agreement set forth property owners’ obligations related to the construction and financing of infrastructure, County facilities and public services, including financial contributions for public infrastructure and facilities maintenance, provision of urban services for the Plan Area, and other obligations that may be imposed by the County as a condition of development. The Development Agreement vests the property with the right to proceed to development subject to the limitations and obligations of the Development Agreement-and the Specific Plan.

The following actions occurred after approval of the original Specific Plan and prior to the approval of the first Development Phase and Phasing Plan:

- ♦ **Specific Plan:** On February 14, 2012, the Board of Supervisors adopted an amendment to the Specific Plan and on January 6, 2015 the Board adopted this Amended Specific Plan.
- ♦ **Environmental Impact Report:** On February 14, 2012, the Board of Supervisors adopted an Addendum to the Certified Environmental Impact Report and on September 11, 2012, the Board approved text revisions to the Certified Environmental Impact Report and modifications to the Mitigation Monitoring and Reporting Program. On January 6, 2015 the Board adopted an additional Addendum to the Certified Environmental Impact Report.
- ♦ **Development Agreement:** The original Development Agreement approved in 2007 was superseded by the Amended and Restated Development Agreement dated February 14, 2012 and the First Amendment to Amended and Restated Development Agreement, dated September 11, 2012 (collectively the “First Restated Development Agreement”). On January 6, 2015 the Second Amended and Restated Development Agreement was approved by the Board of Supervisors. The Second Amended and Restated Development Agreement replaces and supersedes all previous Development Agreements.
- ♦ **Landscape Master Plan:** A Landscape Master Plan was submitted to the County for review and conceptual prior to submission of the first Development Phase and Phasing Plan application. The Landscape Master Plan addresses the design of the streetscape, landscape corridors adjacent to streets, landscaped buffer areas, other open space areas, community entries, street lights, and other image features that help establish the landscape and streetscape character of the community. The Board of Supervisors shall approve the Landscape Master Plan prior to the approval of the first Development Phase and Phasing Plan.
- ♦ **Sewer Master Plan:** The Development Group prepared and obtained approval from the County of a Sewer Master Plan for providing sewer service to the developed properties within the Specific Plan area. The Sewer Master Plan includes information on wastewater generation rates, peaking factors, location, placement and sizing of gravity pipelines, force mains, lift stations, and other necessary infrastructure.

- ◆ **Drainage Master Plan:** The Development Group prepared and obtained approval from the County of a Drainage Master Plan updating the work previously undertaken in conjunction with the EIR. The Drainage Master Plan identifies each of the drainage sheds with the Plan Area and the area-wide drainage facilities (the “Permanent Drainage Facilities”) required to serve each of the drainage sheds. Subject to other agency approvals, including but not limited to the Regional Water Quality Control Board, the U.S. Army Corps of Engineers and the California Department of Fish and Game, the Drainage Master Plan identifies the size and location of all Permanent Drainage Facilities proposed for each of the drainage sheds with the Plan Area;
- ◆ **Transit Master Plan:** The Development Group prepared and obtained approval from the County of a Transit Master Plan for public transit service to the Specific Plan area. The Transit Master Plan includes detail on routes, service times, fares programs (including a method to determine fair share costs for inter-community and inter-regional routes connecting the Specific Plan area to other areas within and outside Placer County), vehicle requirements, service triggers establishing the timing for expansion of service to reach ultimate service levels, staffing requirements, administrative costs, capital requirements, and other related information necessary to provide a complete transit service;
- ◆ **Public Facilities Financing Plan and Urban Services Plan:** Both the Public Facilities Financing Plan and the Urban Services Plan, originally accepted in 2007, have been updated and accepted by the Board of Supervisors concurrent with the approval of this Specific Plan Amendment.
- ◆ **Establishment of Urban Services Financing Mechanisms.** The Urban Services Plan will be used, in conjunction with the Development Agreement, to decide financing urban services through a Community Facilities District (CFD) or County Service Area (CSA). Cost estimates may be updated, final project taxes and assessments defined, and any necessary CFD or CSA formed; and
- ◆ **Implementation Policies and Procedures Manual.** This manual was approved by the Board of Supervisors in 2013 and provides the County with a comprehensive approach for processing approvals and issuing permits for development within the Plan Area, including developing forms and checklists, processing approvals consistent with the procedures set forth in the Development Agreement and in the Specific Plan, and obtaining Certificates of Good Standing and any required Specific Plan shortfall payments as and when required. Within ninety (90) days from the effective date of the Second Amended and Restated Development Agreement, the Developer will submit an update to the Implementation_

Policies and Procedures Manual for review by the County pursuant to the terms of the DA at its sole cost and expense.

9.2.2 SPECIFIC PLAN AREA ZONING

The County approved by ordinance “Specific Plan District” (SPL) zoning for the Specific Plan (participating properties only) in 2007. The SPL district, in combination with the Specific Plan, functions as the zoning text and map for the urban portion of the Placer Vineyards Specific Plan Area. Plan Area participating properties are designated SPL-PVSP on the official County of Placer zoning maps.

The approximately 505 acre portion of the Plan Area, owned by the property owners who did not participate (or have elected to withdraw from such participation) in the preparation of the Specific Plan and have not entered into Development Agreements with the County retain their existing rural zoning classifications until the Non-Participating Property Owners elect to develop their properties for urban uses. Refer to Section 9.2.6.C for the procedures regulating the properties of the portions of the Plan Area owned by Non-Participating Property Owners.

The remaining approximately 979 acres of the Plan Area constitutes the Special Planning Area (SPA) portion of the Specific Plan. Refer to Section 9.2.6D for the procedures regulating the SPA area.

9.2.3 DEVELOPMENT STANDARDS

The Land Use and Development Standards (Development Standards) were adopted by ordinance as Appendix A to the Specific Plan in 2007. The Amended Appendix A was approved by the Board on December 9, 2014. The Development Standards supplement the *Placer County Zoning Ordinance* and will serve as the zoning regulations governing development, improvements, and construction within the Specific Plan Area. Where a standard is not provided in this document, the standards contained in the *Placer County Zoning Ordinance*, *Placer County Code*, and/or *Land Development Manual* shall apply. The standards in this document supersede, replace, and shall take precedence over conflicting County standards governing the Plan Area.

Refer to Appendix A for the details regarding the Land Use and Development Standards, requesting changes or amendments to permitted uses or development standards, and the enforcement of these development standards.

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9.2.4 DEVELOPMENT PHASE

A Development Phase (DP) shall be defined as a refinement of the PVSP to provide a detailed proposal to develop a defined sub area of the PVSP. A DP shall identify the proposed phase and the infrastructure identified in the PVSP and PVSP Development Agreement necessary to support the proposed DP including providing all necessary access and utility service, implementation of the PVSP master plans for infrastructure, and additional backbone infrastructure, including secondary roads identified in the PVSP and Development Agreement as required by Placer County. It is anticipated that a DP may include, but is not limited to a geographic area, one or multiple properties, or portions of properties within the PVSP and therefore multiple property owners.

One or more Participating Developer(s), or the Development Group acting on behalf thereof, may submit an application for approval of a Development Phase within a designated portion of land owned by said Participating Developer(s) within the Plan Area. The Development Phase application shall include a Phasing Plan describing the portion of the Backbone Infrastructure together with any other interim or permanent public improvements proposed to be installed to serve the Development Phase (the Phased Improvements) in conjunction with the Backbone Infrastructure previously installed or being installed by other development or by the County through the infrastructure fee program.

The DP application shall describe the area within the Plan Area proposed for development including the total number of residential units and/or square footage of non-residential development proposed to be developed within such Development Phase and/or to be allocated within portions of the Development Phase.

Developer shall submit concurrently with the Development Phase application either an application for a large lot tentative map, which shall include a lotting study or lotting plan for the proposed parcels to indicate how development would affect and be integrated with adjacent developments; or a small lot tentative map for residential parcel(s) within the proposed Development Phase, and/or a subdivision or parcel map and preliminary site plan for development of any nonresidential parcel(s) which shall include a proposed maximum square footage for such development.

A DP shall be processed in accordance with the requirement of the Subsequent Entitlement Process in the Specific Plan and the Implementation Policies and Procedures Manual. Processing of Large Lot Tentative Maps or Small Lot

Tentative Maps for residential parcels and/or preliminary site plans for nonresidential parcels shall generally process concurrently with the processing of the DP. Developer's application for approval of a Small Lot Tentative Map and/or non-residential development entitlements shall not be required to be approved concurrently with the approval of the DP and Phasing Plan in order for the County to approve the DP.

The Phasing Plan required for each DP shall include a list of the Phased Improvements proposed to be constructed by each Developer and/or Development Group to serve the DP and shall include the timing for the commencement and completing of each Phased Improvement in relation to the timing of development of the entitlement proposed to be granted for each Developer whose Property is included with the DP.

Where more than one Participating Developer is involved in a proposed DP, the Phasing Plan may include an allocation to the respective properties of the Phased Improvements required to support development thereof. The County may not require the Participating Developers to construct any additional permanent public improvements or facilities as part of the Phased Improvements that are not otherwise described in the Specific Plan, the Mitigation Monitoring and Reporting Program or the Development Agreement, but may require improvements as part of the Phasing Plan or Phased Improvement as a temporary alternative to any such identified public improvement and/or facilities if required by the Development Group, or as determined by the County to be necessary through the Subsequent Conformity review process in order to adequately serve the Property or reduce impacts outside of the Development Phase whether within or outside of the Plan Area pending installation of the permanent public improvement.

Each application for a Development Phase shall also include, as part of the Phasing Plan, technical studies, as required by the County, to demonstrate that the Phased Improvements to be installed along with the development of the Developer Phase will be adequate to serve the needs of the Development Phase. The County may require the Developer and/or Development Group to construct improvements as part of the Phasing Plan in order to mitigate the impacts associated with such development.

Each application for approval of a Development Phase shall also be accompanied by financing information, acceptable to the County, describing and/or confirming the plan for financing the construction and completion of the remaining Backbone Infrastructure to be constructed after the Phased Improvements that are associated with the proposed DP. This financial information will be used by the County to confirm the ongoing validity of the

Finance Plan to provide a reasonably feasible, economic plan whereby the remaining development planned for the Specific Plan can be anticipated to support the costs to construct and complete the remaining Backbone Improvements.

Each application for approval of a DP and Phasing Plan shall be subject to the review and approval by the County Planning Commission with the right to appeal in accordance with the Implementation Policies and Procedures Manual. Approval of a DP and Phasing plan shall also be subject CEQA compliance to the extent deemed necessary by the County in accordance with the Subsequent Review Process required under the SP. Approval of the DP shall be subject to the determination by the County that the DP presents a logical and reasonable pattern for development within the Plan Area, that the Phasing Plan will adequately mitigate the impacts of development and that it can be served by the Phase Improvements consistent with the SP, the MMRP and related development entitlements and approvals.. Once approved, minor modifications to the Phasing Plan may be approved by the Planning Director. Refer to the Development Agreement for additional details on Development Phase and Phasing Plan.

9.2.5 SUBSEQUENT ENTITLEMENT PROCESS

Development within the Plan Area is subject to approval of subsequent entitlements by the County. Examples of such entitlements include Development Phase, tentative maps, Specific Plan amendments, Conditional Use Permits, Minor Use Permits, Tree Permits, and Design/ Site Review applications. Individual project applications will be reviewed to determine consistency with the Specific Plan and other regulatory documents and guidelines.

Application and processing requirements shall be in accordance with the Placer County Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan. All subsequent development projects, public improvements, and other activities shall be consistent with this Specific Plan and its appendices, the Specific Plan Development Agreement, and applicable County policies, requirements, and standards. In acting to approve a subsequent project or permit, the County may impose reasonable and necessary conditions to ensure that the project is in compliance with the Specific Plan and all applicable plans, ordinances, and regulations.

Application Requirements

The individual property owner(s) or Development Group may submit applications for a Development Phase and small lot tentative maps and other

entitlements as necessary. Large lot and small lot tentative maps may also be processed concurrently, but will be approved sequentially. Applications shall be made in writing on forms provided by the County Planning Department and shall be accompanied by required application fees and such data and information as may be prescribed for that purpose.

All of the Participating Developers have formed a development group (the “Placer Vineyards Development Group”) to finance the costs of preparing and finalizing the Master Plans and establishing the financing mechanisms described in Section 9.2.1 above and to bear the costs to design and install the backbone infrastructure and parks described in the Development Agreement. The Development Agreement requires that, as a condition for scheduling a hearing to approve a Development Phase, a small lot final subdivision map for recordation for single family development, or to obtain a building permit for multifamily development, or to obtain signed improvement plans for non-residential development, the applicant shall be required to deliver to the County a Good Standing Certificate from the Development Group certifying that the applicant is a member in good standing with the Development Group. The Development Agreement also requires an applicant to thereafter remain a member in good standing with the Development Group to obtain building permits for its development.

Application Processing

Applications will be analyzed by County staff members for consistency with the Specific Plan. Plan consistency must be demonstrated in several ways:

- ◆ Consistency with policy language (goals, policies, objectives, etc.);
- ◆ Consistency with land use designations, roadways, and bike paths;
- ◆ Consistency with development standards and design guidelines;
- ◆ Consistency with figures and tables; and
- ◆ Consistency with an applicable, approved Development Phase; and
- ◆ Consistency with the property Development Agreement, large-lot tentative map, small-lot tentative map, and other relevant implementation documents.

Consistency is also required with the Specific Plan Mitigation Monitoring and Reporting Program, infrastructure and County facilities plans, finance and public service plans, and other implementing documents of the Specific Plan.

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Implementation Policies and Procedures Manual

- ♦ To assist the County in implementing and performing its various administrative tasks as contemplated by the entitlement process and Development Agreement, an Implementation Policies and Procedures Manual (IPPM) was prepared by the Participating Developers in association with the County Executive Officer and was approved by the County Board of Supervisors in 2013. The manual provides for a comprehensive approach for processing approvals and issuing of permits for development within the Plan Area, including but not limited to Development Phase processing, developing forms and checklists to assist the County staff in tracking and accounting for credits, and reimbursements, processing approvals consistent with the procedures set forth in the Development Agreement and the Specific Plan, and confirming issuance of Good Standing Certificates from the Development Group and payment of any required PVSP Shortfall Payments. Within ninety (90) days from the effective date of the Second Amended and Restated Development Agreement, the Developer will submit an update to the Implementation Policies and Procedures Manual for review by the County pursuant to the terms of the DA at its sole cost and expense.

9.2.6 ENVIRONMENTAL REVIEW

All applications for a development entitlement that are submitted after approval of the Specific Plan shall be reviewed for conformity with the Specific Plan and for compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. An environmental impact report (EIR) was certified concurrent with the approval of the original Specific Plan in 2007 and the certified EIR, and its adopted addenda, shall serve as the base environmental document for subsequent entitlement approvals within the Plan Area. The determination of whether the requested subsequent development entitlement is consistent with the Specific Plan and whether the Specific Plan EIR considered the project-specific effects will be made through the Subsequent Conformity Review process as described in the next section.

Subsequent Conformity Review Process

In conjunction with submitting any required County application for approval of a subsequent development entitlement within the Plan Area, the applicant for each proposed project shall complete a Subsequent Conformity Review questionnaire. The purpose of the questionnaire is to enable the County to determine whether the proposed project is consistent with the Specific Plan, to examine whether there are project-specific effects that are particular to the project or its site that were not considered in the Specific Plan EIR, and/or whether an event as described in Section 15162 of the State CEQA Guidelines

has occurred. The County may require additional information to make such a determination, including, but not limited to, the following:

- A. Preliminary Grading Plan (including off-site improvements);
- B. Preliminary Geotechnical Report;
- C. Preliminary Drainage Report;
- D. Preliminary Water Quality Best Management Practices (BMP) Plan;
- E. Traffic Circulation Plan;
- F. Traffic Study;
- G. Tentative Map (Section 16.12.040 of the Placer County Code);
- H. Acoustical Analysis (and associated Traffic and Circulation Studies);
- I. Hazards/Past Use Studies (Phase I Environmental Site Assessments and Phase II limited soils investigation, and/or Preliminary Endangerment Assessment with California Department of Toxic Substances Control, as determined by County Environmental Health Services);
- J. Mosquito Control Design Features (for waterways, underground water detention structures, water facilities, etc.);
- K. Water Quality Related Studies/Details (BMPs, Preliminary Grading Plan, Preliminary Drainage Plan);
- L. Utility Will-Serve Requirement Letters (water, sewer, solid waste, reclaimed water, etc.);
- M. Senate Bill (SB) 221 Water Supply Assessment Information;
- N. Hazardous Materials Usage Information;
- O. Water Supply Well Information (as applicable);
- P. Biological and Cultural Resources Study; and
- Q. Public Safety Assessment.

Based on the information provided, the County will determine whether the proposed development entitlement is consistent with the Specific Plan and related documents, whether additional environmental review is required, and if so, the scope of such additional review. Based on the content of future submittals and the process described above, the County will determine whether performance standards are still achievable given the nature of the submittal, current conditions, and/or changed circumstances. In the event that the performance standards do not appear to be achievable, the County may perform subsequent environmental review pursuant to Sections 15162, 15163, or 15164 of the State CEQA Guidelines to identify additional or alternative mitigation measures.

Surveys for Native American Cultural Sites

As a part of the Subsequent Conformity Review process, or prior to any other activity that may result in ground disturbance, the applicant must begin a process assessing whether or not the site contains any Native American Cultural Places. In order to allow the applicant, the County, and any potentially affected Native American tribe effective input on potential impacts to such a site, this process should be started during the Subsequent Conformity Review Process. The process and procedures must be completed prior to the issuance of a grading permit or any other activity that results in ground disturbance.

Policy 9.1 Native American Cultural Places.

All properties in the Plan Area shall be inspected by a qualified archaeologist or other cultural resource specialist familiar with Native American Cultural Places. The applicant shall retain such an archaeologist or specialist to determine whether some or all of the affected property qualifies as a Native American Cultural Place and if such a site is identified on the property complete the process described below.

1. *For purposes of this policy, a Native American Cultural Place is any of the following:*
 - ◆ *A Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine;*
 - ◆ *A Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historic Resources; or*
 - ◆ *A site that includes Native American historic or prehistoric ruins, a Native American burial ground, or Native American inscriptions or rock art.*
2. *If the archaeologist determines that some or all of the affected property qualifies as a Native American Cultural Place, he or she shall recommend to the County potentially feasible mitigation measures that would preserve the integrity of the site or minimize impacts to it, including any or a combination of the following:*
 - ◆ *Avoidance, preservation, and/or enhancement of all or a portion of the Native American Cultural Place as open space or habitat, with a conservation easement dedicated to the most interested and appropriate tribal organization, if such an organization is willing to accept and maintain such an easement, or alternatively, a cultural resource organization that holds conservation easements;*

- ◆ *An agreement with any such tribal or cultural resource organization to maintain the confidentiality of the location of the site so as to minimize the danger of vandalism to the site or other damage to its integrity; or*
 - ◆ *Other measures, short of full or partial avoidance or preservation, intended to minimize impacts to the Native American Cultural Place consistent with Specific Plan policies, land use assumptions, and the proposed design and footprint of the development project for which the requested grading permit has been approved.*
3. *After receiving such recommendations, the County Planning Director shall assess the feasibility of the recommendations and impose the most protective mitigation feasible in light of Specific Plan policies, land use assumptions, and the proposed design and footprint of the development project for which the requested grading permit has been proposed. In reaching his or her conclusions with respect to these recommendations, the Planning Director shall consult with both the project applicant and the most interested and appropriate tribal organization.*
 4. *The process described in this policy must be completed prior to the issuance of a grading permit or any other activity that results in ground disturbance.*

Mitigation Monitoring

CEQA requires all state and local agencies to establish reporting and monitoring programs for projects approved by a public agency whenever the approval involves adoption of either a “mitigated negative declaration” or specified environmental findings related to EIR’s. The Mitigation Monitoring and Reporting Program is intended to satisfy the requirements of CEQA as they relate to the FEIR for the Placer Vineyards Specific Plan. This monitoring program is to be used by County staff and the project developers to ensure compliance with adopted mitigation measures during project implementation. Monitoring and documentation of the implementation of mitigation measures will be coordinated by County staff according to Article 18.24 of the Placer County Environmental Review Ordinance. The Mitigation Monitoring and Reporting Program is provided, under separate cover, as Appendix D to this Specific Plan.

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9.2.7 INTERPRETATIONS, AMENDMENTS, AND ENTITLEMENTS FOR NON-PARTICIPATING PROPERTY OWNERS AND THE SPA

Implementation of the Specific Plan is anticipated to occur over several years. During the long-term build-out of the Plan Area, property owners will face dynamic and evolving market conditions. Situations may arise where amendments to the adopted Specific Plan are necessary because of changing circumstances. Additionally, because of unforeseen circumstances, some design guidelines or development standards may not be feasible on a parcel-by-parcel basis. An alternative design solution that meets the goals and objectives of the Specific Plan may also be developed.

A. Interpretations

Interpretations are judgments that apply the vision, goals, and intent of the Specific Plan to specific issues and situations related to the land use decisions and development. Interpretations are generally limited to details where the requirements and guidelines of this Specific Plan may appear to provide alternative guidance, differ from each other, or from other adopted County policies or requirements from other agencies. Interpretations may be needed when the County is considering discretionary development applications (such as a subdivision map), or a ministerial application (such as a building permit). Interpretations for the Specific Plan shall be made as described in Section 17.02.050 of the *Placer County Zoning Ordinance*. In making interpretations, the Planning Director will consult with any other affected County department or other agency as needed.

B. Administrative Modifications and Amendments

Amendments to the adopted Specific Plan shall be categorized by the County Planning Director as either an Administrative Modification or an Amendment.

Administrative Modifications do not have a significant impact on the character of the Plan Area. Administrative Modifications are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan.

Amendments to the Specific Plan are changes to the plan elements, including differences in land use development types assigned to specific parcels; changes to capacity requirements; changes to the intensity or density of land uses on specific parcels (including public facilities); density transfers; changes in the Plan Area boundaries; or changes in policies. Amendments usually involve issues of consistency with the original vision and intent of the Specific Plan or with the *Placer County General Plan*.

Proposed amendments to the Specific Plan can include, but are not limited to, changing land use designations, design criteria, detailed road alignments, road classifications, or Specific Plan policies. Typically, amendments to the Specific Plan will be requested by property owners. There may also be circumstances, however, where the County may wish to request an amendment. The procedures described below shall be followed to amend the adopted Specific Plan.

Administrative Modification and Amendment Requests

All requests to amend the Specific Plan shall be made using the appropriate application forms, required documentation, and applicable fees as established by the County Planning Department. Any or all of the following information may be required:

1. A detailed justification statement that explains in detail why an amendment to the Specific Plan is warranted, and any exhibits deemed necessary by the Planning Director;
2. A statement of consistency with *Placer County General Plan* policies and Specific Plan land use designations;
3. A statement of consistency with the Specific Plan;
4. Analysis as required by CEQA; and
5. Identification of any required modifications of the public infrastructure improvements that are not currently mandated by the Specific Plan (description, location, timing, funding source, method, etc).

Administrative Modifications

Administrative Modifications do not have a significant impact on the character of the Plan Area. Administrative Modifications are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan. Administrative Modifications shall conform to the following criteria:

- ◆ The Planning Director determines that the proposed adjustments to the design guidelines are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals, and intent of the Specific Plan;
- ◆ Proposed changes to the alignment of arterial and local streets, if adopted, would not substantially alter the land use or circulation concepts set forth in the Specific Plan;

- ◆ Proposed changes to land use diagram shapes or to the alignment of collector and secondary streets maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the vision, goals, and policies of the Specific Plan;
- ◆ The proposed change is not expected to increase environmental impacts beyond the levels identified in the EIR;
- ◆ The proposed change will not result in an increase in the total maximum number of units proposed in the Specific Plan and will comply with the criteria for modification of the land use diagram described in Policy 9-2; and
- ◆ The proposed change will not significantly reduce the number of acres designated for high density residential.

An Administrative Modification may be reviewed and acted upon by the County Planning Director. No Planning Commission or Board of Supervisors review is required, unless the Administrative Modification is appealed.

Policy 9.2 Modification of the Land Use Diagram.

Figure 3.1, “Land Use Diagram,” is intended to provide the structural framework for the land use program within Placer Vineyards. Land use boundaries may be modified or reconfigured on site plans and designs through the Administrative Modification process, in conjunction with the Subsequent Conformity Review and Design Review process, without an amendment to the Specific Plan, so long as the modifications comply with the following criteria:

- ◆ *The Planning Director has determined that the proposed residential project is consistent with the approved Specific Plan and with land use patterns and assumption analyzed in the Specific Plan EIR;*
- ◆ *The density of development does not exceed the permitted range of the land use designation and the allowable number of units is not exceeded by each property within the Plan Area;*

The areas planned for parks, open space, County facilities and other such public amenities described on the Land Use Diagram is not reduced; and no small lot final map has been recorded.

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An Amendment is any change proposed to the Specific Plan that could significantly increase environmental impacts or other changes determined to be significant by the Planning Director. An Amendment is the appropriate procedure where changes to the Specific Plan are proposed that meet one or more of the following criteria:

- ◆ A new category of land use not specifically discussed in the Specific Plan is introduced;
- ◆ Significant changes to the distribution of land uses beyond those allowed under an Administrative Modification or other changes affecting land use are proposed and may substantially affect the Specific Plan;
- ◆ Proposed changes to the design guidelines and/or development standards that if adopted, would substantially change the physical character of the Plan Area as envisioned by the Specific Plan and the Planning Director; or
- ◆ Proposed changes to the development sequencing that would significantly increase or alter Plan Area boundaries or units allocated.

Amendments require approval by the County Planning Commission and Board of Supervisors. They shall comply with the procedures outlined in Section 17.60.090 of the Placer County Zoning Ordinance.

C. Entitlements for Non-Participating Property Owners in the Plan Area

Participating Developers as described above have entered into a Development Agreement with the County. The County will encourage those landowners, exclusive of those in the SPA, not participating in the development of the urban area of the Specific Plan (the “Non-Participating Property Owners”) to enter into a similar Development Agreement relating to their respective properties.

The Placer Vineyards Specific Plan and its EIR place substantial requirements on the development of the properties within the project area. These requirements include financing, construction and maintenance of public improvements and facilities, design standards, and mitigation of environmental impacts. It is appropriate that each property within the Plan Area to be developed for urban uses, as planned in this Specific Plan, bear its fair share of the costs to prepare and implement this Specific Plan. When processing an application to rezone a Non-Participating Property Owner’s property to

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SPL-PVSP zoning described in Section 9.2.2 above and/or to enter into an agreement to bear its fair share of such costs, which agreement may be in the form of a development agreement, the following issues will be considered as part of such rezoning and/or fair share agreement:

- ◆ Augmenting the County’s standard development regulations in response to the particular characteristics of each individual project;
- ◆ Defining the precise financial responsibilities of the Non-Participating Property Owner, including its obligation to participate in and/or annex into the financing mechanisms described in Section 9.2.1;
- ◆ Determining the non-participating property owners’ fair share of the costs advanced by the Participating Developers to plan and implement this Specific Plan, including the costs to prepare the Specific Plan and related Master Plan documents and to form the financing mechanisms described in Section 9.2.1 above;
- ◆ Determining the property’s fair share for lands dedicated by the Participating Developers for parks and public facilities and for costs advanced by the Participating Developers to acquire additional rights of way and easements, obtain permits, and provide environmental mitigation required to develop the Plan Area;
- ◆ Ensure timely provision of adequate public facilities for each project
- ◆ Streamlining the development approval process by coordinating various discretionary approvals;
- ◆ Providing the terms for reimbursement to the Participating Developers for the property’s fair share of costs advanced by the Participating Developers and for reimbursement to the Non-Participating Property Owner, if and when the Non-Participating Property Owner advances funding for planning, financing, land dedications, permitting, environmental mitigation, designing and constructing specific facilities required for the development of the Specific Plan Area that benefit the properties of both the Non-Participating Property Owner and the Participating Developers;
- ◆ Provide additional terms for both the County and the Non-Participating Property Owner regarding entitlements to the developer in return for commitments for public improvements

Policy 9.3 Property 5C Land Use Exchange.

A middle school site and adjacent 6 acre park was originally planned to be included within the northwest corner of Property 5C. (owned by a Non-Participating Property Owner), but was subsequently moved west to Properties 7 and 10 as shown on the Land Use Diagram. Also, as a part of this land use exchange, the religious site planned on Property 7 and the religious site planned on Property 10 were relocated to Property 5C and combined into 1 larger religious site. If a complete application for entitlements for Property 5C is submitted to the County within 1 year of final approval of the Specific Plan, the middle school site on Property 7 and the adjacent park site on Property 10, as shown on the Land Use Diagram, shall be relocated to Property 5C and the religious site shall be relocated back to Properties 7 and 10 as part of the County’s approval of entitlements for Property 5C. Any such relocation shall be treated as an Administrative Modification, not as an amendment, to the Specific Plan, and shall not require the consent of the owners of Properties 7 and 10.

However, with respect to any application for entitlements for Property 5C submitted more than 1 year after approval of the Specific Plan, any proposed relocation of the middle school site and adjacent park site from Properties 7 and 10 to Property 5C, or relocation of the religious site(s) from Property 5C to Properties 7 and 10 shall be treated as an amendment to the Specific Plan, and shall require the consent of the owners of Properties 7 and 10 and an amendment of the Development Agreement. Any such relocation of the middle school and adjacent park sites from Properties 7 and 10 to Property 5C shall not change the number of residential units permitted for such properties.

D. Entitlements in the Special Planning area

This Specific Plan does not revise the existing zoning for the SPA properties. Within this area, existing County zoning and administrative processes govern. Entitlements requested in the SPA shall be governed by the following:

1. Approximately 150 units have been permitted and exist in the SPA.
2. Approximately 63 additional units may be developed within the SPA consistent with current zoning.
3. An additional 198 units (for a total of 411 units) may be developed within the SPA under the Placer Vineyards Specific Plan and the Specific Plan EIR on a first-come, first-served basis. Property owners utilizing any of the 198 additional units will be required to connect to Plan Area infrastructure systems. Property owners who choose to subdivide their properties beyond that allowed under current zoning in the SPA will be required to submit an Amendment application and perform additional environmental review.
4. Any property owner who proposes to develop beyond the total 411 units allowed in the SPA shall be required to submit applications for appropriate amendments to the Placer County General Plan, Specific Plan, and Zoning Ordinance and shall be subject to additional environmental review.

Plan Area public infrastructure systems (e.g., water, wastewater, drainage) shall be sized to accommodate the SPA (411 total units). Property owners in the SPA may hook up to public infrastructure systems but shall be responsible for any fees for the extension of services to their property, any hook-up fees, and any Plan Area or Special District fees that apply to the Plan Area. Developers of properties west of Dyer Lane which abut the eastern boundary of the SPA Area shall be required to stub water and sewer mains of a size adequate to serve the SPA area to their western project boundary and shall provide any necessary easements to accommodate this infrastructure. The specifics as to the number, location, and timing of such extensions shall be established at such time as subdivision tentative maps are approved for these properties.

9.2.8 TRANSFER OF DENSITY

Density Transfer for Housing Units

To further the intent of providing development flexibility, units assigned to specific properties may be transferred between development land use parcels provided that all the following criteria are met:

- ◆ The sending and receiving parcels are within the Placer Vineyards Specific Plan Area and the total maximum number of approved units for the entire Plan Area equals 14,132;
- ◆ The density transfer does not increase or decrease the number of units allocated to any one receiving parcel (or combination of receiving parcels) by more than 20%;
- ◆ The sending and receiving parcels have an existing land use designation of Low Density Residential (LDR), Medium Density Residential (MDR), or High Density Residential (HDR) and the density adjustments would not result in densities above or below those for the existing land use designation;
- ◆ The adjustment is made between parcels before a small lot tentative map is approved by Placer County for either the receiving or sending parcel;
- ◆ Commercial/Mixed-Use (C/MU) units may not be transferred;
- ◆ Units may be transferred into, but not out of, Commercial/Mixed-Use (C/MU) designated property;
- ◆ Units may not be transferred to the Special Planning Area;
- ◆ The transfer of units would not result in increased impacts beyond those identified in the Placer Vineyards EIR;
- ◆ The adjustments in density and units would not significantly affect planned infrastructure, roadways, schools, other public facilities, or Plan Area financing districts;
- ◆ The transfer of units would not result in a reduction in the total number of HDR units of the sending plus the receiving property (For example, if the total of the sending parcel's HDR units plus the receiving parcel's HDR units equals 100 before the transfer, the total must also equal 100 after the transfer); and
- ◆ The County Planning department shall track sending and receiving parcels.

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The transfer may occur between different legal owners. To request a density adjustment, the owner or owners of both the sending and receiving parcels shall submit to the County Planning Director all information needed to determine compliance with the above unit-transfer criteria. This submittal shall include information identifying the affected parcels and designating the number of units being transferred, an Administrative Modification application with filing fee, and any other necessary documentation requested by the Planning Director. The applicant shall also provide a revised Specific Plan table reflecting the adjusted unit counts and densities, as well as any necessary maps. The revised table will allow the Planning Department to track unit allocations.

Density transfers that fulfill the above criteria and are consistent with the intent of the Specific Plan and EIR will be processed as an Administrative Modification (see 9.2.6B, above). If a request for density adjustments does not comply with the above criteria, the applicant must request an amendment to the Specific Plan.

If a density transfer is requested after a small lot tentative map has been approved for either the sending or receiving parcel a revised tentative map for both parcels shall be submitted to the Planning Commission for review and approval as revised tentative maps. This request shall follow the County's normal process for such approval including payment of normal processing fees.

9.2.9 DESIGN/SITE REVIEW

The purpose of the County's Design/Site Review process is to ensure that the design of buildings constructed in the Plan area is of high quality and to prevent new construction from adversely affecting the desirability of the immediate and nearby areas for residents and businesses. All development within the Plan Area will be subject to Design/Site Review in accordance with the procedures outlined in Section 17.52.070 of the *Placer County Zoning Ordinance*. Through the Design/Site Review process, applications are approved, conditionally approved, or denied, based on consistency with the design standards and guidelines established for each district and the Plan Area.

9.3 TIMING OF DEVELOPMENT INFRASTRUCTURE AND PUBLIC SERVICES

The Placer Vineyards Plan Area is anticipated to be built-out over 20 to 30 years and may evolve in a variety of ways depending on several factors. These factors include shifts in market demand for various housing types and non-residential uses and changes in the development goals or financial capabilities of property owners.

The sequence of development for Placer Vineyards is to invest and construct Backbone Infrastructure and public facilities in phases that will allow all the major project developments in the Plan Area to proceed in a logical fashion. Thereafter, additional infrastructure and public facilities are to be available when developments are approved and constructed. Chapter VII, "Public Utilities and Services" of the Specific Plan describes the infrastructure and public service facilities required to serve the build-out of the Plan Area. The Placer Vineyards Public Financing Plan defines the construction of the Backbone Infrastructure system and installation of County service facilities to support the development of all major projects within the Plan Area. As development occurs, infrastructure and services will be extended and expanded, as required, to serve new development. The Public Facilities Financing Plan, Urban Services Plan and the Development Agreement provide the detailed analysis regarding the timing and costs for planned infrastructure and public facilities and the ongoing provision of public services to support development of the Plan Area as such development proceeds.

As described in the Development Agreement and the Implementation Policies and Procedures Manual, as each Development Phase is processed for approval by the County, the specific detailed components and timing of the improvements and facilities required to serve the Development Phase shall be determined by the County, consistent with the Development Master Plans and the Development Agreement to confirm both the adequacy to serve a Development Phase as well as the manner in which such improvements and facilities will be coordinated with subsequent Development Phases to serve the entire Specific Plan.

A Development Phase shall include a Phasing Plan describing the portions of the Backbone Infrastructure together with any other interim or permanent public improvements proposed, or as determined by the County, to be installed to serve such Development Phase (the Phased Improvements). The Phasing Plan shall include the timing for the commencement and completion of each Phased Improvement. In addition, the Phasing Plan shall include proposed roadway improvement costs and an analysis of Development Phase Dwelling Unit Equivalents to determine adequate fair share percentages. As part of its review and approval of a Phasing Plan, the County may require the update and/or amendment of the Development Master Plans.

Prior to approval of improvement plans for any Phased Improvement to be constructed as part of the first Development Phase approved by the County, the Developer shall fund a study to be undertaken by the County to identify and review the feasibility of alternatives to retaining Locust Road as a through roadway between Baseline Road and West Town Center Drive (the “Locust Road Circulation Study”).

In addition to Backbone Infrastructure, development of a property shall, as determined by the County, be subject to the completion of Secondary Road Improvements. Developer shall also be obligated to design and construct all other road improvements within or adjacent to the property including but not limited to curb, gutter, sidewalks, utilities, landscaping, streetlights, pavement, aggregate base and aggregate sub-base, underground water, sewer and drainage improvements wholly within the Property and to the centerline of the road rights-of-way adjacent to the Property or as needed to serve the property.

Sidewalks, trails and landscaping to be installed adjacent to single-family subdivisions with the Plan Area shall be installed concurrently with the subdivision improvements for each single-family residential lot subdivision.

9.3.1 INFRASTRUCTURE AND PUBLIC FACILITIES SYSTEMS

The Financing Plan and the Development Agreement define more precisely the following backbone infrastructure and public facilities to support development of this Specific Plan.

Backbone Infrastructure

This term describes certain, essential public service-based items that are underground or on the surface. These items include roads, water, sewer, drainage, recycled water, erosion control, and dry utilities. Backbone infrastructure is sized to serve numerous individual development projects in the Specific Plan and, in some cases, to serve the broader region’s development areas.

As described previously, development of the property, or a portion of the property, will require the submittal and approval of a Development Phase and Phasing Plan that will describe the portions of the backbone infrastructure proposed to be installed to serve a particular Development Phase in conjunction with the Backbone Infrastructure previously installed or being installed by other developments or by the County through the infrastructure fee program. The Plan Area Backbone Infrastructure will consist of the following improvements:

Roadway Improvements

The backbone roadway improvements will consist of the widening and reconstruction of a number of existing roads within and adjacent to the Plan Area as well as the construction of new roads.

Base Line Road

- ◆ Widen/reconstruct existing road to six-lane thoroughfare, including applicable intersection widening with curb and gutter on both sides of the street and median landscaping between Pleasant Grove Road (East) to Walerga Road. Construct sidewalk on south side of street between Newton Street and Walerga Road.
- ◆ Modify and/or Construct traffic signals at the following intersections:
 - Walerga Road
 - 9th Street
 - East Dyer Lane
 - Watt Avenue
 - 11th Street
 - 12th Street
 - 14th Street
 - 16th Street

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- Palladay Road
- West Dyer Lane
- Locust Road
- Pleasant Grove Road (West)
- Pleasant Grove Road (East)
- Natomas Road

Watt Avenue

- ◆ Widen/reconstruct existing road to a six-lane thoroughfare section, including applicable intersection widening with curb and gutter on both sides of street and landscaped median from Placer County/Sacramento County line to Base Line Road. Remove existing bridge and construct new bridge over Dry Creek. Construct sidewalk/trail on west side of street between West Dyer and Base Line Road only.
- ◆ Widen road to a six-lane thoroughfare section, including applicable intersection widening with curb, gutter and sidewalk on both sides of the street from Tolman Lane in Sacramento County to the Placer County/Sacramento County line.
- ◆ Construct traffic signals at the following intersections:
 - ‘A’ Street
 - East Town Center Drive
 - Oak Street Intersection
 - West Dyer Lane
 - PFE Road

West Dyer Lane

- ◆ Construct four-lane arterial road section including applicable intersection widening with curb, gutter and sidewalk on both sides of the street.
- ◆ Construct traffic signals at the following intersections:
 - ‘A’ Street
 - West Town Center Drive
 - 18th Street
 - West Town Center Drive
 - 1^{8th} Street
 - Palladay Road
 - 16th Street
 - Tanwood Avenue
 - 11th Street

East Dyer Lane

- ◆ Construct four-lane arterial road section with curb and gutter on both sides of street, sidewalk on west side of the street only and median landscaping.
- ◆ Construct traffic signals at intersections of ‘A’ Street and East Town Center Drive

16th Street

Construct four-lane arterial road section, including curb and gutter on both sides of the street, median landscaping, and sidewalk on the east side of the street only from West Dyer Lane to Base Line Road. Construct the same section from West Dyer Lane to the Placer County/Sacramento County line with sidewalk on the west side of the street only. Construct a traffic signal at the intersection of ‘A’ Street.

18th Street

- ◆ Construct a two-lane collector street with curb, gutter and sidewalk on both sides of the street from Locust Road to West Dyer Lane.

Palladay Road

- ◆ Construct a four-lane arterial road section with curb, gutter and sidewalk on both sides of the street, and median landscaping from West Dyer Lane to the Placer County/Sacramento County line.
- ◆ Construct two 12-foot lanes with 2-foot AC shoulders – Fire Station Access – Palladay Road / ‘A’ Street
- ◆ Construct a traffic signal at the intersection of ‘A’ Street (fire station access).

Locust Road

- ◆ Construct a four-lane arterial road section with curb, gutter and sidewalk on both sides of the street and median landscaping from 18th Street to the Placer County/Sacramento County line.

14th Street

- ◆ Construct a traffic signal at the intersection of ‘A’ Street.

12th Street

- ◆ Construct a traffic signal at the intersection of ‘A’ Street.

Walerga Road

- ◆ Construct a traffic signal at the intersection of West Town Center Drive.

Major On-Site Improvements

- ◆ Construct Advance Traffic Signal Operation System.

Secondary Road Improvements

In addition to constructing backbone infrastructure, if and when required by each Phasing Plan for a Development Phase, and as determined by the County, the completion of other roadway improvements not included within the list of Backbone Infrastructure may be required. Secondary road improvements that may be required include Palladay Road, Town Center Drive, Locust Road, 14th Street and/or Tanwood Avenue.

Wastewater Improvements

There are two alternative methods for collecting and treating wastewater flows from the Plan Area. The preferred alternative is to collect wastewater flows and deliver them for treatment to the Dry Creek Wastewater Treatment Plant (DCWWTP) in the City of Roseville. In this alternative, the backbone wastewater improvements will consist of the following:

- ◆ The portion of the Plan Area west of Watt Avenue will be served by a gravity sewer pipe trunk system which will collect and deliver wastewater flows from east to west to a lift station to be located near the westerly edge of the Plan Area. Wastewater will be pumped from this lift station through a sewer force main to the DCWWTP. Within the Plan Area the force main will be installed in roadway corridors. From the Watt Avenue/PFE Road intersection the force main will travel easterly along an off-site route to the DCWWTP.

The second wastewater alternative is to collect the flows and deliver them to a trunk sewer owned and maintained by the Sacramento Regional Sanitation District (SRCSD) for transport to the SRCSD treatment facility. If the secondary wastewater alternative is implemented, the backbone wastewater improvements will consist of the following:

- ◆ A gravity sewer pipe trunk system will collect and deliver Plan Area wastewater flows to an SRCSD sewer trunk pipeline in Elkhorn Boulevard. The on-site gravity pipe system installed under this scenario would generally be the same as the system installed for the preferred alternative; however, instead of terminating at a lift station near the westerly edge of the Plan Area, the on-site gravity trunk pipeline would continue southerly into, and through Sacramento County, eventually connecting into the SRCSD Upper Northwest Interceptor in Elkhorn Boulevard. The Upper Northwest Interceptor would then carry the Plan Area wastewater flows to the SRCSD treatment plants.

Water Improvements

The backbone water improvements consist of a pipe network within the backbone infrastructure and five water storage tanks spaced throughout the Plan Area. The storage tanks will connect to the pipe network and be located on sites adjacent to the backbone roads.

Recycled Water Improvements

Recycled water, generated from wastewater effluent treated at the DCWWTP, will be used for landscape irrigation purposes throughout the Plan Area. The Backbone recycled water infrastructure will consist of an off-site pipe connection to an existing recycled water supply pipeline, installation of an on-site pipe network located primarily adjacent to backbone roadways, and construction of a recycled water storage tank connected to the on-site pipe network.

Drainage Improvements

The Placer Vineyards drainage system is designed to discharge into channels and detention facilities, providing detention and retention of increases in runoff volume. Flood control with the Plan Area will consist of newly constructed channel systems and parallel flood control channels. Storm drain collection improvements will consist of a gravity trunk storm drain collection system including drop inlets, manholes, cross culverts, inlet structures, outlet structures, water quality facilities and appurtenances.

Dry Utility Improvements

Another component of the Backbone Infrastructure consists of “dry” utility improvements to provide natural gas, electric, telephone, cable television, and street lighting service to the properties in the Plan Area. Dry utility improvements will be installed in public utility easements adjacent to the Backbone roadways within the Plan Area. The improvements will include the relocation and conversion of existing overhead facilities, where required, and the installation of electric and telephone conduits, substructures, cabling, transformers and switches, natural gas pipes, a streetlight conduit system and streetlights, and a broadband conduit system within public utility easements adjacent to Backbone roads.

Miscellaneous Improvements**All Areas of New Construction**

- ◆ Erosion control features including straw wattles, gravel bag inlet protection and hydroseeding.

Open Space Corridors

- ◆ Class I bike paths and multi-purpose trails.

IMPLEMENTATION

Public Facilities

Public Facilities are the amenities to the Specific Plan (park facilities and libraries) or facilities that house employees providing services to the area (sheriff, fire, public administration). The County, the Park District and/or applicable school districts shall be solely responsible for the planning, design, construction and equipping of the following public facilities.

Public facilities include the following:

- ◆ Schools;
- ◆ Public buildings, including the Government Center, Libraries, Fire Stations, Sheriff Substation, and their corresponding equipment;
- ◆ Corporation Yard; and
- ◆ Community Parks.

9.3.2 URBAN SERVICES

Urban Services, described in more detail in the Urban Services Plan, are the new and/or enhanced services to be provided by the County and/or the Park District within the Plan Area, and include:

- ◆ Sheriff services;
- ◆ Fire protection and suppression services, including ambulance and paramedic services;
- ◆ Recreation program services;
- ◆ Maintenance of parks, landscaping, and open space, including all off-site open space and habitat preservation lands;
- ◆ Maintenance of storm drainage systems within any County maintained right-of way;
- ◆ Maintenance of roads, traffic signals, and streetlights;
- ◆ Any other service provided by the County to the property that may be allowed by law to be funded through a Community Facilities District;
- ◆ Public transit services

9.3.3 GENERAL TIMING/DEVELOPMENT POLICIES

Policy 9.4 Backbone Infrastructure

Development and the required infrastructure and public facilities shall be timed to be available for new development in the Plan Area as the development proceeds. Construction of the Backbone Infrastructure system consistent with provisions in the Development Agreement will provide access to the infrastructure and services

required to develop a DP. Any property owner in the Plan Area may develop, provided that they build and fund the necessary infrastructure and public facilities as set forth in the Development Agreement, the Public Facilities Financing Plan, and the Urban Services Plan.

Policy 9.5 Landscape Master Plan

A substantially complete Landscape Master Plan was submitted to the County for review and approval in concept prior to the submittal of the first Development Phase and Phasing Plan. The Board of Supervisors shall approve the Landscape Master Plan prior to the approval of the first Development Phase and Phasing Plan.

Policy 9.6 Approval of Urban Services Financing Mechanisms.

The Urban Services Plan, as described in Sections 9.3.2 and 9.4.3 of this Specific Plan, shall be used to decide financing through a Community Facilities District (Services CFD) or County Service Area (CSA). In preparing and establishing the Urban Services Financing Mechanisms, cost estimates developed during the preparation of this Specific Plan and the Urban Services Plan shall be updated and final project taxes for the Services CFD and assessments for the CSA shall be defined. Any necessary Services CFD or CSA shall be formed as specified in the Development Agreement.

9.4 SPECIFIC PLAN FINANCING STRATEGY

9.4.1 OVERVIEW OF FINANCING STRATEGY

The major infrastructure required for development to proceed in the Plan Area will be funded primarily with private financing. Municipal debt financing mechanisms for infrastructure may be considered only as capacity exists after services financing is established. Fees include County, Special District, New Development Mitigation fees, Project Development Fees and PVSP Fees. Placer County and special districts serving the Plan Area have developed impact fee programs to fund a portion of the road, sewer, water, sheriff's, and park facilities.

The PVSP fee program, imposed through the Development Agreement, will be used to fund the Backbone Infrastructure costs and other public facilities serving the Plan Area. Also, new Plan Area fees will be imposed through the Development Agreement to fund public facilities serving the entire Southwest Placer County area.

Facilities will be constructed to serve new development, consistent with the Public Facilities Financing Plan and Development Agreement during the development and subdivision process. Developers may receive either fee credits or reimbursements for advancing eligible projects based on the reimbursement policies described in the Development Agreements.

School facilities are planned to be funded through school mitigation fees and other funding sources, including the State School Building Program and local general obligation bonds.

It is expected that costs will change over time; therefore, the Development Agreements defines methods for the adjustment of the amount of funding to reflect current costs at the time of construction.

The Public Facilities Financing Plan describes the financing strategy to fund major Backbone Infrastructure and Public Facilities needed to serve new development in the Placer Vineyard Specific Plan. The Public Facilities Financing Plan strategy includes:

- ◆ Specifying the major public facilities to be constructed, equipped and furnished by the County through the facilities fee program in association with the development of the Plan Area including corresponding costs based on available engineering data, existing County department data, and other estimates;
- ◆ Identifying funding sources to pay for the Backbone Infrastructure and public facilities, including any existing and potential future fee programs

or financing districts;

- ◆ Providing information regarding the development timing of Backbone Infrastructure and Public Facilities improvements; and
- ◆ Establishing the policy framework for financing the required Backbone Infrastructure and Public Facilities improvements.

The Public Facilities Financing Plan and the Urban Services Plan address the fact that some of the property owners (Participating Developers) will participate in development at the outset and that these owners will be contractually bound through a Development Agreement with the County as well as private agreements between developers to work cooperatively in constructing the Backbone Infrastructure required to serve all projects.

There are property owners that have not been participating (Non-Participating Developers) in the process and may not have Development Agreements. Non-Participating Developer properties are included in the Specific Plan, but are not expected to move forward with development at the present time. If and when Non-Participating Developers move forward, their projects will be subject to the Specific Plan policies, including the Public Facilities Financing Plan and the Urban Services Plan.

9.4.2 GOALS OF THE PUBLIC FACILITIES FINANCING PLAN

The goals of the Public Facilities Financing Plan are as follows:

- ◆ Require developers to fund and construct Backbone Infrastructure and Facilities;
- ◆ Implement new fee programs and, if needed, modify existing fee programs to ultimately provide shared funding mechanisms for all development projects through fee credits and reimbursements;
- ◆ Consider appropriate use of municipal debt-financing mechanisms to reimburse developers for construction of facilities, recognizing however that municipal debt financing for infrastructure and public facilities is questionable given public service funding needs and priority status; and
- ◆ Build in flexibility to allow response to market conditions.

The Public Facilities Financing Plan and the Development Agreement propose the following fee program formation and update process which will be used to ultimately provide equal participation in financing for all development projects:

- ◆ Use existing County and Special District fee programs, including Existing Development Mitigation Fees and Mitigation Monitoring Program Fees to the extent possible;

IMPLEMENTATION

- ◆ New Development Mitigation Fees. The County, consistent with the terms of the Development Agreement and the Public Facilities Financing Plan, may establish new development mitigation fees consistent with the Mitigation Fee Act to finance the Plan Area's fair share of other pending regional facilities.
- ◆ As more fully described in the Development Agreement, Project Development Fees will be paid by the Developer.
- ◆ PVSP Fees. The County, consistent with the Development Agreement, shall adopt, impose and implement a PVSP Fee Program for capital facilities, neighborhood parks, community parks and recreation, trails and backbone infrastructure not funded by existing development mitigation fees and;
- ◆ Participate in other new regional fee programs (i.e., planned regional road fee programs).

9.4.3 GOALS OF THE URBAN SERVICES PLAN

The goals of the Urban Services Plan serve to provide a solid framework for the delivery and finance of services within the Plan Area. Financing of required services recognizes existing policies of the County and urban service levels as a priority for funding and maintaining services over public financing of project and development related infrastructure and facilities. The goals of the Urban Services Plans are as follows:

- ◆ Establish a high level of urban service standards for the Plan Area commensurate with surrounding jurisdictions;
- ◆ Identify funding sources to pay for urban service costs that minimize financial risk to the County and can be sustained as development occurs at build-out;
- ◆ Ensure services are funded and available when needed; and
- ◆ Consistent with General Plan policy, finance services by the development of the project without adversely affecting existing County funds.

9.4.4 GENERAL FINANCING POLICIES

Policy 9.7 General Public Facilities Financing Policy.

The following policies shall be followed in implementing the Public Facilities Financing Plan for the Plan Area:

- 1. The full costs of both on-site and off-site public infrastructure and public facilities required to support the Plan Area will be funded first and foremost from private financing and revenues generated by development within the Plan Area. Some regionally serving public facilities may be funded by a larger fee program that includes areas both within and outside of the Plan Area.*
- 2. Development projects will be required to provide up-front funding for the costs of installing and expanding the Backbone Infrastructure and Public Facilities as and when necessary to adequately serve and support their projects, consistent with the Public Facilities Financing Plan and the Development Agreement. Developers will be subject to fee credits or future reimbursements, consistent with the provisions of the Development Agreement. The costs for Backbone Infrastructure and Public Facilities will be allocated as much as possible based on a project's fair share of required improvements and as described in the Public Facilities Financing Plan and the Development Agreement.*
- 3. Plan Area fees will be imposed by the Development Agreement, for those Backbone Improvements and Public Facilities that are not funded by existing fee programs. A fair-share cost allocation of the Plan Area fee for required backbone improvements and public facilities will be established for each land use consistent with the Public Facilities Financing Plan.*
- 4. The Public Facilities Financing Plan establishes methods to time the availability of infrastructure funding to the need for said infrastructure.*
- 5. The use of public financing to fund urban services shall take priority over the use of such financing to fund infrastructure improvements in the Plan Area.*
- 6. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the Rules and Procedures of the Placer County Bond Screening Committee.*

7. *Before properties can be developed, two Community Facilities Districts shall be formed for the purposes of funding park maintenance and County services as more fully described in the Development Agreement. Parcel maps that are found by the applicable hearing body to be for bonafide agricultural uses and are consistent with their current agricultural zoning are exempt from this policy.*

Policy 9.8 General Urban Services Financing Policies.

The following policies shall be followed in implementing the Urban Services Plan for the Plan Area:

1. *Services will be funded and provided to residents, businesses, and employees of the Plan Area at a higher urban level commensurate with similar urban communities, and above the existing levels provided by the County with the unincorporated area and cities.*
2. *Ensure timing for funding of urban and county-wide services is coordinated so that services are available when needed as the population and employment grows as possible based on a project's fair share of required improvements and as described in the Public Facilities Financing Plan and the Development Agreement.*
3. *A funding strategy shall be developed to ensure that the County's General Fund is not negatively impacted by the cost of providing urban and county-wide services in a sustainable and reliable manner.*
4. *Use of public financing to fund services shall take priority over the use of such financing for infrastructure and public facility improvements in the Plan Area.*
5. *When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the rules and procedures of the Placer County Bond Screening Committee.*
6. *Before properties can be developed, two Community Facilities Districts shall be formed for the purposes of funding park maintenance and County services as more fully described in the Development Agreement. Parcel maps that are found by the applicable hearing body to be for bonafide agricultural uses and are consistent with their current agricultural zoning are exempt from this policy.*

Policy 9.9 Other Financing Mechanisms.

As noted, other financing mechanisms, such as creation of private districts or associations, may be used to fund maintenance of certain facilities in the Plan Area. Any such alternative or supplemental financing mechanisms shall comply with the policies described in Policy 9.8 above.

Policy 9.10 Infrastructure Not Included in Financing Plan.

The construction of in-tract subdivision infrastructure shall not be included in the Public Facilities Financing Plan; however the maintenance of such public infrastructure is included in the Urban Services Plan.

IMPLEMENTATION

9.4.5 FINANCING PUBLIC IMPROVEMENTS

As described below, the construction of backbone infrastructure and other public improvements, public facilities and services designed to serve the Plan Area will be funded by a variety of mechanisms: county-wide impact fees; school district impact fees, Placer Vineyards Specific Plan fees, the use of CFD's and/or a CSA, developer financing, and other potential methods.

County Impact Fees (Existing Development Mitigation Fees)

Placer County has adopted a set of development impact fees to finance capital improvements. Future updates to the Placer County fees may include certain improvements within the Plan Area.

School District Impact Fees

The various school districts have established fees, in accordance with state regulations, to be used to construct school facilities. School impact fees are collected by the County before the issuance of a building permit and are forwarded to the applicable school districts.

Placer Vineyard Specific Plan New Development Mitigation Fees

As more fully described in the Development Agreement and the Public Facilities Financing Plan, New Development Mitigation Fees will pay for capital facilities not covered by Existing Development Mitigation Fees.

Project Development Fees

As more fully described in the Development Agreement, Placer Vineyards developers agree to pay certain project development fees.

PVSP Fees

As more fully described in the Development Agreement, PVSP Fees are established to create a fair share mechanism whereby the costs of the infrastructure and public facilities necessary for development of the Plan Area are allocated to and fairly shared by the benefitted land uses within the Plan Area. PVSP Fees are intended to fund the construction of required infrastructure and facilities serving the Plan Area that are not included for financing within the Existing or New Development Mitigation Fees and to fund the County costs of monitoring and implementing the PVSP program.

Community Facilities Districts

The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a community facilities district to fund various facilities and services. Under this act, an annual special maximum tax may be levied on land within the boundaries of the community facilities district. The proceeds from a bond sale by the community facilities district can be used for direct funding of improvements, to acquire facilities constructed by the developer, and/or to reimburse developers for advance funding of improvements. The annual maximum special tax can be used toward bond debt service or to build infrastructure as needed. The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to pay off bonds. The proceeds of the Mello-Roos special tax for services can be used to fund such services in perpetuity.

Infrastructure CFD

As more fully described in the Development Agreement and consistent with the Rules and Procedures of the County's Bond Screening Committee, the County, upon request of a Developer, shall form one or more Infrastructure Community Facilities Districts for the purpose of financing the Developer's share of the costs of construction and acquisition of the public infrastructure and facilities within the Plan Area.

Services CFD

As more fully described in the Development Agreement and the Urban Services Plan, two Services Community Facility Districts shall be formed: a Park Services CFD and a County Services CFD. The Park Services CFD will be used to fund park maintenance and services and the County Services CFD will be used to provide funding for new and/or enhanced services provided by the County.

County Service Area 28

As more fully described in the Development Agreement, the Plan Area property shall be annexed to County Service Area 28, Zone 173, or a newly formed Zone of Benefit, for the purposes of funding sewer maintenance services.