



**COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING DIVISION**

HEARING DATE: June 8, 2017
ITEM NO.: 2A
TIME: 10:20 AM

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: May 31, 2017

**SUBJECT: PLACER VINEYARDS SPECIFIC PLAN
1ST DEVELOPMENT PHASE AND PHASING PLAN (PLN15-00070)
PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 1 (DURAN)**

COMMUNITY PLAN: Dry Creek West Placer Community Plan

COMMUNITY PLAN DESIGNATION: Placer Vineyards Specific Plan

ZONING: Specific Plan – Placer Vineyards Specific Plan (SPL-PVSP)

PLACER VINEYARDS SPECIFIC PLAN LAND USES: Low Density Residential; Medium Density Residential; High Density Residential; Commercial Mixed-Use; Business Park; Power Center; Religious; Parks; Open Space and Public / Quasi-Public land uses including Elementary School, Middle School, Fire Station, Corporate Yard, Transit Center and Cemetery

ASSESSOR'S PARCEL NUMBERS: 023-200-005, 023-221-002, 023-221-057, 023-221-058, 023-200-037, 023-200-071, 023-200-045, 023-200-066, 023-200-068, 023-010-004, 023-010-029, 023-200-008, 023-010-021, 023-010-022, 023-010-023, 023-150-026, 023-180-005, 023-180-007 and 023-180-008.

STAFF PLANNER: Alex Fisch, Supervising Planner

LOCATION: The 1st Development Phase project is located within the Placer Vineyards Specific Plan Area, which is comprised of approximately 5,230 acres of land located immediately north of the Placer County/ Sacramento County boundary and southwest of the City of Roseville in unincorporated Placer County. The Specific Plan Area is located at the southwest corner of Placer County and is generally bounded by Base Line Road to the north, the Placer County/Sutter County line and Pleasant Grove Road to the west, the Placer County/Sacramento County line to the south and Dry Creek to the south and east.

APPLICANT: Kent MacDiarmid of The MacDiarmid Company on behalf of Placer 400 Investors, LLC; LDK-Arep III Placer Owner, LLC; BHT II Northern Cal 1, LLC; Placer 102, LLC; Palladay Greens, LLC; and Baseline & Watt, LLC; and Baseline A&B Holdings, LLC, collectively the Development Phase Group.

PROPOSAL: The 1st Development Phase Group, consisting of the owners of properties 1A, 3, 4B, 7, 12B, 15 and 19, is requesting approval of a Development Phase in accordance with Section 9.2.4 of the PVSP. The Development Phase consists of the Development Phase Phasing Plan, an infrastructure phasing plan, and Large Lot Tentative Maps for each of the seven properties included in the Development Phase. The Phasing Plan identifies the backbone roadway, utility and drainage

infrastructure necessary to support the Development Phase and would be implemented in accordance with the approved Placer Vineyards Specific Plan Master Plans and subsequent Small Lot Tentative Maps that will be considered by the Planning Commission at a later date. Requests for approval of Large Lot Tentative Maps for each of the seven properties included in the Development Phase, which are being considered concurrent with this 1st Development Phase, are described in separate reports for each map as item B through H. The Planning Commission will take separate action on each map in conjunction with its consideration of the Development Phase.

The 1st Development Phase Area encompasses an approximately 1,535.3 acre portion of the 5,230 acre Placer Vineyards Specific Plan Area. Land uses within the Development Phase include Low Density Residential, Medium Density Residential, High Density Residential, Commercial Mixed-Use, Business Park, Power Center, Religious, Parks, Open Space and Public/Quasi-Public land uses including Elementary School, Middle School, Fire Station, Corporate Yard, Transit Center and Cemetery uses as well as the location and configuration of major public roadways and public utility easements.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the Sacramento Bee. Other appropriate public interest groups and citizens were sent copies of the public hearing notice. In addition, three Development Proposal Pending public notification signs were erected in three prominently visible locations along Baseline Road and Watt Avenue in accordance with provisions of the County Code. The Development Proposal Pending public notification signs were posted with hearing notification posters and copies of the legal notice for the Planning Commission hearing. Community Development Resource Agency staff including the Engineering and Surveying Division, Department of Public Works and Facilities, Environmental Health Services, the Fire Department and the Air Pollution Control District were transmitted copies of the project plans and application for review and comment. Comments from agency staff have been addressed in the analysis section of this report. No public comments were received at the time of report preparation.

BACKGROUND

The Placer Vineyards Specific Plan is an approved specific plan consisting of 5,230 acres of land located in the southwest corner of Placer County, approximately 15 miles north of the City of Sacramento. The plan area will construct up to 14,132 dwelling units plus commercial, retail, office and professional land uses, government and public facility land uses, open space, parks, schools and religious land uses. The specific plan provides a comprehensive policy framework to guide the build out of the plan area in conjunction with the land use and development standards, development agreements, and the approved master plans for transit, sewer, water, drainage, parks and public facilities.

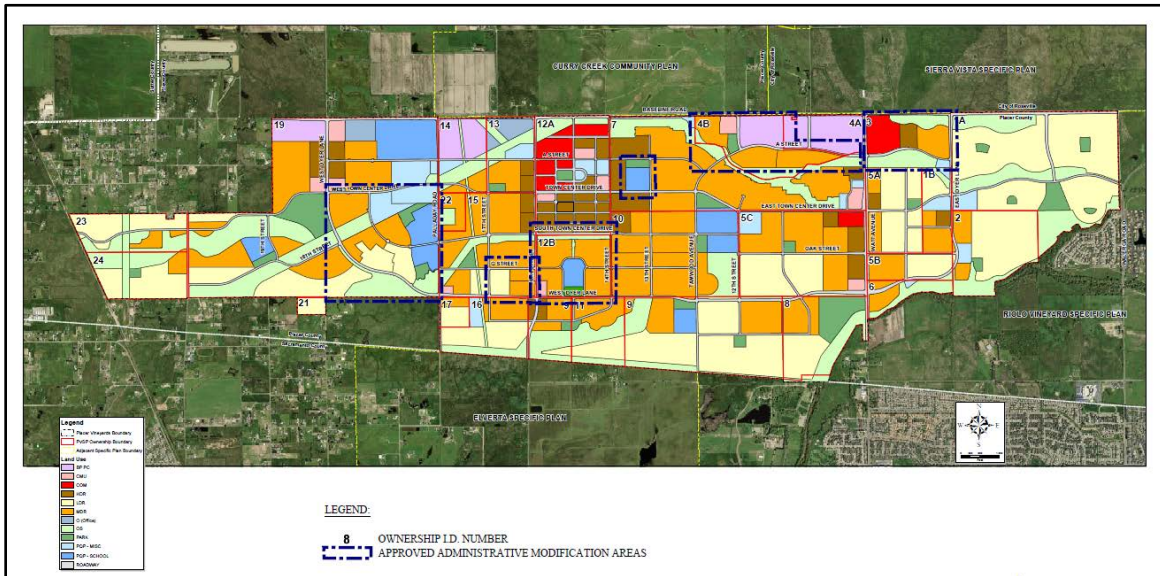
The Placer Vineyards Specific Plan was approved by the Board of Supervisors in July 2007 and the Board approved amendments to the plan in January 2015 and October 2016. In approving the specific plan and subsequent amendments thereto, the Board also approved 22 Development Agreements for the participating property owners (Ownership Group), whose ownership comprises approximately 81 percent of the plan area. The approved Development Agreements specify the criteria that each owner must comply with in order to receive approval of subsequent entitlements to construct the project and supplement the plan area policies and code requirements incorporated into the specific plan and the development standards. The Development Agreements provide surety to property owners and the Ownership Group that when the Development Agreement criteria are met the County will approve subsequent entitlements upon finding that a proposed project is consistent with the specific plan.

Administrative Modifications

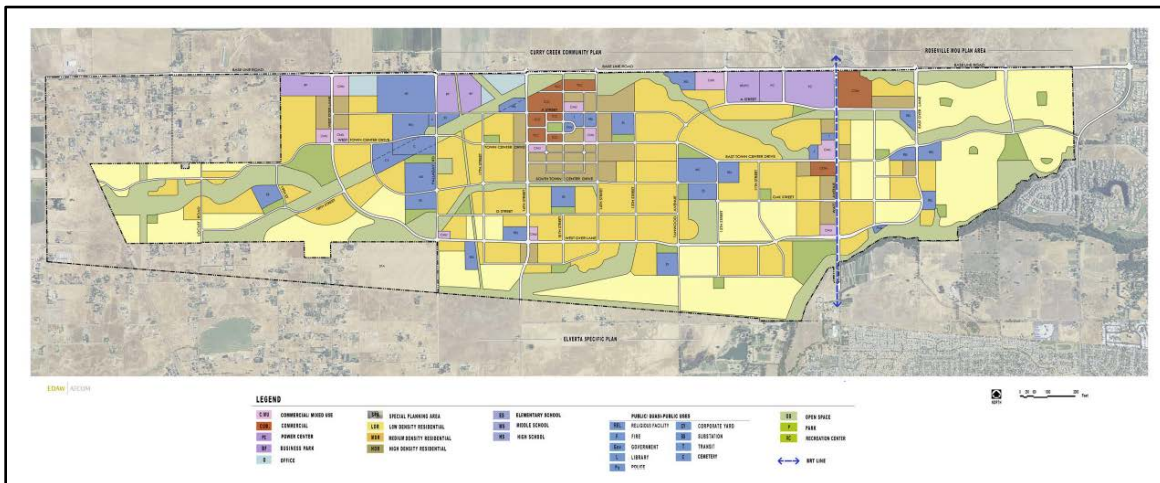
Administrative Modifications have been approved for Properties 3, 4B, 7, 12B and 19. Property 1A has not requested an Administrative Modification. An Administrative Modification may be requested in accordance with Section 9.2.7 of the PVSP and approved by the Planning Director upon finding that the Administrative

Modification would not have a significant impact on the character of the plan area and would be consistent with the spirit and intent of the vision, goals and policies of the PVSP.

The Administrative Modifications approved minor modifications to the location and configuration of land uses and roadways, which have been incorporated into the Development Phase as shown in Figure 1-2 of the Development Phase Phasing Plan below. Figure 3.3 from the Specific Plan is also included below for comparative purposes. A detailed description of each of the approved Administrative Modifications is included in the companion staff reports prepared for the Large Lot Tentative Maps.



Development Phase Figure 1-2: Land Use Diagram Showing Locations of Minor Plan Adjustments Approved by Administrative Modification



Placer Vineyards Specific Plan Figure 3.3 - Land Use Diagram

CEQA COMPLIANCE

Placer Vineyards Specific Plan Certified Final Project EIR

On July 16, 2007, the Board of Supervisors certified the Final EIR for the Placer Vineyards Specific Plan and took action to approve the Specific Plan and related entitlement approvals. As part of the Final EIR certification the Board approved Findings of Fact and adopted a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations. Feasible Mitigation Measures were identified and applied to the Placer Vineyards Specific Plan project and were incorporated into the approved Mitigation

Monitoring and Reporting Program. All applicable Mitigation Measures will be applied to future Small Lot Tentative Maps and backbone infrastructure approvals, which will entitle specific construction activities.

On January 6, 2015, the Board of Supervisors adopted a resolution approving an Addendum to the Placer Vineyards Specific Plan certified Final EIR. The Addendum analyzed the effects of modifications to the specific plan to reduce park acreage consistent with the Placer County General Plan park acreage requirements; to reduce the acreage of linear and passive open space consistent with the Placer County General Plan open space acreage requirements; and to revise land use designations on adjacent parcels to residential and commercial land use with no change to the number of dwelling units or commercial square foot allocations. Additionally, the Addendum evaluated the effects of changes to the size and mix of capital facilities and modifications to the financing plan that would change the financing mechanisms for capital facilities, parks and open space. Pursuant to CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164 and 15168 the Addendum determined that the amendments to the PVSP and the modifications to funding of capital facilities would not result in new or more severe impacts than those analyzed in the previously certified Final EIR.

On October 8, 2016, the Board of Supervisors adopted a resolution approving an Addendum to the Placer Vineyards Specific Plan certified Final EIR. The Addendum analyzed the effects of a modification to the specific plan to remove Mitigation Measure 4.1-6 which required implementation of minimum setbacks from overhead high voltage utility corridors and easements (100 feet for 115kV lines and 150 feet for 230kV lines). The analysis in the Addendum determined that although the application of the mitigation measure would further reduce impacts related to land use compatibility application of the mitigation measure was not necessary to reduce impacts to land use conflicts with the existing utility corridors that pass through the plan area. Furthermore, the analysis determined that the application of this mitigation measure was not necessary to reduce potential health effects associated with exposure to electromagnetic frequencies (EMF's) because there is no conclusive evidence that exposure to EMF's is actually a health risk. Pursuant to CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164 and 15168 the Addendum determined that this change to the Mitigation Monitoring and Reporting Program would not result in new or more severe impacts than those analyzed in the previously certified Final EIR.

For the purposes of this staff report and analysis, the term "certified Final Environmental Impact Report" is intended to refer to the 2007 certified Final EIR and all subsequent adopted Addenda.

Subsequent Projects Undertaken in Accordance with Certified Final EIR

In accordance with CEQA Section 15162, when an EIR has been certified for a project no subsequent EIR shall be prepared for that project unless the lead agency determines one or more of the following has occurred:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be

- feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.
- (c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.
- (d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

The Environmental Review Committee has determined that none of the above described circumstances has occurred and therefore no additions and/or revisions to the EIR are necessary.

Application of Mitigation Measures to Development Phase

The Development Phase Project, which includes the Development Phase Phasing Plan and 7 Large Lot Tentative Maps, are for financing only and carry no development rights. It is advanced in accordance with the approved Specific Plan, Development Agreements and Master Plans for which a Final EIR was prepared and certified.

The purpose of the Development Phase Phasing Plan is to describe all backbone infrastructure improvements that are necessary to serve development of the 7 properties included in the Development Phase. Large Lot Tentative Maps approved concurrent but separately with the Development Phase will establish the location and configuration of major roadway rights of ways, utility corridors and easements and define the locations of major land uses and their borders, as depicted in Figure 3.3 of the Specific Plan including minor modifications incorporated through prior approval of Administrative Modifications, and will provide a mechanism to separately secure portions of properties within the Development Phase for financing purposes and to advance future Small Lot Tentative Maps on portions of properties. Mitigation Measures from the certified Final EIR will apply to the Large Lot Maps and subsequent discretionary actions advanced in conformance with the Development Phase approval, including but not necessarily limited to the approval of Small Lot Tentative Maps and Final Maps, Conditional Use Permits and Design Review Agreements that approve construction in accordance with the approved plan.

A complete description of the Development Phase project consistency with the 2007 certified Final EIR is included in the Initial Study (Attachment C). The Planning Commission will consider adoption of a finding that the Development Phase project is consistent with the 2007 certified Final Environmental Impact Report. The 2007 certified Final EIR (including subsequently adopted addenda) is on file with the Planning Division of the Community Development Resource Agency and online at the address below.

(<http://placer.ca.gov/departments/communitydevelopment/planning/pvineyards>)

PROJECT DESCRIPTION

The project is the Placer Vineyards Specific Plan 1st Development Phase which includes properties 1A, 3, 4B (portion), 7, 12B, 15 and 19 (portion). The project consists of approval of a Development Phase Phasing Plan, an infrastructure phasing plan, which describes the backbone infrastructure required to serve the seven properties or portions of properties included in the Development Phase. Also included are Large Lot Tentative Maps, financing tools which carry no development rights, for the seven properties included in the Development Phase. When approved, the Development Phase will establish the framework for future approval of Small Lot Tentative Maps to be carried forward and approved to construct up to 5,266 residential units on this 1,535.3 acre portion of the plan area. In addition to low, medium and high density residential land uses the Development Phase also includes Commercial Mixed-Use, Business Park, Power Center, Religious, Parks and Open Space land uses as well as Public / Quasi-Public land uses including Elementary School, Middle School, Fire Station, Corporate Yard, Transit Center and Cemetery uses.

The Development Phase Owners will construct all backbone improvements necessary to support the Development Phase and will develop their properties in conformance with the approved land use designations of the Placer Vineyards Specific Plan Land Use Plan (PVSP Figure 3.3). Backbone improvements include major roads, potable water, recycled water, sanitary sewer, stormwater and drainage, neighborhood parks, class 1 bike paths and multipurpose trails. Funding for all other public improvements, such as community parks, a fire station, corporation yard and transit center will be provided for via the collection of public facility fees through the Placer County Fire Facility Fee, capital facility fee or the yet to be established PVSP Fee Program. These other public improvements may be constructed by the County or Park Agency when sufficient funds have been collected to construct the improvements.

Separate from the County's review or approval, each developer will enter into a Facilities Agreement with the serving school district to determine the amount of development impact fees collected at time of building permit approval, or alternatively the timing and amount of other funding agreements such as developer funding of capital improvements to existing school facilities. Proof of such agreement shall be required from each developer prior to approval of any Small Lot Final Map in conformance with Section 3.17 of the approved Development Agreements. In addition, the Development Group will be required to rough grade school sites and construct streets, sidewalks and utility stubs for each school site within the Development Phase. Prior to constructing these improvements, the County will work with the Development Group and the respective school districts to confirm the acceptability of the improvements to the site for the proposed school use.

The following table summarizes the land use areas, residential unit counts, and commercial property gross square footages for properties included in the Development Phase.

LAND USE	AREA (ACRES)	UNITS	GROSS AREA (SQ FT)
Low Density Residential (LDR)	316.5	1,106	
Medium Density Residential (MDR)	542.6	2,822	
High Density Residential (HDR)	76.8	1,035	
Commercial (COM)	25.0		272,250
Commercial Mixed Use (CMU)	23.0	303	141,134 ⁽¹⁾
	37.5		
School - Elementary School (ES)	36.0		
School - Middle School (MS)	25.0		
Parks	53.0		
Open Space (OS)	251.4		
Religious (REL)	33.2		
Major Roads	115.3		
TOTAL	1,535.3	5,266	413,384

(1) Commercial Mixed Use Gross Area is comprised of 50% Retail area and 50% Office area.

Development Phase

A Development Phase is required to be processed and approved in the manner described in the Specific Plan, Development Agreements, and the Implementation Policies and Procedures Manual and is required to include a phasing plan. The phasing plan is required to include, but not be limited to, a list of the phased improvements shown by text, table and figure that are required to be constructed by each developer and/or the development group to serve the Development Phase. In addition, the phasing plan must include the following:

- Large Lot Tentative Maps and Lotting Study: Where no Small Lot Tentative Maps are submitted, each application for a Development Phase is required to submit a Large Lot Tentative Map and Lotting Study for each property included in the Development Phase.
- Mitigation of Impacts for Development Phase: Each application for a development phase is required to include technical studies to demonstrate that the phased improvements to be constructed with development of the Development Phase will be adequate to serve the needs of the Development Phase and will be coordinated with any previously approved and/or constructed Development Phase. Where a Development Phase application is proposed as one or more Large Lot Tentative Maps proposed as financing tools only with no development rights, technical studies (and application of mitigation measures) may be deferred to the review of subsequent Small Lot Tentative Maps, as determined by the Environmental Review Committee.

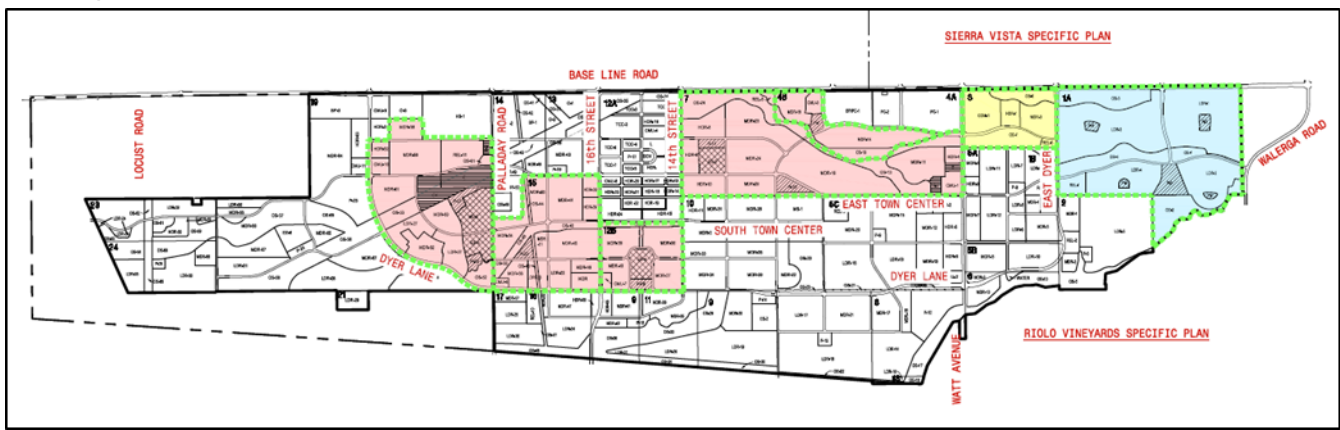
The Development Phase application is also required to be accompanied by financing information acceptable to the County describing the plan for financing the construction and completion of the remaining Backbone Infrastructure, Secondary Road Improvements, parkland development, recreational facilities, trail network, and open space amenities in order to ensure that the remaining development planned for the PVSP can be anticipated to support the costs to construct and complete the remaining backbone improvements. This information was provided to the County Executive Office who determined that the plan for financing Development Phase improvements conforms to the approved Public Facilities Financing Plan.

When approved, the Development Phase Phasing Plan will serve as a technical reference manual to conditions of approval detailing backbone improvements that must be constructed to support subsequent entitlement requests by Development Phase Participants, such as Small Lot Tentative Maps. Below is a figure depicting the seven properties that are included in the 1st Development Phase.

1st Development Phase Project

The Development Phase project consists of three development zones that may develop independently or in conjunction with other development zones or subsequent development phases. The East Zone is comprised of Property 1A (blue), the Northeast Zone is comprised of Property 3 (yellow), and the Central Zone is comprised of Properties 7, 12B, 15, and portions of Properties 4B and 19 (pink) as shown in the figure below. Development may occur in any order within any zone or combination of zones so long as the required infrastructure will be constructed to serve the phase or phases.

Development Phase Zones



The Development Phase will be required to construct backbone improvements including roadway, potable water, sanitary sewer, open space corridor drainage and recycled water infrastructure, as well as public park, bike path and trail improvements in accordance with the approved plan. Individual developers will be responsible for construction of all onsite improvements required to serve their individual property. Roadway and utility infrastructure will be required to be constructed in accordance with the Development Phase Phasing Plan schedule of onsite and offsite improvements including improvements necessary to serve a proposed phase that have not already been constructed by another property within the 1st Development Phase project area, such as sewer and water. Triggers for construction of certain Development Phase infrastructure improvements will be required as a precondition to recordation of a Small Lot Final Map for a specific property within the Development Phase (e.g. potable water, sewer, drainage, parks and trails) while other improvements, such as widening of Base Line Road will be triggered by unit count.

GENERAL PLAN / COMMUNITY PLAN CONSISTENCY

In 1994 the Board of Supervisors took action to adopt an update to the Placer County General Plan and took several actions in conjunction with the approval including the adoption of an amendment to the Dry Creek West Placer Community Plan to include the “West Placer Specific Plan Area”, located in the far southwestern portion of the community plan area, and established standards for its urbanization. The West Placer Specific Plan Area, now known as the approved Placer Vineyards Specific Plan, was identified to include 5,230 acres for development of urban land uses following adoption and implementation of a comprehensive specific plan to include a maximum of 14,132 residential units.

An application for the first draft Placer Vineyards Specific Plan was submitted to the County in 1996. Following a lengthy public planning process the Placer Vineyards Specific Plan was adopted by the Board of Supervisors in July 2007. The Specific Plan addresses a comprehensive range of issues associated with the development of the Plan Area, such as establishment of comprehensive plan area land uses including all public and quasi-public land uses that make up an independent community with its own identity, development standards for all plan area land uses, and minimum public serving infrastructure and public services to ensure provisions health, safety, education, recreation, commerce and living. The specific plan document, with its attendant master plans for roadways, utilities, parks and recreation and public services, is designed as a framework of policies, guidelines, and standards to guide the buildout of the Plan Area, which is expected to occur over a period of 20 to 30 years. Furthermore, each of the 22 participating land owners, who together control approximately 81 percent of the plan area by acreage, have executed Development Agreements with the County. The Development Agreements, which are identical as it relates to the developer obligations, specify the minimum infrastructure and public service requirements for plan area land uses and the timing and funding mechanisms for their construction.

The 1st Development Phase project has been analyzed for conformance with the policy framework of the Placer Vineyards Specific Plan, the approved master plans, the Public Facilities Financing Plan and the Development Agreements. When approved and implemented, the 1st Development Phase will be consistent with all provisions of the Specific Plan, the Dry Creek West Placer Community Plan and the Placer County General Plan because all necessary public provisions to support urban growth and development of the Specific Plan area will be constructed, or funded for future construction, at the time that the improvements and services are needed.

WEST PLACER MUNICIPAL ADVISORY COUNCIL

The West Placer MAC heard an informational presentation of the 1st Development Phase Project on October 12, 2016. No comments were received from the MAC. One member of the public spoke and provided an opinion that the open space landscape and trail buffer adjacent to the Special Planning Area (SPA), which is located in the far western portion of the plan area, is insufficient and violates Placer County General Plan policies pertaining to buffering of land uses. The speaker stated that development of the urban portions of the specific plan located immediately adjacent to the SPA could result in violation of provisions of the Placer County Code pertaining to minimum separation of equine paddocks, stalls and corrals from residences that will be constructed within the urban portions of the plan area. The speaker further stated that prior to approval of the 1st Development Phase the Placer Vineyards Specific Plan land use plan should be required to be modified in order to redistribute a portion of the residential units located adjacent to the SPA to other portions of the specific plan area to enable implementation of a buffer of 2.3-acre parcels around the SPA. County staff responded that no portion of the 1st Development Phase would result in construction of improvements or homes adjacent to the SPA, that buffering mechanisms that would achieve compliance with the Placer County General Plan and County Code could be implemented at the time when properties adjacent to the SPA are included in a development phase, and that the 1st Development Phase project was proposed to be implemented in accordance with the approved specific plan and therefore modifications to the specific plan are not required.

This project was scheduled as an action item before the West Placer MAC on November 9, 2016. However, the MAC did not have a quorum and therefore was not able to take an action on the 1st Development Phase project. The MAC members that were present received a short presentation of the project from County staff, and County staff and the developer answered questions pertaining to the anticipated timing for project approval and implementation. The member of the public who spoke at the October MAC meeting was in attendance and raised the same issues pertaining to modifications to the Specific Plan to increase buffering around the Special Planning Area. County staff clarified that the 1st Development Phase project was being proposed in accordance with the approved specific plan, which provides the developer a vested right to implement projects in accordance with the specific plan, and that modification to the Placer Vineyards land use plan was not part of the proposal and therefore could not be

modified. Staff also clarified that the specific plan already incorporated several conceptual buffer designs that could be refined at the time when a portion of the plan area adjacent to the SPA is included in a development phase and that minor refinements, based on a site specific development proposal, would ensure full compliance with policies of the general plan and the county code.

RECOMMENDATION

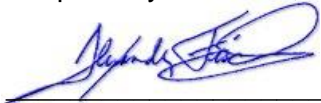
Based on the analysis in this report, the Development Review Committee recommends that the Planning Commission take the following actions:

1. DETERMINE the potential impacts of the proposed Placer Vineyards Specific Plan 1st Development Phase project are within the scope of the analysis of the 2007 certified Placer Vineyards Final Environmental Impact Report (SCH #1999062020), supported by the following findings:
 - A) The proposed project does not propose substantial changes to the project description analyzed in the 2007 certified Final Environmental Impact Report for the Placer Vineyards Specific Plan and does not present new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 - B) No substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken which will require major revisions to the 2007 certified Final Environmental Impact Report for the Placer Vineyards Specific Plan and there is no involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 - C) No new information of substantial importance which was not known, and could not have been known with the exercise of reasonable diligence at the time the preparation of the 2017 Initial Study for the Placer Vineyards 1st Development Phase project, the analysis of which is tiered from the Placer Vineyards Specific Plan 2007 certified Final Environmental Impact Report, has been identified which would require major revisions to the certified Final EIR.
 - D) A Mitigation Monitoring and Reporting Program has been adopted for the PVSP.
2. APPROVE the 1st Development Phase consisting of a Development Phase Phasing Plan for properties 1A, 3, 4B (portion), 7, 12B, 15 and 19 (portion), which encompass a 1,535.3 acre portion of the 5,230 acre Placer Vineyards Specific Plan, supported by the following findings:
 - A) The Development Phase and the Development Phase Phasing Plan, together with the provisions for its design and improvements including dedication of public highway easements, public utility easements, and irrevocable offers of dedication for backbone infrastructure, is consistent with the 2015 Placer Vineyards Specific Plan policy document including Section 9.2.4 (Development Phase), the Development Agreements for each of the Development Phase participants, the Placer Vineyards Specific Plan Master Plans for infrastructure, the Public Facilities Financing Plan, the Placer Vineyards Specific Plan Design Guidelines and Development Standards, the Placer County General Plan, the Dry Creek West Placer Community Plan and with applicable County Codes and has been advanced in accordance with the requirements of the Implementation Policies and Procedures Manual.
 - B) The Phasing Plan schedule of phased improvements to be constructed with the 1st Development Phase, prior to or concurrent with approval of Small Lot Final Maps for which services and improvements will be required, will ensure provision of adequate public services at the time such services are needed for all properties within the Development Phase and adequate provisions have been made for financing of all Development Phase improvements.
 - C) The site of the Development Phase is physically suitable for the type and proposed density of development. The Placer Vineyards Specific Plan land use map has anticipated the 1st Development Phase project site and its mix of land uses.
 - D) The project is compatible with the area in which it will be developed and the 1st Development Phase, along with the backbone infrastructure improvements and public facilities funding

mechanisms and timing, as specified in the approved Development Agreements and Master Plans, will ensure adequate provisions have been made for necessary public services and mitigation of potential environmental impacts.

- E) The design and proposed improvements of the 1st Development Phase are not likely to cause substantial environmental damage or public health problems and feasible mitigation measures for all project impacts were identified in the certified Final Environmental Impact Report and incorporated into the Mitigation Monitoring and Reporting Program, and all applicable mitigation measures will be implemented prior to or concurrent with Development Phase construction.
- F) The design of the 1st Development Phase, its provisions for public services and the type of proposed improvements will not conflict with County policies related to provision of public health or safety.

Respectfully submitted,



Alex Fisch
Supervising Planner

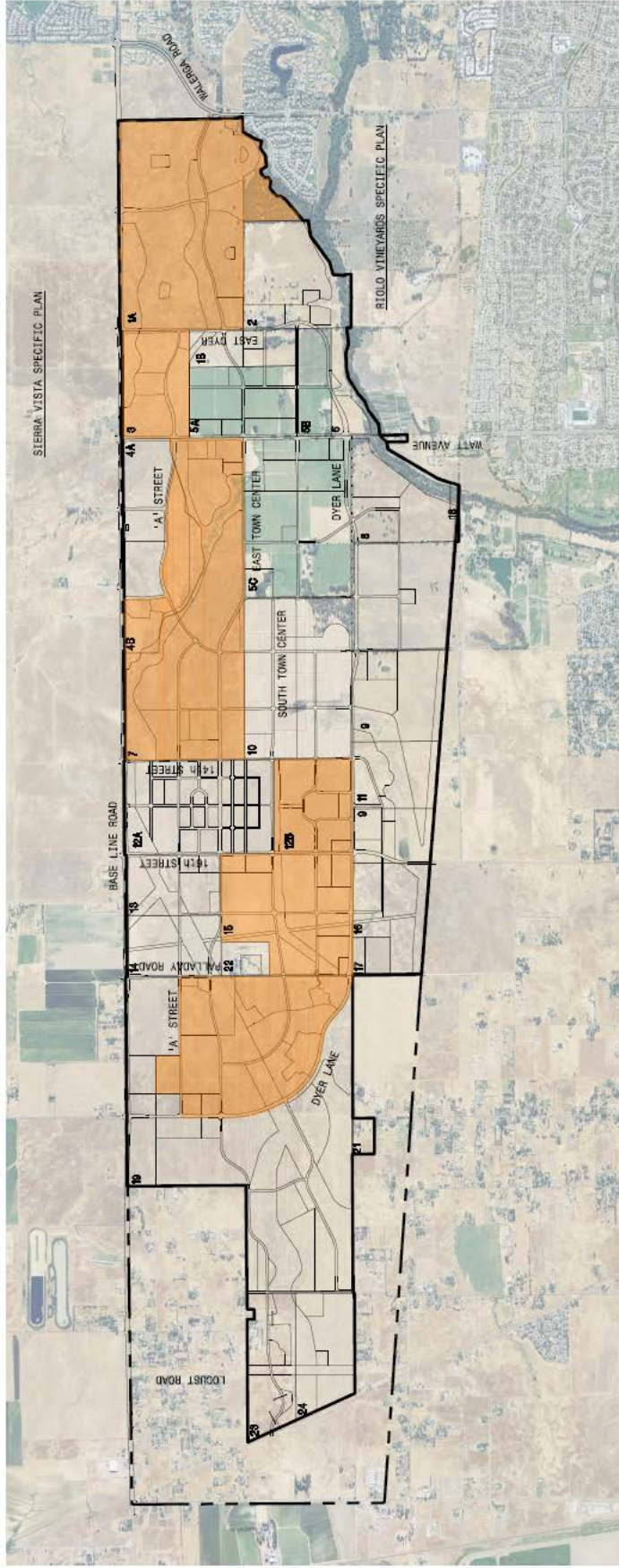
ATTACHMENTS

Attachment A – Vicinity Map and Zoning Map

Attachment B – Development Phase Phasing Plan (under separate cover)

Attachment C – Initial Study (under separate cover)

cc: Steve Pedretti – Agency Director
EJ Ivaldi – Deputy Planning Director
Crystal Jacobsen – Environmental Coordinator
Karin Schwab – County Counsel
Phil Frantz – Engineering and Surveying Division
Joseph Scarbrough – Environmental Health Services
Lisa Carnahan – Parks Department
Huey Nham – Environmental Engineering
Applicant – Kent MacDiarmid, The MacDiarmid Company
Property Owners – Placer 400 Investors, LLC, LDK-Arep III Placer Owner, LLC, BHT II Northern Cal 1, LLC, Placer 102, LLC, Palladay Greens, LLC, Baseline & Watt, LLC, and Baseline A&B Holdings, LLC, collectively the Development Phase Group
Dry Creek West Placer Municipal Advisory Council



Development Phase Zoning: SPL – PVSP (Specific Plan - Placer Vineyards)



Vicinity Map And Zoning – Development Phase