



Placer Vineyards
Implementation Policies & Procedures Manual
Prepared for County of Placer

Torrence Planning & Design Inc.
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TABLE OF CONTENTS

1.0	Purpose	1
2.0	Overview	2
3.0	Roles & Responsibilities of the Development Group & the County	8
4.0	Development Timing.....	9
5.0	Development Plan & Phasing Plan.....	11
6.0	Final Development Entitlements	13
7.0	Administrative Procedures & Applications.....	17
8.0	Fees, Payments & Accounting	24
9.0	Community Facilities Districts.....	33
10.0	Definitions & Abbreviations.....	34
11.0	References	36
A	Sample Applications & Forms	A-1
B	PVSP Policy Consistency Review	B-1

FIGURES

Figure 4.1 Placer Vineyards Development Process	9
Figure 4.2 Placer Vineyards Development Triggers.....	10

TABLES

Table 2.1 Placer Vineyards Specific Plan Development Summary	4
Table 2.2 Placer Vineyards Specific Plan Documents.....	7
Table 7.1 Placer Vineyards Specific Plan Affordable Housing Requirement	19
Table 8.1 Placer Vineyards Fee & Payments	25
Table 8.2 Equivalent EDUs.....	29

SAMPLE APPLICATIONS AND FORMS

FORMS

- Placer Vineyards Development Group Good Standing Certificate A-3
- Placer Vineyards Shortfall Payment Upon Reduction in Density Certificate..... A-4
- Summary of Placer Vineyards Density Transfer of Housing Units..... A-5

APPLICATIONS

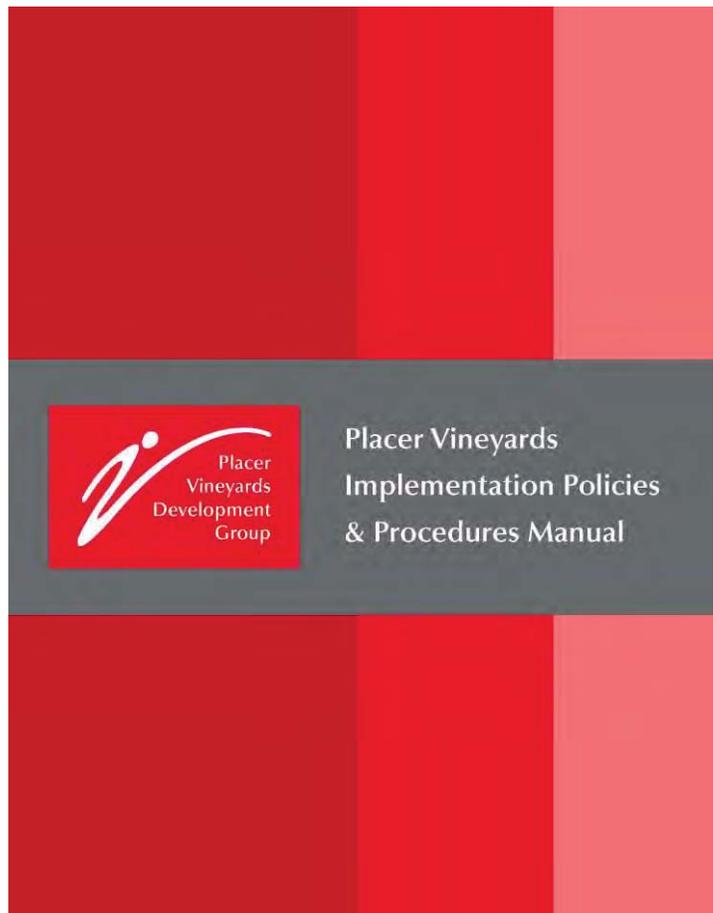
- Initial Project Application
- PVSP Subsequent Conformity Review Questionnaire
- PVSP Amendment Application
- PVSP Administrative Modification Application
- PVSP Density Transfer of Housing Units Application

1

PURPOSE

Preparation of an Implementation Policies and Procedures Manual (Manual) is a requirement of the approved Placer Vineyards Specific Plan (PVSP). The purpose of the Manual is to assist the County in implementing and performing its various administrative tasks as contemplated by the PVSP and the Placer Vineyards Development Agreements. The Manual is intended to provide for a comprehensive approach for processing approvals and issuing permits for development within the Plan Area, including forms and checklists to assist County staff in tracking and accounting for credits and reimbursements, processing approvals consistent with the procedures set forth in the Development Agreements and the Specific Plan, issuing Good Standing Certificates to Developers and outlining the procedures for collecting fees and payments. The Manual will also be of benefit to developers and builders to assist them in understanding the Placer Vineyards entitlement process and the submittals that are required in order to move forward with development.

The initial edition of the Manual will be reviewed and approved by the Placer County Board of Supervisors. From time-to-time, as deemed necessary by the County, the Manual may be revised and updated by the County to reflect amendments to the Specific Plan and Development Agreements, addendums to the Environmental Impact Report, updates to the Master Planning Documents and revisions to the forms and applications included in Appendices A and B. Subsequent revisions and updates to the Manual, including the forms and applications included in Appendices A and B, shall be approved by the County Planning Director and no Planning Commission or Board of Supervisors review is required. Where discrepancies exist between the Manual and other documents approved by the Placer County Board of Supervisors, the documents approved by the Board shall supersede the Manual.



2

OVERVIEW

2.1 THE PLACER VINEYARDS PROJECT

The Placer Vineyards project includes approximately 5,230 acres of land located in the southwest corner of Placer County, just west of the City of Roseville and approximately 15 miles north of the City of Sacramento. Designed as a self-sufficient community guided by the principles of smart growth, the proposed Placer Vineyards project is a mixed-use master planned community with residential, employment, commercial, open space, recreational and public-quasi-public land uses. The Placer Vineyards Plan will offer a livable, pedestrian friendly environment with a distinct community identity and sense of place featuring safe and accessible links between residential neighborhoods and commercial centers. The Placer Vineyards plan will also protect and enhance the property's existing natural features and resources by incorporating native oaks, wetlands, creeks and drainage systems into a community-wide open space system. Build out of the project is estimated to occur over a twenty to thirty year time frame and when completed, the project is proposed to have a population of approximately 33,000 people housed in 14,132 homes with 274 acres of commercial uses, 6,412-acres of quasi-public land uses and 919 acres of parks and open space.

2.2 THE PLACER VINEYARD SPECIFIC PLAN & EIR

The Placer Vineyards Specific Plan (PVSP) was prepared to define growth policies and guide future development in southwest Placer County. The PVSP was first approved by the Placer County Board of Supervisors, along with the Environmental Impact Report (EIR), the Mitigation Measures and the Development Agreements (DA) on July 16, 2007. An amendment to the PVSP and the EIR was approved by the Board on February 14, 2012 (Resolution Numbers 2012-38 and 2012-39). Text revisions to the Certified Environmental Impact Report were approved by the Board on September 11, 2012 (Resolution No. 2012-211). The County has the responsibility to ensure that all future development in the Plan Area is consistent with the PVSP policies. A complete checklist of PVSP policies is included in Appendix B of this Manual.

<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/PVineyards.aspx>

2.2.1 LAND USE & DEVELOPMENT STANDARDS

Appendix A of the Placer Vineyards Specific Plan contains development and zoning standards that define the uses and development form for the Placer Vineyards community. Adopted in 2007 by the Board of Supervisors (Ordinance No. 5475-B), the development and zoning standards supersede the Placer County Zoning Ordinance and serve as the zoning regulations governing development within the Placer Vineyards Specific Plan Area (Plan Area). Where no standards are provided in the PVSP Development Standards, the Placer County Zoning Ordinance, Placer County Code, and/or Land Development Manual shall apply.

<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/PVineyards.aspx>

2.2.2 MITIGATION MONITORING & REPORTING PROGRAM

As part of the EIR certification, the Board of Supervisors adopted a Mitigation Monitoring & Reporting Program consisting of two components: the Standard Mitigation Monitoring Program and the On-Going Mitigation Reporting Plan. Future development must mitigate for the impacts caused by development of the Plan Area. Modifications to the approved Mitigation Monitoring & Reporting Program were approved by Board on September 11, 2012 (Resolution No. 2012-211). Prior to approval of future entitlements, the County must verify that certain mitigation measures have been met. Refer to the Mitigation Monitoring & Reporting Program for a complete list of the Standard and On-Going Mitigation Measures.

<http://www.placer.ca.gov/upload/bos/cob/documents/sumarchv/120911A/bosd12091115Ex1BP1p350p419.pdf>

2.2.3 DEVELOPMENT AGREEMENTS

The original Development Agreements for the PVSP were approved by the Board of Supervisors in 2007 (Ordinance No. 5477-B) and superseded by the Amended and Restated Development Agreements adopted by the Board of Supervisors on February 14, 2012 (Ordinance No. 5665-B). The First Amendment to amend and restate Development Agreements for certain properties within the Placer Vineyards Specific Plan was adopted by the Board of Supervisors on September 11, 2012 (Ordinance No. 5686-B). The Amended and Restated Development Agreements include requirements for the phasing for advance construction and/or installation of certain identified infrastructure improvements and public facilities prior to any development with the Plan Area and/or prior to development of specific thresholds of development within the Plan Area. Development Agreements have been signed by all of the participating developers (refer to Table 2.1 for a list of participating developers).

**TABLE 2.1
PLACER VINEYARDS SPECIFIC PLAN DEVELOPMENT SUMMARY (PARTICIPATING & NON-PARTICIPATING PROPERTY OWNERS)**

Property ID #	APN #	Property Owner	Gross Parcel Area	SPA		LDR 2-6 Du/Ac		MDR 4-8 Du/Ac		HDR 7-21 Du/Ac		COM	OFFICE		C/MU	BP/PC	Public	R.E.L. Sites	Schools		Parks	OS	Major Roads	Total Units	# of Property
				Acres	Units	Acres	Units	Acres	Units	Acres	Units		Acres	Units					ES Acres	MS Acres					
1A	023-200-005; 023-224-002, 057, 058	Placer 400 Investors, LLC	402.0		264.0	931												8.0			22.0	88.0	20.0	931	1A
1B	023-200-006	Hedel Family Enterprises, LP	56.0		10.0	35	18.0	128	6.0	90								9.0			2.0	4.0	7.0	253	1B
2	023-200-017	Moulder Family Revocable Lifetime Trust	138.0		82.5	289	21.0	115										6.0			5.0	19.0	4.5	404	2
3	023-200-037	Baseline & Watt, LLC	100.5				26.5	153	7.0	105	25.0							4.0			4.0	26.0	8.0	258	3
4A	023-200-069	Band W 60, LP	65.0												59.7								5.3	0	4A
4B	023-200-071	LDK-AREP III Placer Owner, LLC	114.2												31.0			7.0			6.0	20.0	5.2	313	4B
5A	023-200-062	Richard Riolo	106.5		66.0	230	24.5	106	5.0	75											3.0	8.0	8.0	411	5A
5B	023-200-063	Riolo, LP	51.0		21.0	74	20.0	103													0.0	5.0	5.0	177	5B
5C	023-200-015, 028	Frances E. Shadwick; Ellen G. O'Looney & John P. O'Looney 1991 Living Trust & Susan K. Pilarsky	241.5		71.5	250	101.5	562	25.0	375	9.0				4.5	57		9.5			4.0	6.5	10.0	1,244	5C
6	023-200-018		39.0				14.5	102									1.5					18.0	5.0	102	6
7	023-200-045, 066	BHT III Northern CALI, LLC	357.0				169.5	912	46.5	698					6.5	82		4.5	1.5	12.0	2.5	23.0	28.0	1,692	7
8	023-200-041	Spinnell Investments, LP; Millsip Investments, LP	120.0		32.0	112	25.5	117													32.0	24.5	6.0	229	8
9	023-200-010, 012, 013	Placer 1 Owners' Receivables Partnership	326.0		145.0	515	56.5	359	8.0	120										12.0	13.0	61.5	30.0	994	9
10	023-200-009	Frank Starbuck, individual	242.0				148.0	819	10.5	158										12.0	20.0	30.0	15.0	977	10
11	023-200-011	P.G.G. Properties, GP	79.0		23.0	81	25.0	134													1.5	22.5	2.0	215	11
12A	023-200-067	Il Centro, LLC	196.0						57.0	871	42.5				11.5	144		7.0	5.0		11.5	20.0	41.5	1,015	12A
12B	023-200-068	Placer 102, LLC	102.0				64.0	342							3.0	38				12.0	4.0	6.5	12.5	380	12B
13	023-010-024, 023-200-060	Cubra, et al	80.0				20.0	122	7.0	105	17.5							7.5			3.0	13.0	12.0	227	13
14	023-010-026	DF Properties, Inc.	80.0				12.0	58													1.0	20.0	7.5	58	14
15	023-010-004, 029; 023-200-008	Palladay Greens, LLC	202.0		20.0	70	117.0	639	10.0	150					3.0	38					6.5	23.0	15.5	897	15
16	023-010-006, 014	Placer Vineyards Dev. Grp., LLC	94.0		43.0	151	20.0	126													4.0	16.0	5.5	277	16
17	023-010-013	J.A. Strouds Family Partners, LP	19.3		12.0	42	7.5	38																80	17
18	023-200-042	Maimoud Nesser	3.3		1.0	4																2.5		4	18
19	023-010-021, 022, 023; 023-150-026, 027; 023-180-005, 006, 007, 008	Baseline A & B Holding, LLC; Lennar Wincrest, LLC	816.5		98.0	343	213.5	1,148	23.0	345					15.0	189	23.5	33.0	21.0	24.0	22.5	50.0	68.5	2,025	19
20	023-200-029	Jack Garfield	0.3														0.3							0	20
21	023-019-016	John Pedros Pandeleon, Nicholas Pandeleon & Contilo K. Pandeleon as Joint Tenants	10.5		10.5	37																		37	21
22	023-010-028	Slight	22.5				14.0	73													2.0	6.5	7.3	22	22
23	023-160-011	PMFSC, LLC	92.5		49.5	173	8.5	41													5.0	22.5	7.0	214	23
24	023-160-004	Pandeleon Family Trust; Nick I. Pantis Reocable Trust; Nick Galaxidas; The Galaxidas Family Trust; Anna Galaxidas	94.0		52.0	182	11.0	52													2.0	26.5	2.5	234	24
SPA	Various	Various	979.0	411	979.0	411	1,001.0	3,519	1,176.0	6,474	205.0	3,092	76.5	32.5	50.5	636	149.5	50.5	91.0	45.0	211.0	709.0	331.5	411	14,132

Non-Participating Developers

2.3 PLACER VINEYARDS MASTER PLANNING DOCUMENTS

As required by the approved Development Agreements, the Board of Supervisors will approve a number of Master Plans prior to the approval of the first Development Phase and Phasing Plan (refer to Table 2.2 for a list of the Master Planning Documents). The Master Planning documents will set additional standards for development within the Plan Area and both the County and developers shall refer to them when preparing Development Phasing Plans.

2.3.1 COUNTY FACILITIES MASTER PLAN

The County Facilities Master Plan will set forth the detailed specifications and standards for the County Facilities to be provided on the County Facilities Sites (Corporation Yard, Fire Stations, Sheriff's Substation, Government Center, Library and Transit Center), utilizing the conceptual plans in the Specific Plan, the generalized description of facilities, equipment and furnishings set forth in the Public Facilities Finance Plan and the information contained in DA Exhibit 3.10 (refer to the County Facilities Master Plan).

2.3.2 SEWER MASTER PLAN

The Sewer Master Plan will update the work previously undertaken in conjunction with the EIR and will include information on wastewater generation rates, peaking factors, location, placement and sizing of gravity pipelines, force mains, lift stations and other necessary infrastructure (refer to the Sewer Master Plan).

2.3.3 DRAINAGE MASTER PLAN

The Drainage Master Plan will update the work previously undertaken in conjunction with the EIR and will identify each of the drainage sheds within the Plan Area and the area wide drainage facilities required to serve each drainage shed. The Master Plan will also identify the size and location of all permanent drainage facilities proposed for each of the drainage sheds within the Plan Area (refer to the Drainage Master Plan).

2.3.4 PARKS MASTER PLAN

A Parks Master Plan, utilizing the conceptual plans in the Specific Plan and the generalized description of facilities, equipment and furnishings set forth in the Finance Plan will be prepared for the Specific Plan parks, trails and open space. The Parks Master Plan will specify the park facilities to be provided to service the needs of the residents of the Specific Plan including the facilities and improvements to be provided with the mini, neighborhood and community parks, trails (bike, pedestrian and equestrian), and open space areas. The Plan will also contain detailed standards and specifications to be followed for the development of each park, and include a specification for buildings and facilities, improvements, equipment, design features, utilities and other necessary and related required improvements. The Parks Master Plan will be coordinated with the County Facilities Master Plan (refer to the Parks Master Plan).

2.3.5 TRANSIT MASTER PLAN

To determine Plan Area service requirements, a Transit Master Plan will be prepared that utilizes, the service levels described in the (Inter-Regional + Suburban Local + Commuter), West Placer Transit Study dated October 3, 2005, prepared by LSC Transportation Consultants, Inc., for the County. The Transit Master Plan will include details on routes, service times, fare 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 levels to reach ultimate service levels, staffing, requirements, administrative costs, capital requirements and other related information necessary to provide a complete transit service (refer to the Transit Master Plan).

2.3.6 LANDSCAPE MASTER PLAN

A Landscape Master Plan will be prepared that includes details on the design of streetscapes, entry features, landscaping materials and other image features that define the public landscape areas of the Specific Plan (refer to the Landscape Master Plan).

2.3.7 URBAN SERVICES PLAN

The Urban Services Plan will update the work previously undertaken in conjunction with the EIR and will be used to assist the Developers and the County to determine how Urban Services costs will be funded (refer to the updated Urban Services Plan).

2.3.8 PUBLIC FACILITIES FINANCING PLAN (PFFP)

The Public Facilities Financing Plan will update the work previously undertaken in conjunction with the EIR and will be used to assist the Developers and the County to determine how infrastructure and facilities will be funded by development impact fees and a Mello-Roos Community Facilities District (CFD). Refer to the Public Facilities Financing Plan for additional information.

**TABLE 2.2
PLACER VINEYARDS PLANNING DOCUMENTS**

	Document Name	Approval Date	Ordinance No.	Resolution No.	Hard Copy	Document Location
Specific Plan	The Placer Vineyards Specific Plan	7/16/07		2007-232	Planning Services Division	http://www.placer.ca.gov/departments/communitydevelopment/planning/vineyards/vsspsphase
	Amendments to the Placer Vineyards Specific Plan	2/14/12		2012-039	Planning Services Division	TBD
	Land Use & Development Standards	7/16/07	5475-B		Planning Services Division	TBD
	Zoning	7/16/07	5476-B		Planning Services Division	TBD
	Public Facilities Financing Plan	7/16/07			Planning Services Division	http://www.placer.ca.gov/departments/communitydevelopment/planning/vineyards/financedat
	Urban Services Plan	7/16/07			Planning Services Division	http://www.placer.ca.gov/media/cdr/Planning/PVineyards/UrbanServicesPlan.aspx
	Revised Draft Environmental Impact Report	March 2006			Planning Services Division	http://www.placer.ca.gov/media/cdr/ECS/EIR/PVSP/PRRD/EISsep06/pvs%20recirculate/rel%20complete%20pdf.aspx
	Partially Recirculated Revised Draft Environmental Impact Report	July 2006			Planning Services Division	http://www.placer.ca.gov/media/cdr/ECS/EIR/PVSP/PRRD/EISsep06/pvs%20recirculate/rel%20complete%20pdf.aspx
	2nd Partially Recirculated Revised Draft Environmental Impact Report	March 2007			Planning Services Division	http://www.placer.ca.gov/departments/communitydevelopment/planning/vineyards/pvspreviewer.aspx
	Final Environmental Impact Report	7/16/07		2007-229	Planning Services Division	http://www.placer.ca.gov/departments/communitydevelopment/planning/vineyards/feir
Environmental Impact Report	Findings of Fact and Statement of Overriding Considerations	7/16/07		2007-229	Planning Services Division	TBD
	Addendum to the EIR to amend the Mitigation Monitoring and Reporting Program	9/11/12		2012-211	Planning Services Division	http://www.placer.ca.gov/media/cdr/ECS/EIR/PVSP/AddendumMMP/2addendum.aspx
	Addendum to the certified Final Environmental Impact Report for the Placer Vineyards Specific Plan	2/14/12		2012-088	Planning Services Division	TBD
	Original Development Agreements	2007	5477-B		Planning Services Division	N/A
Development Agreements	Amended and Restated Development Agreements for certain properties within the Placer Vineyards Specific Plan	2/14/12	5665-B		Planning Services Division	N/A
	First Amendment to the Development Agreements	9/11/12	5686-B		Planning Services Division	N/A
Master Planning Documents	Landscape Master Plan	TBD			Planning Services Division	TBD
	Parks & Recreation Master Plan	TBD			Parks Department	TBD
	Sewer Master Plan	TBD			Facility Services	TBD
	Drainage Master Plan	TBD			Engineering & Surveying	TBD
	County Facilities Master Plan	TBD			Facility Services	TBD
	Transit Master Plan	TBD			Public Works Department	TBD
	Implementation Policies & Procedures Manual	TBD			Planning Services Division	TBD
Finance Plans	Updated Urban Services Plan	TBD			Finance & Admin. Services	TBD
	Updated Public Facilities Financing Plan	TBD			Finance & Admin. Services	TBD

3

ROLES & RESPONSIBILITIES OF THE DEVELOPMENT GROUP & THE COUNTY

The County and the Participating Developers entered into Development Agreements (DA) that specifies the roles and responsibilities of each party.

3.1 THE DEVELOPMENT GROUP

As outlined in DA Recital M, a Development Group (Placer Vineyards Development Group, LLC) consisting of the Developer and the other Participating Developers was formed on the effective date of approval of the Development Agreements to fund the planning costs and construct or coordinate and administer certain financing programs related to the construction of the improvements and the public facilities as more particularly described in Section 3.2 of the Development Agreements. Developer's ability to proceed with any part of the Project will be contingent upon Developer being a member in good standing of such Development Group, as evidenced by the issuance thereto from the Development Group of a **Good Standing Certificate**. The Developer agrees to certain developer obligations as outlined in Article 3 of the DA including a mix of housing meeting a range of housing needs for the County, public facilities such as open space, recreational amenities and other services and amenities that will be of benefit to the future residents of the County. The Developer also agrees to provide for the costs of such facilities and services to mitigate impacts on the County of the development of the Property (refer to DA Article 3: Developer Obligations).

3.2 COUNTY OF PLACER

The County agrees to work in good faith with Developer as it applies to County for permits and entitlements that may be required by County and, to the extent applicable, other public, state and federal agencies and to allow Developer to proceed with complete development of the Property in accordance with the terms of the Development Agreement.

The County shall promptly and diligently review and approve improvement plans, conduct construction inspections and accept completed facilities. In the event County does not have adequate personnel resources or otherwise cannot meet its obligations under Section 4.3 of the Development Agreement(s), and Developer enters into an agreement with County to pay all costs of County in conjunction therewith, County will utilize, consistent with County policy, outside consultants for inspection and plan review purposes at the sole expense of Developer. Developer acknowledges that, notwithstanding the ability to hire such outside consultants, County may need to retain adequate staff to supervise the work of the consultants, which may require additional lead time and expenses in order for the County to effectively and efficiently use the consultants to assist in this work. County will consult with Developer concerning the selection of the most knowledgeable, efficient and available consultants for purpose of providing inspection and plan review duties for the County and the Project (refer to DA Article 4: County Obligations).