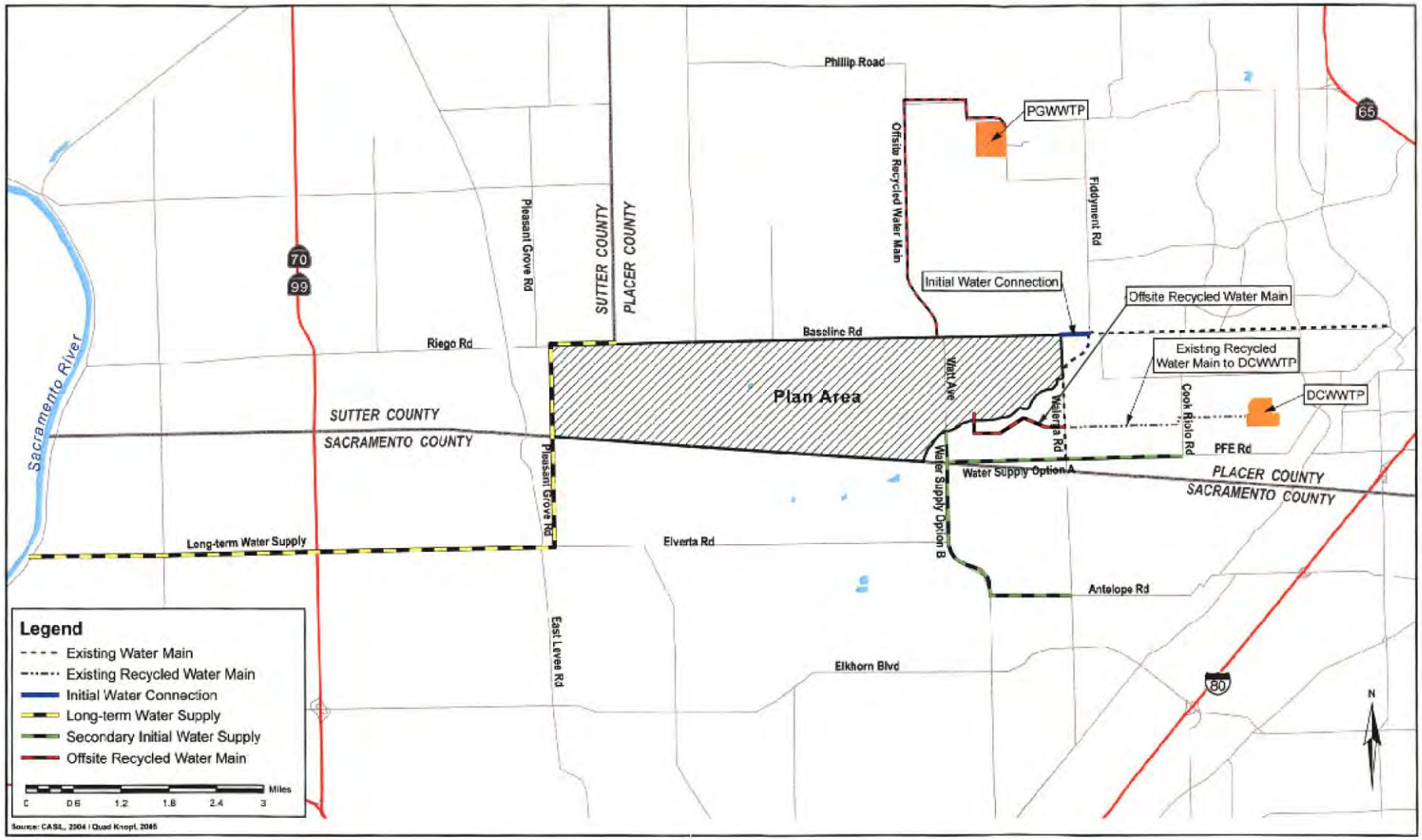
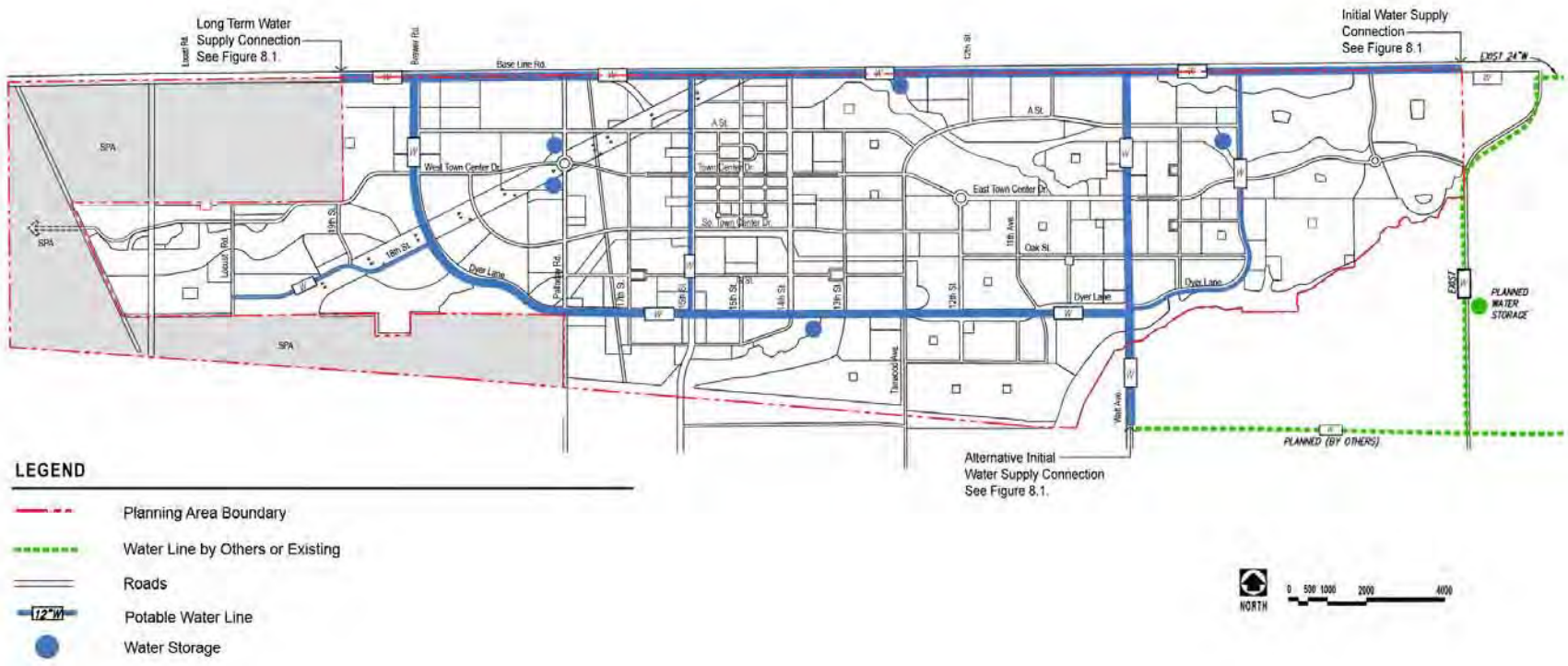
Figure 8.1 Off-Site Water Supply and Distribution System



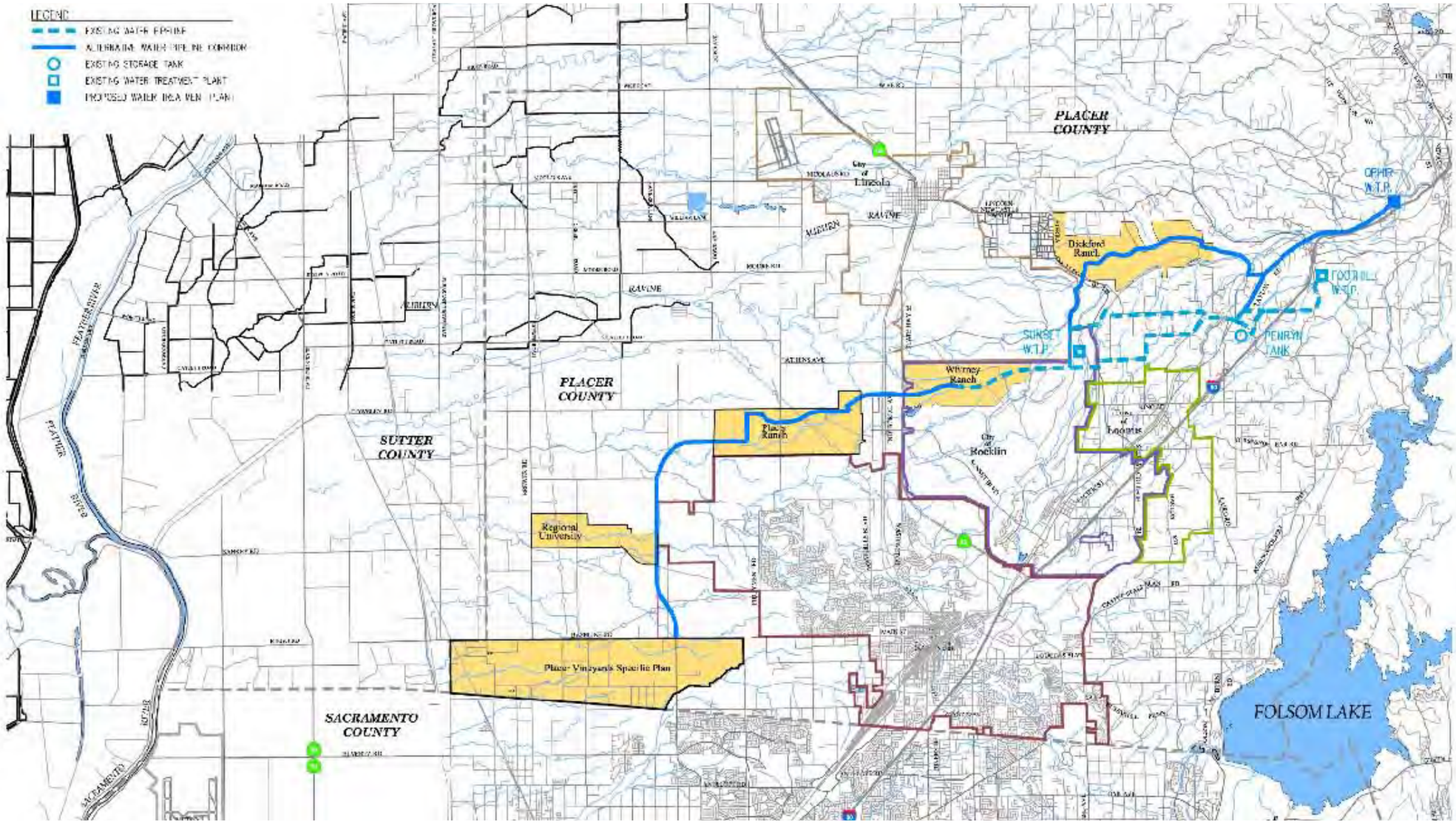
Source: Quad Knopf/MacKay & Somps 2005

Figure 8.2 On-site Water Supply and Distribution System



Source: MacKay & Somps 2005

Figure 8.3 Alternative Off-Site Water Supply and Distribution System



Source: MacKay & Somps, 2007

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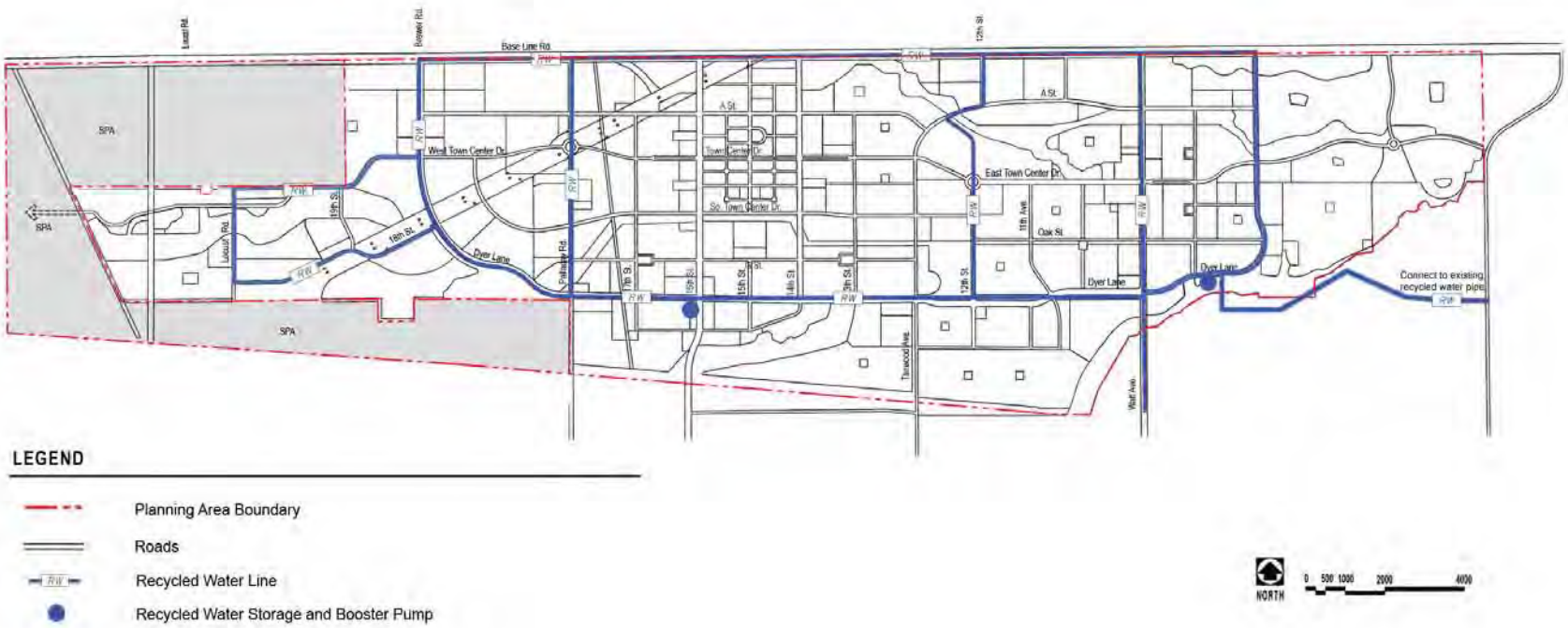
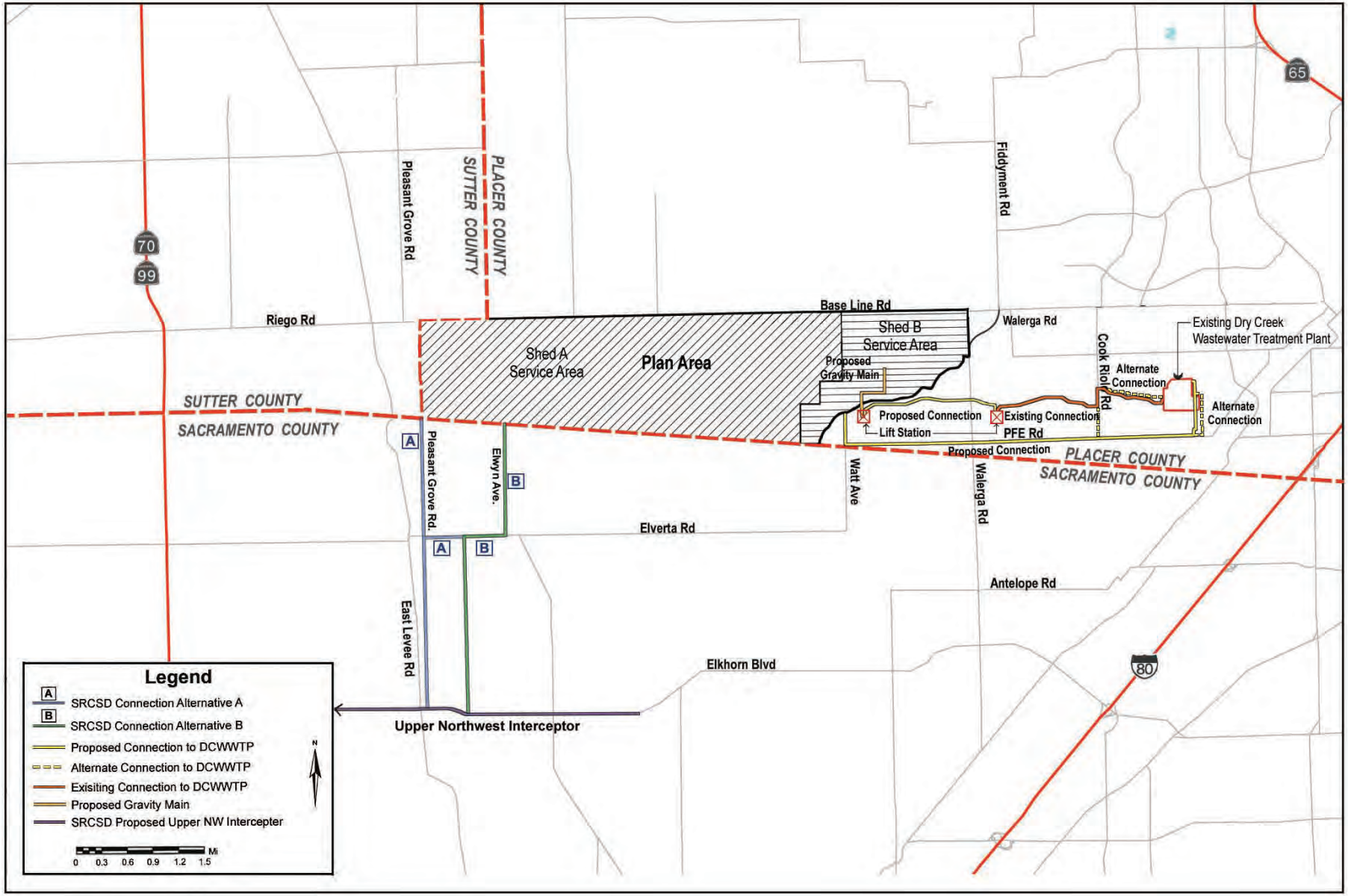
Figure 8.4 On-site Recycled-Water Distribution System



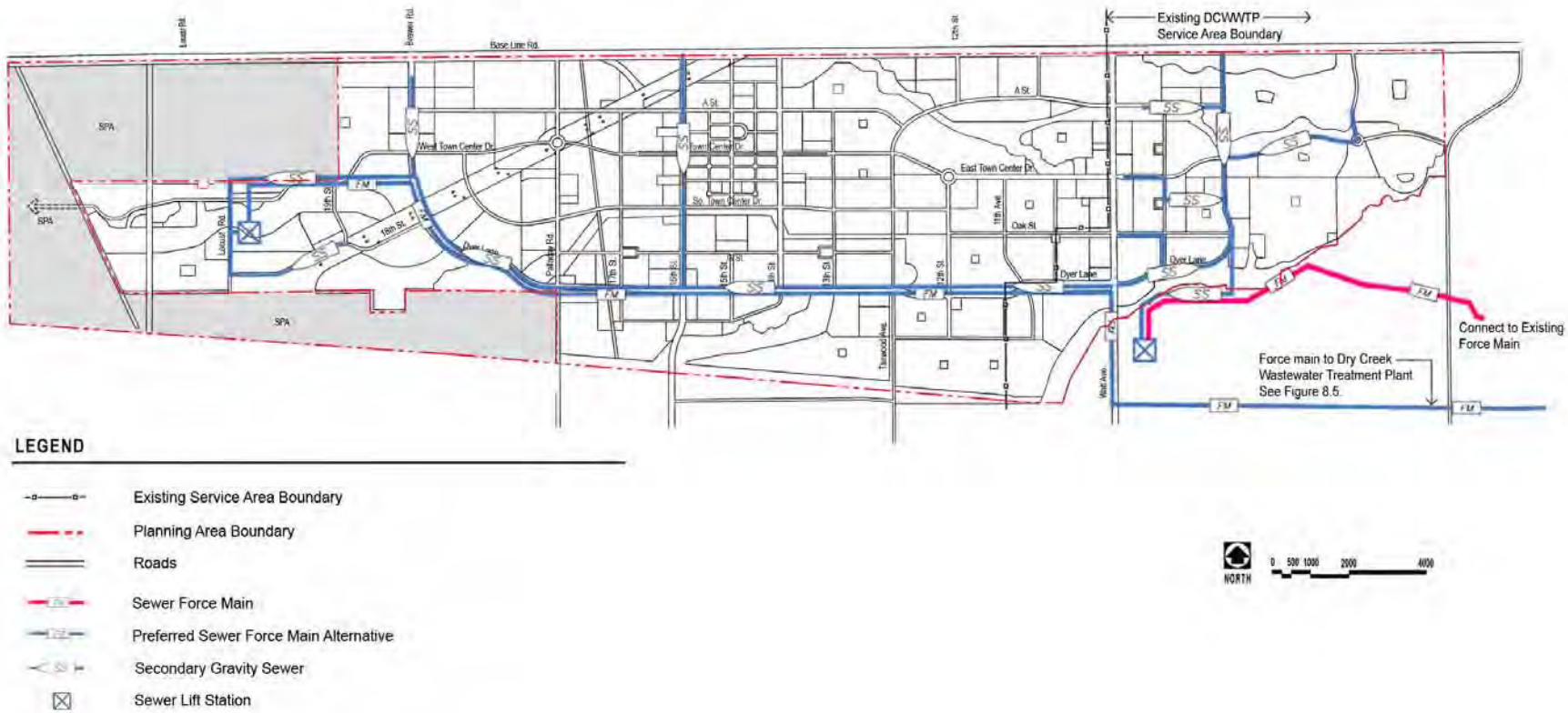
Source: MacKay & Somps 2005

Figure 8.5 Off-site Wastewater Collection System



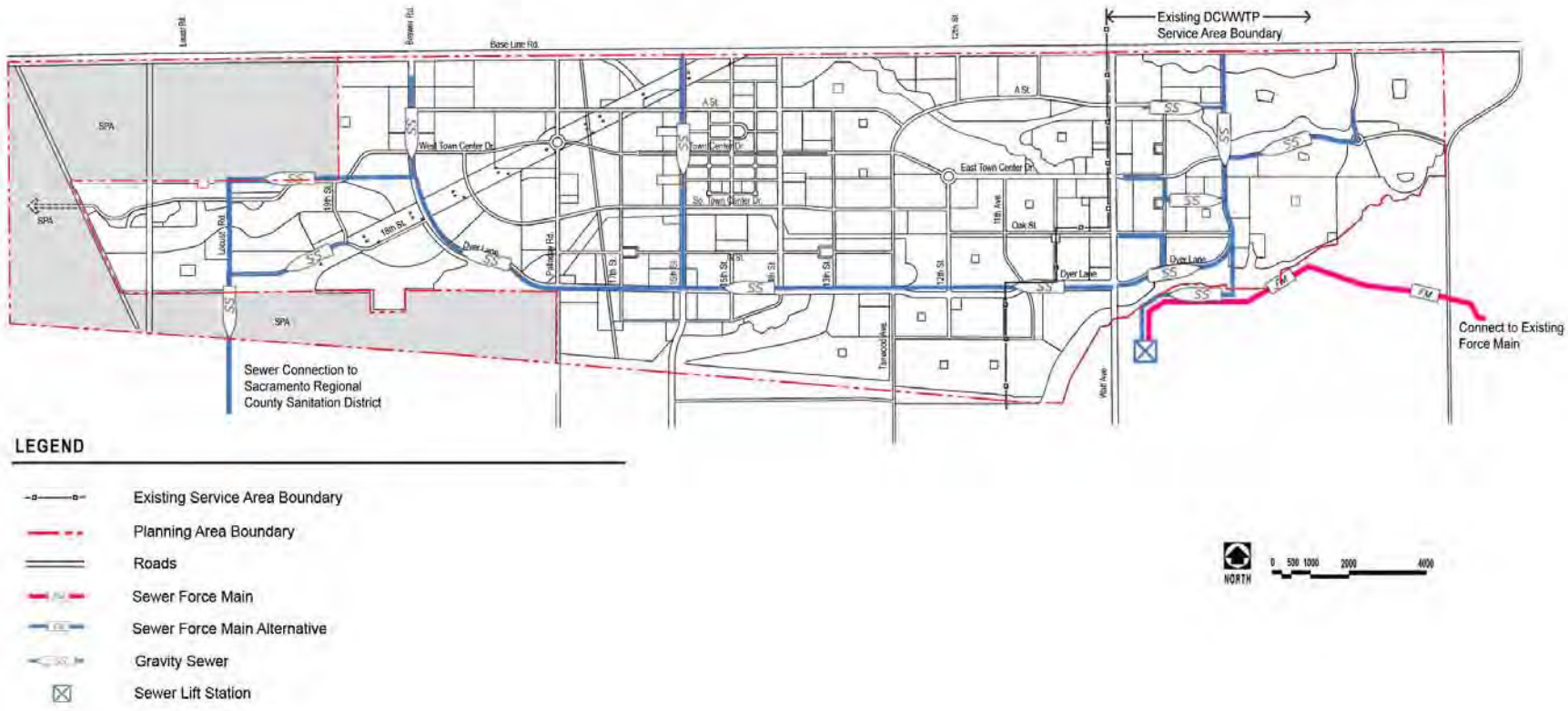
Source: Quad Knopf/ MacKay & Somps 2005

Figure 8.6 On-site Wastewater Collection System



Source: MacKay & Somps 2005

Figure 8.7 Alternative On-site Wastewater Collection System



Source: MacKay & Somps 2005

8.2.3 DRAINAGE AND FLOOD CONTROL

The following section summarizes more detailed drainage information included in the *Master Project Drainage Study* (Civil Solutions 2006). The Placer County Flood Control and Water District and Department of Public Works establish the criteria for the construction and maintenance of drainage facilities. Requirements for the construction of drainage facilities are found in the *Placer County Land Development Manual* and *Storm Water Management Manual.*

Goal 8.7 Use and preserve existing drainage ways as much as possible and design flood control facilities to preserve significant wetlands and avoidance areas where sensitive features exist.

Policy 8.4 ***Service Standards.***
All Plan Area improvements shall be designed and constructed in accordance with standards listed in the Placer County Land Development Manual and Storm Water Management Manual.

Policy 8.5 ***Drainage Standards for Individual Projects.***
Individual projects shall provide appropriate short- and long-term best management practices and source controls consistent with the land use.

Existing Conditions

The hydrologic characteristics in the Plan Area are largely affected by the seasonal rainfall, with the exception of Dry Creek. Dry Creek flows year round because of the size of its watershed, the discharge of ditch water from PCWA into creek tributaries, and the discharge of effluent water from the Roseville Sewer Treatment Plant. The Plan Area is divided into 3 major drainage sheds: Curry Creek, Dry Creek, and Steelhead Creek (formerly known as the Natomas East Main Drainage Canal [NEMDC]).

Dry Creek Watershed

The southeastern portion of the Plan Area drains directly to the Dry Creek floodplain. Drainage is carried through a number of small intermittent shallow swales and roadside ditches to Dry Creek without collecting at any one location.

Curry Creek Watershed

The northeast part of the Plan Area drains to Curry Creek, which is tributary to the NEMDC, which in turn is north of the Plan Area. The Curry Creek watershed is an intermittent drainage, with flows occurring only after rainfall in the area. Only about 240 acres of the Curry Creek watershed lie within the Plan Area.

Steelhead Creek Watershed

The remainder of the Plan Area drains through tributaries of Steelhead Creek, formerly known as NEMDC. The upper NEMDC watersheds occupy the majority of the Plan Area. Seven independent watersheds within the Plan Area drain from east to west and terminate at Steelhead Creek. Three watersheds drain into Sutter County, west of the Plan Area, and one watershed drains north across Base Line Road.

There are no distinct channels in any of the 7 Steelhead Creek watersheds; drainage is carried west through the Plan Area via many shallow swales and roadside ditches. Water flows in these intermittent swales only after rainfall in the area.

Proposed Drainage Improvements

The Placer Vineyards drainage system is designed to discharge into channels and detention facilities, providing detention and retention of increased runoff volumes. Flood control within the Plan Area will consist of newly constructed channel systems and parallel flood control channels where avoidance areas are to be maintained. These facilities would generally follow or be placed along natural drainage courses. Other types of facilities include excavated lake areas, constructed wetland areas, and water quality basins and channels. Refer to the *Master Project Drainage Study* for more detailed information and the location of drainage improvements needed to serve Plan Area build-out.

Drainage Design Criteria

- Open space corridors have been created in the Plan Area to convey stormwater flows. All development will occur outside of these corridors so as to provide 100-year flood protection to all residences.
- Piped drainage collection facilities of up to 96 inches in diameter will be used before open channels are chosen to convey urban stormwater runoff.
- Manage urban runoff through use of stormwater conveyance, detention, and water treatment facilities. Planned channel improvements should include components to mitigate adverse impacts on wetlands.
- When possible, increase the depth of existing drainage courses to accommodate storm drainage collection.
- Vegetation proposed within the low-flow open channel(s) shall provide treatment of urban stormwater runoff.

Beaver Dam Management

Beaver dams create problems when they create drainage backwater conditions. These impacts may be mitigated by the County when they interfere with utility operations, cause property damage, negatively affect certain natural resources (such as preserve areas, riparian and woodland vegetation), or present other health and safety issues.

Policy 8.6 Beaver Dam Management
When found to create a potential health and safety hazard, beaver dams shall be breached or removed according to procedures determined by the County, including proper disposal of vegetation and woody materials removed from beaver dams.

8.2.4 DISPOSAL OF SOLID WASTE

Solid waste generated by existing residents of the Plan Area is collected and disposed of by the Auburn Placer Disposal Service. After collection, solid waste is transported to the Western Placer Waste Management Authority's Materials Recovery Facility. Unrecyclable solid waste is disposed of at the adjacent Western Regional Landfill, which is anticipated to serve the needs of Placer County through the year 2036.

8.2.5 ELECTRICITY AND NATURAL GAS

The Plan Area is located within the service area of two electrical utility companies, Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric Company (PG&E). The boundaries of each service territory are shown in Figure 8.8. Gas service will be provided to the Plan Area by PG&E.

Existing Electrical Service Lines and Substations

Three power line easement corridors cross the Plan Area. These are owned by PG&E, SMUD, and the Western Area Power Administration (WAPA). SMUD and PG&E own existing facilities and maintain numerous 12-kilovolt (kV) power lines in the Plan Area. These service lines are generally located along roadways and provide services to existing residences in the area.

The SMUD Black Eagle Crystal Ridge Substation is located in close proximity to the Plan Area, off of Black Eagle Drive and Watt Avenue. It is fed by a 69-kV line that extends west along PFE Road from the power line easement between Cook Riolo Road and Walerga Road. The substation is currently approaching capacity and will need to be increased in capacity and site area to be able to serve the Plan Area.

PG&E maintains two substations that serve the Plan Area. The Catlett Substation, located on Field Road just east of Natomas Road in Sutter County, feeds the circuit on Pleasant Grove Road. The Pleasant Grove Substation on Industrial Boulevard feeds the Fiddyment Road circuit. Both have the capacity to carry additional service loads.

New Electrical Service Lines

When the demand exceeds the load capacity, new 12-kV or 21-kV lines will need to be extended from existing or new substations. A location for a new electrical substation is set aside in the Placer Vineyards land use plan.

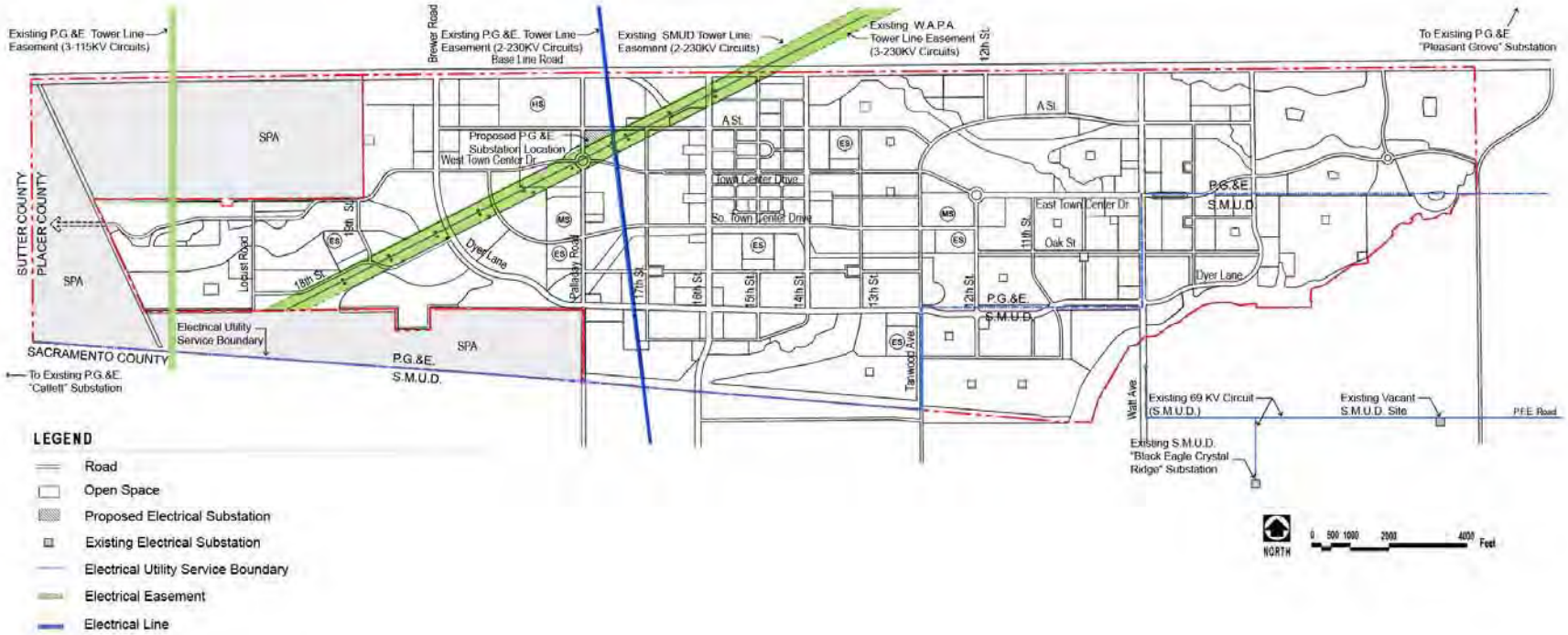
Existing Gas Service Lines

Several natural gas lines run north toward the Plan Area and stop short of the Sacramento County and Placer County line. A 12-inch high-pressure transmission main is located east of the intersection of Cook Riolo Road and Base Line Road, two miles east of the Plan Area.

New Gas Service Lines

Service will be obtained by constructing off-site gas transmission facilities to serve the Plan Area. Extension of gas mains to the individual project sites will be required. Connection to the 12-inch high-pressure transmission main at Cook Riolo Road and Base Line Road will require the construction of a pressure regulation station at the point of connection. Initial service will be provided by extending a distribution main along Base Line Road and a transmission main along PFE. Road. The Base Line Road main will function as a backbone main serving the entire Plan Area at build-out. Smaller distribution mains will be stubbed off this backbone main and looped through the internal street system.

Figure 8.8 Electrical Distribution System



Source: Quad Knopf/ MacKay & Somps 2005

8.2.6 TELEPHONE/COMMUNICATIONS

The Plan Area is currently served by SureWest Communications and AT&T/SBC.

Existing Telephone Facilities

Both AT&T and SureWest own and maintain pole lines in the Plan Area, however, none of the existing facilities have available reserve capacity. Therefore, these facilities will need to be upgraded and placed underground.

New Telephone Facilities

Fiber optic facilities owned by SureWest, approximately 1/2 mile east of the Plan Area, on Crowder Lane and Base Line Road will be extended into the Plan Area as development occurs. AT&T also plans to extend its facilities into the Plan Area as development occurs. Within the Plan Area, all telephone services will be constructed underground along road corridors.

8.2.7 CABLE TELEVISION SERVICE

No cable television service is currently available in the area and no cable television provider has a franchise for the area. Comcast has fiber optic infrastructure in the vicinity and, were it to enter into a franchise agreement with the County, it could provide service to the Plan Area. If that were to occur, cable would be extended west from the Roseville city limits along Base Line Road. Cable television will be phased with the construction of major roads. All cable facilities will be installed underground for the Plan Area. If that were to occur, cable would be extended west from the Roseville city limits along Base Line Road. Cable television will be phased with the construction of major roads. All cable facilities will be installed underground.

8.3 COMMUNITY SERVICE FACILITIES

This section addresses community service facilities to support the residential population of Placer Vineyards, including schools, public safety facilities, and County service facilities. Parks and open space facilities are covered in Chapter VII. Details related to the funding and timing of community service facilities are included in the *Urban Services Plan*.

Goal 8.8 Locate neighborhood facilities (neighborhood parks and elementary schools) generally central to each neighborhood so that such facilities are within 1/2 mile or less of a majority of neighborhood residents.

8.3.1 EDUCATION FACILITIES

The Plan Area falls within 3 school districts, as shown in Figure 8.9. Center Unified School District (CUSD), providing elementary and high school services, is located in the east portion of the Plan Area. The Elverta Joint Elementary School District and Grant Joint Union High School District are located in the west portion of the Plan Area and share the same district boundary line. The existing school district boundaries were set before the development of this Specific Plan and thus, fall in the middle of proposed neighborhoods in the Specific Plan.

Student Generation and School Requirements

Demand for school facilities, sizing, location, and generation rates have been based on information provided by CUSD and state standards. Table 8-2 summarizes the anticipated numbers of students in the Plan Area and the number of schools needed based on the land use plan proposed for the Plan Area.

School Facility Sizes and Locations

In the Plan Area, standard school sizes are generally 12 acres for elementary schools, 22.5 acres for middle schools, and 50 acres for the high school. Schools have been collocated with park sites to encourage the joint use of facilities. School/park sites serve as the focal point of each neighborhood, creating a gathering place within a half-mile distance of most surrounding residences. Most schools are located near open space corridors for safe passage routes to schools. See Figures 8.10 and 8.11 for conceptual school layouts.

Table 8-2 School Enrollment Summary

Unit Type	Dwelling Units (du)	Elementary School (K-6) Student Generation Rate[2]	Elementary School Population	Middle School (7-8) Student Generation Rate[2]	Middle School Population	High School (9-12) Student Generation Rate[2]	High School Population
Low-Density[1]	2,588	0.383	991	0.126	326	0.228	590
Medium-Density	6,474	0.383	2,480	0.126	816	0.228	1,476
High-Density	3,092	0.151	467	0.058	179	0.127	393
Commercial/Mixed-Use	636	0.151	96	0.058	37	0.127	81
Special Planning Area	411	0.383	157	0.126	52	0.228	94
Total	**13,201**		**4,191**		**1,410**		**2,633**
Total School Population			**8,234**				

Notes:
1 Excludes age-restricted units.
2 Student generation rates provided by Center Unified School District, October 2005

Figure 8.9 School District Boundaries

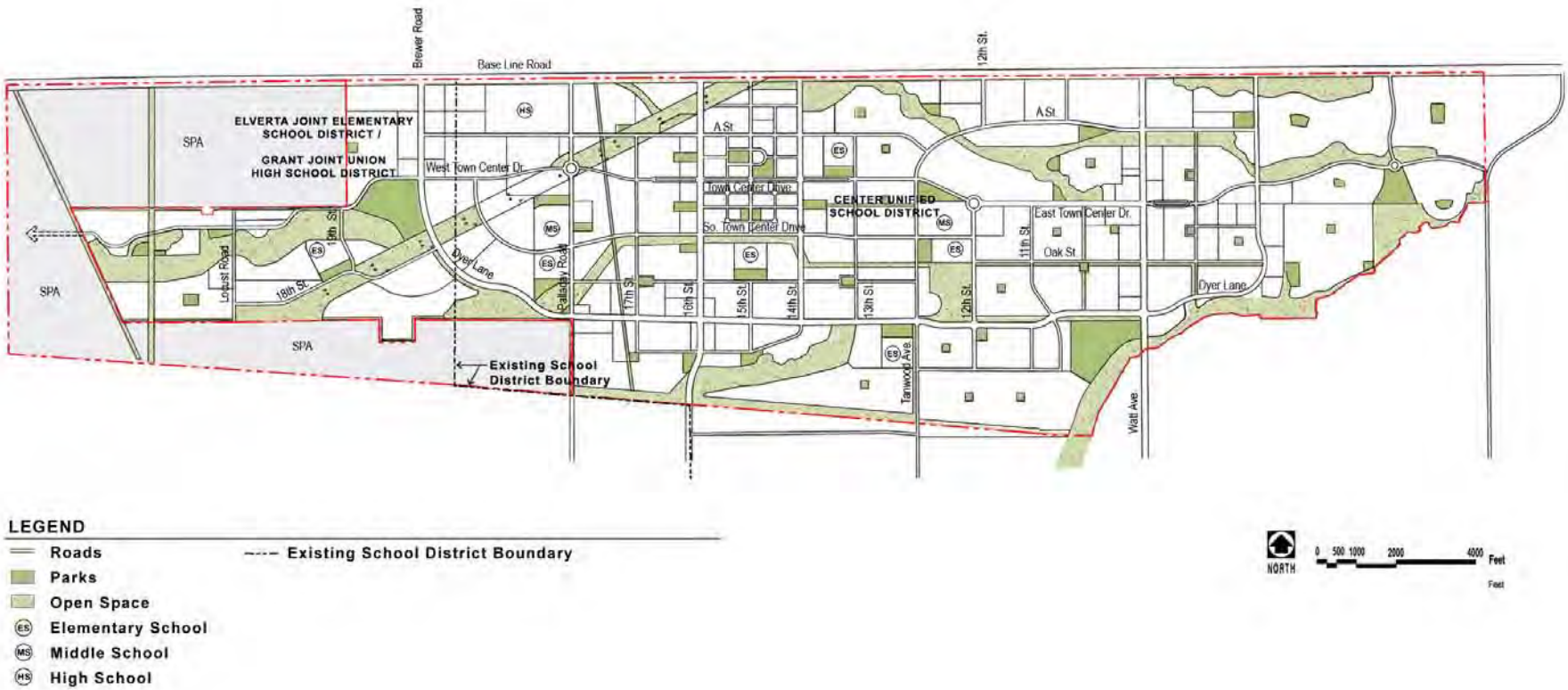
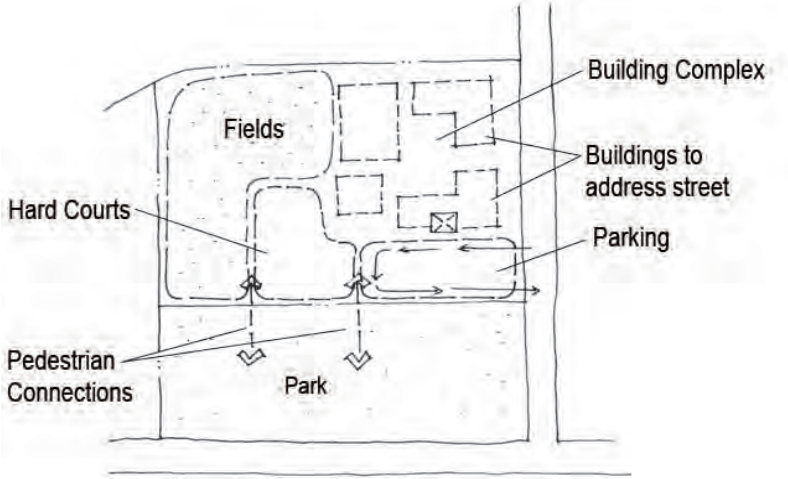
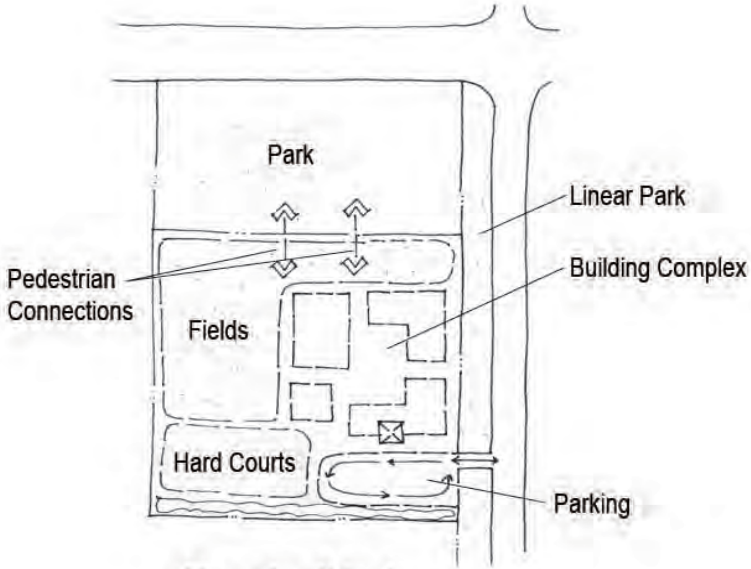


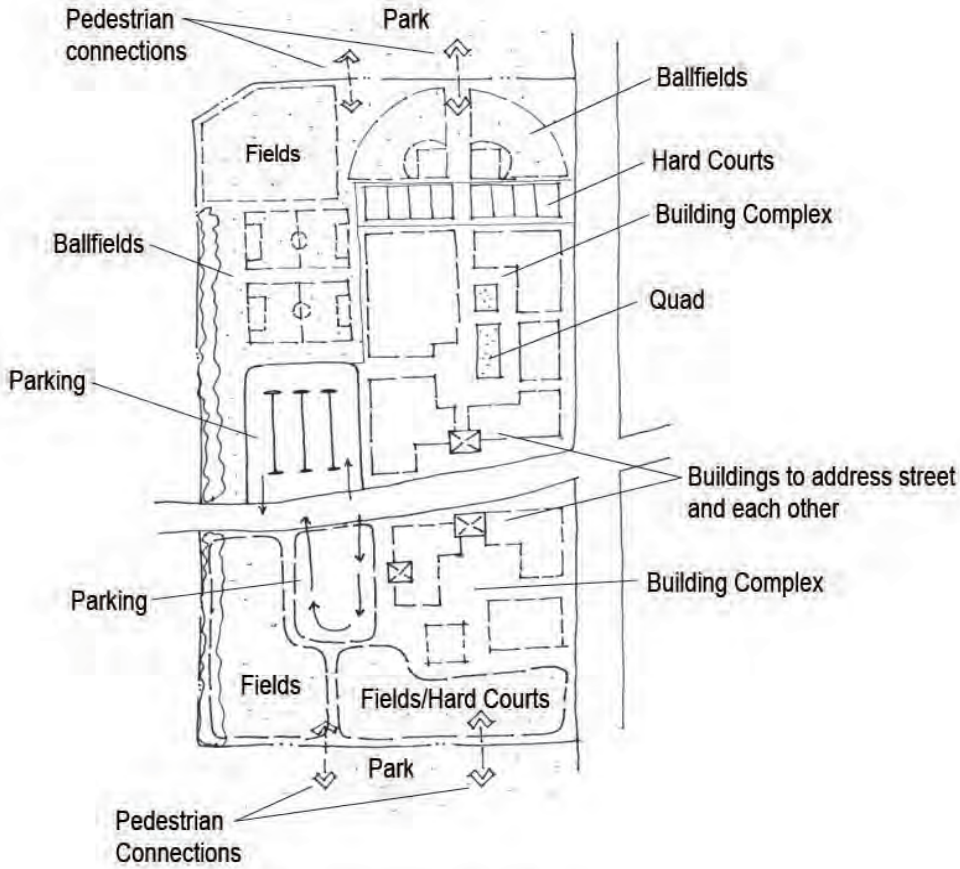
Figure 8.10 Conceptual Elementary and Middle School Site Designs



Elementary School

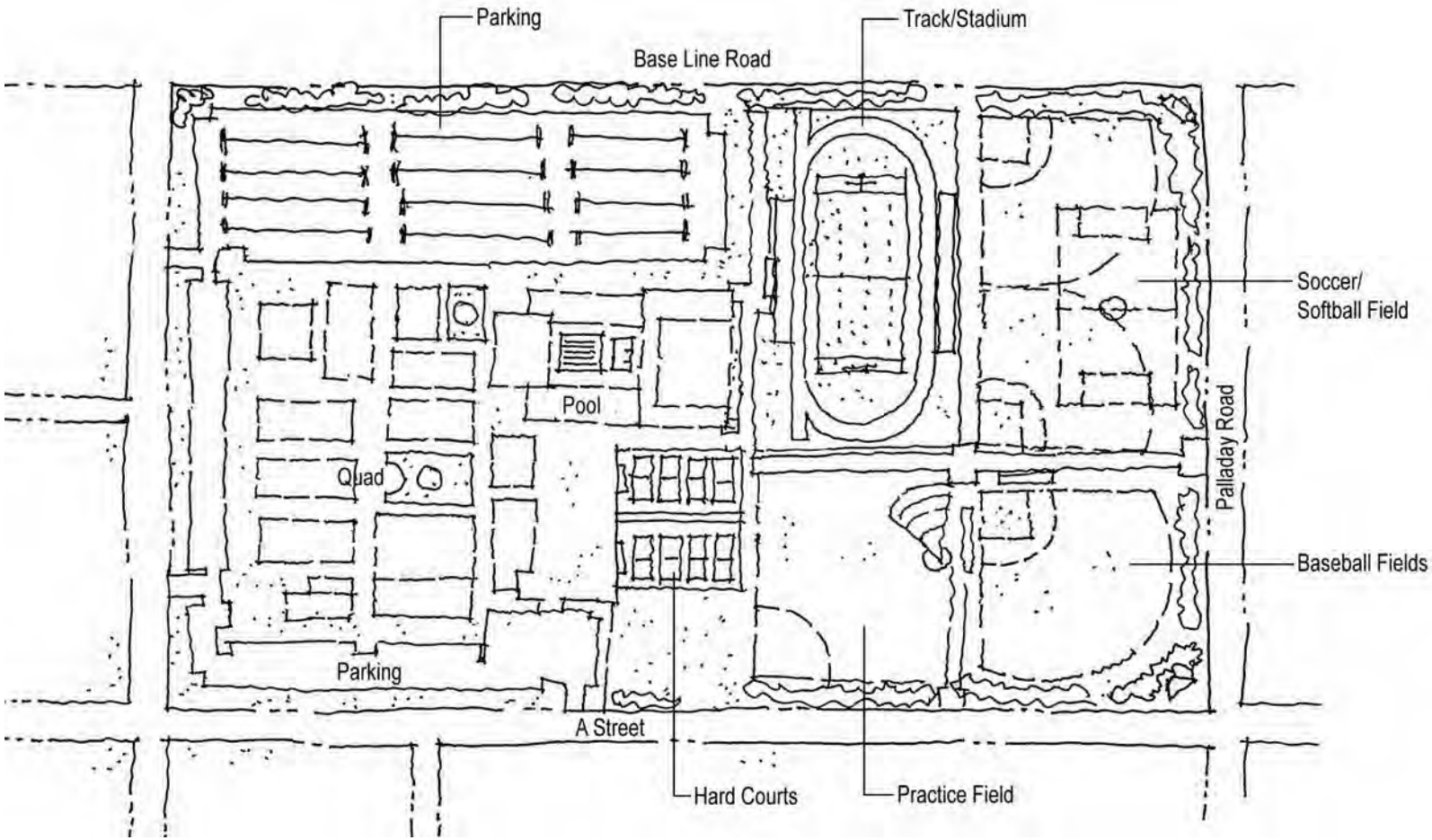


Elementary School



Middle and Elementary Schools

Figure 8.11 Conceptual High School Design



8.3.2 COMMUNITY FACILITIES

Planned County Facilities

Placer County uses a County Capital Facilities Fee (CFF) to mitigate the impacts of new development on County facilities. Collection of this fee will provide funding for improvements to an expansion of the County's finance and administration facilities, justice system, health and human services facilities, and public works facilities needed to maintain appropriate levels of service in the Plan Area.

Several satellite County facilities need to be located within the Plan Area to ensure that adequate general services are provided. These facilities and their respective locations in the Plan Area include:

- New government administration service offices and County Sheriff's Department substation (designated "Gov" in the Land Use Plan), to be located in the town center;
- A corporation/maintenance yard (designated "CY" in the Land Use Plan), planned and located on Town Center Drive a short distance from the town center, adjacent to open space buffers with some separation from the surrounding residential community; and
- Park shops for the County's Facilities Services Department, to be provided in each of the community parks.

Planned Library Facilities

Libraries for the Plan Area are currently administered by the Auburn Placer County Library Department. Current residents of the Plan Area are served by a bookmobile that visits the area an average of twice a month. The closest existing library facility is the City of Roseville main library, approximately 3.5 miles away, located at 225 Taylor Street, off Walerga Road. A new community library of approximately 25,500 square feet is proposed to be located in the town center. Placer Vineyards will pay for its fair share of the costs for the construction of the library facility.

Cemetery

The cemetery proposed for the Plan Area shall be owned and operated by the Roseville Public Cemetery District or an independent public district. The cemetery shall be located near the corner of West Town Center Drive and Palladay Road, with portions of the site located below the power line easement corridor.

8.3.3 PUBLIC SAFETY FACILITIES

Existing Fire Protection

Fire protection is currently provided by the Placer County Fire District (PCFD), with the exception of a 1 square mile area in the southwestern portion of the Plan Area, which is served by the Sacramento Metropolitan Fire District. Primary response to emergency calls from the Plan Area is currently handled by the PCFD Dry Creek Fire Station east of the Plan Area on Cook Riolo Road.

Planned Fire Protection

Analysis of the necessary stations, equipment, staffing, and response time has been performed by PCFD staff. 2 new PCFD stations and an administrative center are anticipated to serve the Plan Area. The fire administrative center is to be collocated with other County administrative offices in the town center. The planned locations for these fire stations are shown on the land use diagram (Figure 3.1). The first, west fire station shall be constructed and equipped to serve the Plan Area 18 months after the issuance of the first building permit for a dwelling unit, located to the west of Watt Avenue. The east fire station shall be timed to serve the Plan Area after the 5,000th building permit for a dwelling unit. Refer to the Placer Vineyards Public Facilities Financing Plan for the timing and specific details related to the construction of fire station facilities.

Existing Law Enforcement Services

Existing law enforcement services are provided by Placer County Sheriff's Department and traffic enforcement is provided by the California Highway Patrol. The nearest sheriff's substation is located in Loomis at the intersection of Horseshoe Bar Road and Interstate 80.

Planned Law Enforcement Services

Law enforcement for the Plan Area would be provided by the Placer County Sheriff's Department. Analysis of the necessary stations, equipment, staffing, and response times has been performed by Placer County Sheriff's Department staff. A sheriff's substation site, as shown in the land use diagram (Figure 3.1), is proposed for collocation with other County administrative offices within the town center.

PLACER VINEYARDS

Placer Vineyards Specific Plan
Placer County, California

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 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.

- Placer Vineyards Specific Plan Final Environmental Impact Report (Quad Knopf-October 2006)
- 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 & Somps-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)
- Placer Vineyards Urban Services Plan (EPS-July 2007)

9.2 ADMINISTRATION PROCEDURES

9.2.1 SPECIFIC PLAN APPROVALS

The following actions are anticipated to occur concurrent with the adoption of this Specific Plan.

- **Placer Vineyards Specific Plan and Development Standards:** The County Board of Supervisors will adopt the Placer Vineyards Specific Plan by resolution and adopt the Specific Plan Land Use and Development Standards attached to this Specific Plan as Appendix A, by ordinance (see Section 9.2.3 that follows);
- **Final Environmental Impact Report (FEIR):** The County Board of Supervisors will certify the FEIR addressing this Specific Plan and any necessary amendments to the *Placer County General Plan* and *Dry Creek/West Placer Community Plan*;
- **Zoning:** The County Board of Supervisors is also expected to approve the Specific Plan zoning designations (see Section 9.2.2 that follows); and
- **Public Facilities Financing Plan and Urban Services Plan.** The Board of Supervisors will accept the Public Facilities Financing Plan, which identifies the estimated costs of public facilities and describes the mechanisms for funding these facilities, and the Urban Services Plan, which identifies the level of public services expected within Placer Vineyards and describes the funding methods which might be used. These plans will be updated and refined once the Specific Plan is approved and prior to the recordation of the first large lot final map or approval of the first small lot tentative map for any development project.
- **Development Agreements:** Property owners who have been participating in the planning and preparation of the Specific Plan (the "Participating Developers") will enter into Development Agreements with the County. The Development Agreements will 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 Agreements will vest the property with the right to proceed to development subject to the limitations and obligations of the Development Agreements and the Specific Plan.

After the approval of the Specific Plan and before the first large lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property), the following actions will occur:

- **Approval of a Landscape Master Plan**: This plan shall address 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;
- **Approval of a Parks and Recreation Master Plan:** This plan shall identify the facilities for each park site or recreation facility and shall include a detailed development plan for the type of equipment and updated cost estimates for each park site. It shall also establish the design themes for the parks that complement the designs of the Landscape Master Plan;
- **Approval of a Sewer Master Plan:** The Sewer Master Plan shall be an update to a similar plan prepared in support of the Specific Plan. The Sewer Master Plan shall include information on the sizing of facilities, the mapping of sewer systems, and updated cost estimates. The Sewer Master Plan shall be used to establish the means and methods by which the project will finance the cost of these facilities;
- **Approval of a Drainage Master Plan:** The Drainage Master Plan shall be an update to a similar plan prepared in support of the Specific Plan. The Drainage Master Plan shall include information on the size of and location of drainage facilities, the mapping of drainage systems, and updated cost estimates. The Drainage Master Plan shall be used to establish the means and methods by which the project will finance the cost of these facilities;
- **Approval of a County Facilities Master Plan:** This plan shall set forth the detailed specifications and standards for the design, construction, and equipment for County Facilities that are planned to be owned and operated by the County. County facility sites include the following: Corporation Yard, Fire Stations, Sheriff's Substation, Government Center, Library, and Transit Center. The plan shall also provide updated cost estimates for the design, construction and equipment for County facilities;
- **Approval of a Transit Master Plan:** This plan shall address public transit service to the Specific Plan Area. The Transit Master Plan shall identify routes, service times, fares (including fair share costs for intercommunity and interregional routes connecting to the Plan Area), vehicle requirements, service levels, staffing and administrative costs, capital requirements, and any other information necessary to provide a complete transit service;

- **Establishment of Urban Services Financing Mechanisms.** The Urban Services Plan will be used 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 will be defined, and any necessary CFD or CSA will be formed; and
- **Implementation Policies and Procedures Manual.** This manual shall provide the County a comprehensive approach for processing approvals and issuing permits for development within the Plan Area, including developing 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 Agreement and in the Specific Plan, and obtaining Development Group Certificates and any required Specific Plan shortfall payment as and when required.

9.2.2 SPECIFIC PLAN AREA ZONING

The County has put in place a new zoning classification, known as a "Specific Plan" (SPL) zone district, that is to be applied to all Specific Plan projects. The SPL district is to be combined with the Specific Plan to function as the zoning text and map for the urban portion of the Placer Vineyards Specific Plan Area. The rezoning will identify the new SPL zone district (with the prefix SPL-), then the descriptor used in the Placer Vineyards Specific Plan (-PVSP), resulting in the new SPL-PVSP zoning classification.

The approximately 3,988-acre portion of the Plan Area, owned by the property owners who have been participating in the preparation of this Specific Plan and will be entering into Development Agreements concurrent with its adoption, will be rezoned from the existing rural zoning classifications (described in Chapter I, "Introduction") to the new designations described above.

The approximately 263-acre portion of the Plan Area, owned by the property owners who have not been participating (or have elected to withdraw from such participation) in the preparation of the Specific Plan and will not be entering into Development Agreements concurrent with its adoption, will 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 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) shall be adopted by ordinance as Appendix A to the Specific Plan. 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.

9.2.4 SUBSEQUENT ENTITLEMENT PROCESS

Development within the Plan Area is subject to approval of subsequent entitlements by the County. Examples of such entitlements include 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 Agreements, 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

Once the Specific Plan and large lot tentative maps, if requested, are approved, individual developers may submit applications for small lot tentative maps and/or 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 will be forming a development group (the "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 County facilities and parks described in the Development Agreements. The Development Agreements require that, as a condition for scheduling a hearing to approve a final small lot 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 Development Group Certificate, certifying that the applicant is a member in good standing with the Development Group. The Development Agreements also require 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 the property Development Agreements, 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, and other implementing documents of the Specific Plan.

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 will be prepared by the Participating Developers in association with the County Chief Executive Officer and approved by the County Board of Supervisors prior to the approval for recordation of the first final large lot final map or tentative map within the Specific Plan area. The manual shall provide for a comprehensive approach for processing approvals and issuing of permits for development within the Plan Area, including but not limited to developing forms and checklists to assist the County staff in tracking and accounting for credits, reimbursements, processing approvals consistent with the procedures set forth in the Development Agreement and the Specific Plan, and obtaining Development Group Certificates and any required PVSP Shortfall Payments.

9.2.5 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) will be certified concurrent with the approval of the Specific Plan and 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 will be 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. 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 as Appendix D to this Specific Plan.

9.2.6 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 9.1; 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 final small lot map has been recorded.*

Amendments

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, will enter into Development Agreements with the County concurrent with Plan approval. 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 similar Development Agreements 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 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.

9.2.7 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.

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.

9.2.8 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 a Core Backbone Infrastructure in one phase and initial public service facilities that will allow all the major project developments in the Plan Area to proceed in a logical fashion. Thereafter, additional infrastructure and public service 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 Core Backbone Infrastructure system and installation of County service facilities to support the initial development of all major projects within the Plan Area. As development occurs, infrastructure and services will be extended and expanded from the Core Backbone Infrastructure systems, as required, to serve new development. The Public Facilities Financing Plan, Urban Services Plan and the Development Agreements 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.

9.3.1 INFRASTRUCTURE AND PUBLIC FACILITIES SYSTEMS

The Financing Plan and this Specific Plan use the following definitions to more precisely define the following:

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, serve the broader region's development areas. Backbone infrastructure contains the following two subsets of improvements.

Core Backbone Infrastructure

This first subset of the Backbone infrastructure, as specified in the Development Agreements, is required at the outset of development to serve all major projects. Core Backbone Infrastructure improvements include roadways and trails, water, wastewater, recycled water and dry utilities. These Core Backbone Infrastructure improvements are generally described below and are more completely described in the Public Facilities Financing Plan:

<u>Roadways and Trails</u>

The initial 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 to four lanes between Walerga Road and Pleasant Grove Road (East);
- Modify existing traffic signals at Walerga Road/Watt Avenue intersection;
- Install new traffic signals at Locust Road and Pleasant Grove Road (East) intersections; and
- Improve and widen Riego Road (the extension of Base Line Road in Sutter County) and install new traffic signals and turn pockets at its intersections with Pleasant Grove Road (West) and Natomas Road in Sutter County.

Watt Avenue–

- Widen to four lanes between Base Line Road and the Sacramento County line;
- Remove existing bridge and construct new bridge over Dry Creek;
- Install new traffic signal at the Watt Avenue/PFE Road intersection; and
- Widen to four lanes between the Sacramento County line and Tolman Lane in Sacramento County.

West Dyer Lane–

- Construct a four-lane road between Base Line Road (Brewer Road to the north) and Watt Avenue and
- Install new traffic signals at the Base Line Road and Watt Avenue intersections.

16th Street–

- Construct a two-lane road (in a right-of-way sized for ultimate four-lane improvements) between Base Line Road and West Dyer Lane
- Install a new traffic signal at the 16th Street/Base Line Road intersection.

18th Street–

- Construct a two-lane road between West Dyer Lane and Locust Road.

Palladay Road, new fire station access–

- Construct a two-lane road from Base Line Road to West Dyer Lane.

Paved trails will be constructed adjacent to the following Core Backbone roads:

- The south side of Base Line Road between Walerga Road and Newton Street;
- The west side of Watt Avenue between Base Line Road and West Dyer Lane;
- The east and north side of West Dyer Lane between Base Line Road and Watt Avenue;
- The east side of 16th Street between Base Line Road and West Dyer Lane; and
- The south side of 18th Street between locust Road and West Dyer Lane.

Water

The core backbone water improvements consist of a pipe network within the backbone roadways and three 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.

Wastewater

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 Core 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 site.

The secondary wastewater alternative is to collect the flows and deliver them to a trunk sewer owned and maintained by the Sacramento Regional County Sanitation District (SRCSD) for transport to the SRCSD treatment facility. If the secondary wastewater alternative is implemented the Core 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 plant.

Recycled Water

Recycled water, generated from wastewater effluent treated at the DCWWTP, will be used for landscape irrigation purposes throughout the Plan Area. The Core 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 core backbone roadways, and construction of a recycled water storage tank connected to the on-site pipe network.

Dry Utilities

Another component of the Core 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 Core 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 Core Backbone roads.

Remaining Backbone Infrastructure

This second subset of Backbone Infrastructure is backbone infrastructure that may or may not be required at the outset of development, the timing of which will be required as specified in the Development Agreements. Depending on specific requirements of development projects or development triggers, Remaining Backbone Infrastructure improvements could be constructed concurrently with Core Backbone Infrastructure or after Core Backbone Infrastructure. Appendix A to the Public Facilities Financing Plan contains the exhibits that identify Remaining Backbone Infrastructure improvements:

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). Public facilities include the following:

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

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 within the Plan Area, these include:

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

9.3.3 GENERAL TIMING/DEVELOPMENT POLICIES

Policy 9.4 Infrastructure and Services Planning.
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 a Core Backbone Infrastructure system and initial County Public Facilities at the outset of development will provide access to the infrastructure and services required to develop. 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 Agreements, the Public Facilities Financing Plan, and the Urban Services Plan.

Policy 9.5 Approval of Master Plans.
Six master plans are required as one of the first steps in implementing this Specific Plan. These plans are described in Section 9.2.1, in other chapters of the Specific Plan and in the Development Agreements and are as follows:

- *Landscape Master Plan;*
- *Parks and Recreation Master Plan;*
- *Sewer Master Plan;*
- *Drainage Master Plan;*
- *County Facilities Master Plan; and*
- *Transit Master Plan*

All six master plans shall be completed and accepted by the County before the first large lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property) within the Plan Area.

Policy 9.6 Approval of Urban Services Financing Mechansisms.
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 before the first large lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property) within the Plan Area.

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, and Plan Area 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.

A Plan Area fee program, imposed through the Development Agreements, will be used to fund the Core Backbone and Remaining Backbone Infrastructure costs and other public facilities serving the Plan Area. Also, a new regional fee will be imposed through the Development Agreements 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 Agreements 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 will define 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 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 nearly all of the property owners will participate in development at the outset and that these owners will be contractually bound through Development Agreements with the County as well as private agreements between developers to work cooperatively in constructing the Backbone Infrastructure and Public Facilities required to serve all projects.

There are properties that have not been participating in the process and may not have Development Agreements. Non-participating lands are included in the Specific Plan, but are not expected to move forward with development at the time of approval. If and when non-participants 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 initially fund and construct Backbone Infrastructure and fund, construct, equip, and furnish Public Facilities with private funding;
- 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 proposes 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 to the extent possible;
- Participate in a potential new Southwest Placer Fee program to provide reimbursements for regional public facilities serving the larger Southwest Placer area;

- Establish a Placer Vineyards Specific Plan Fee program to reimburse developers for construction of major backbone infrastructure and public facilities not included in existing fee programs; 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 and 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 Agreements. Developers will be subject to fee credits or future reimbursements, consistent with the provisions of the Development Agreements. 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 Agreements.*
3. *Plan Area fees will be imposed by the Development Agreements, 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, such properties shall be required to annex into the Community Facilities District for Services (Services CFD) and/or the County Services Area (CSA) prior to recording of the final map. 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 Agreements.*

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, such properties shall be required to annex into the Community Facilities District for services (Services CFD) and/or the County Services Area (CSA) prior to recording of the final map. 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 improvements shall not be included in the Public Facilities Financing Plan, however the maintenance of such improvements is included in the Urban Services Plan.

9.4.5 FINANCING PUBLIC IMPROVEMENTS

As described below, the construction of backbone 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

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 Fees

County and other existing fee programs may not finance all capital improvements required to serve the Plan Area. Plan area fees (e.g. the "Placer Vineyards Specific Plan Fees") and/or a reimbursement program may be created to finance the balance of road, water, sewer, drainage, detention, open space, parks, and capital facilities.

Southwest Placer Fees

The County may choose to create, or impose through the Development Agreements, Southwest Placer Fees to fund the development of public facilities serving the entire southwestern Placer County area. This fee could fund such public facilities as the community park facilities and equipment, library facilities, regional fire center and transit facilities and equipment.

Community Facilities District

A community facilities district may be established to help fund the construction and/or acquisition of backbone infrastructure and facilities in, and will be established to fund some of the County services for, the Plan Area. 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.

PLACER VINEYARDS

Placer Vineyards Specific Plan
Placer County, California

Appendix A:
Land Use and Development Standards
(Provided Under Separate Cover)

July 2007

PLACER VINEYARDS

Placer Vineyards Specific Plan
Placer County, California

Appendix B:
Recommended Plant List

July 2007

APPENDIX B: RECOMMENDED PLANT LIST

The list of plants below are recommended for use in Placer Vineyards within the design of its open space areas, landscape buffer corridors, streetscapes, gateways and parks. Plants similar to those listed in the table may also be substituted at the discretion of the County.

OPEN SPACE		
Botanical Name	Common Name	Distribution Percentage
Upland-Savanna		
TREES		
Aesculus californica	California Buckeye	15%
Quercus douglasii	Blue Oak	15%
Quercus lobata	Valley Oak	40%
Quercus wislizenii	Interior Live Oak	15%
Umbellularia california	California Laurel	15%
		100%
SHRUBS		
Arctostaphylos sp	Manzanita	15%
Artemisia californica	California Sagebrush	10%
Ceanothus gloriosus	Point Reyes Creeper	30%
Ceanothus sp.	California Lilac	10%
Heteromeles arbutifolia	Toyon	20%
Rhamnus ilicifolia	Hollyleaf Redberry	15%
		100%
GROUNDCOVER		
Bromus carinatus	California Brome	15%
Hordeum brachyantherum	Meadow Barley	15%
Muhlenbergia rigens	Deergrass	40%
Nassella pulchra	Purple Needlegrass	15%
Lupinus polyphyllus	Blue Lupine	15%
		100%

OPEN SPACE		
Botanical Name	Common Name	Distribution Percentage
Riparian Woodland (2- to 5-year event creek flow)		
TREES		
Acer negundo	Boxelder	5%
Alnus rhombifolia	White Alder	5%
Fraxinus latifolia	Oregon Ash	10%
Populus fremontii	Fremont Cottonwood	25%
Quercus lobata	Valley Oak	5%
Salix gooddingii	Goodding's Willow	15%
Salix lasiandra	Red Willow	15%
Salix hindsiana	Sandbar Willow	20%
		100%
SHRUBS		
Ceanothus gloriosus	Point Reyes creeper	20%
Cephalanthus occidentalis	Buttonbush	40%
Rosa californica	California Wild Rose	20%
Rubus ursinus	California Blackberry	20%
VINES		100%
Vitis californica	California Wild Grape	30%
Aristolochia californica	California Dutchman's Pipe	70%
		100%
GROUNDCOVER		
Artemisia californica	California Sagebrush	30%
Carex barbarae	Barbara Sedge	40%
Leymus triticoides	Creeping Wildrye	15%
Nassella pulchra	Purple Needlegrass	15%
		100%

OPEN SPACE		
Botanical Name	Common Name	Distribution Percentage
Riparian-Wetland (<2-year event creek flow)		
TREES		
Alnus rhombifolia	White Alder	30%
Populus fremontii	Fremont Cottonwood	30%
Salix exigua	Sandbar Willow	40%
		100%
GROUNDCOVER		
Carex praegracilis	Clustered Field Sedge	10%
Equisetum hyemale	Horsetail	10%
Juncus effusus var. pacificus	Pacific Rush	30%
Juncus xiphioides	Iris-leaved Rush	30%
Scirpus acutus	Tule	20%
		100%

LANSCAPE BUFFERS		
Botanical Name	Common Name	Distribution Percentage
TREES		
Aesculus californica	California Buckeye	15%
Cercis occidentalis	Western Redbud	10%
Platanus racemosa	Western Sycamore	20%
Cedrus deodar	Deodar Cedar	10%
Quercus douglasii	Blue Oak	10%
Quercus lobata	Valley Oak	35%
		100%
SHRUBS		
Arctostaphylos densiflora 'Howard McMinn'	McMinn's Manzanita	10%
Artemisia californica	California Sagebrush	15%
Ceanothus sp.	California Lilac	15%
Cephalanthus occidentalis	Buttonbush	15%
Cistus purpurea	Orchid Rockrose	10%
Cistus salvifolius	Sageleaf Rockrose	5%
Fremontodendron californicum	Common Flannel Bush	15%
Heteromeles arbutifolia	Toyon	15%
		100%
GROUNDCOVER		
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	15%
Ceanothus gloriosus	Point Reyes Creeper	20%
Carpenteria californica	Bush Anemone	5%
Iris douglasiana	Douglas Iris	5%
Mimulus aurantiacus	Monkey Flower	10%
Muhlenbergia rigens	Deergrass	25%
Penstemon spp.	Penstemon	5%
Vitis californica	California Wild Grape	10%
Zauschneria californica	California Fuchsia	5%
		100%

STREETSCAPE		
Botanical Name	Common Name	Distribution Percentage
TREES		
Calocedrus decurrens	Incense Cedar	Large Screen Evergreen
Cercis occidentalis	Western Redbud	Flowering Accent Deciduous
Eucalyptus polyanthemus	Silver Dollar Gum	Large Canopy Evergreen
Pinus canariensis	Canary Island Pine	Large Canopy Evergreen
Cedrus deodar	Deodar Cedar	Large Canopy Evergreen
Platanus acerifolia	London Plane Tree	Large Canopy Deciduous
Pyrus calleryana	Flowering Pear	Accent Deciduous
Quercus douglasii	Blue Oak	Large Canopy Deciduous
Quercus pilustris	Pin Oak	Large Canopy Deciduous
Quercus rubra	Red Oak	Large Canopy Deciduous
Quercus suber	Cork Oak	Large Canopy Evergreen
Lithocarpus densiflora	Tanbark Oak	Large Canopy Evergreen
Tilia cordata	Little Leaf Linden	Large Canopy Deciduous
Zelkova serrata	Sawleaf Zelkova	Large Canopy Evergreen
		100%
SHRUBS		
Arctostaphylos spp.	Manzanita	
Artemisia californica	California Sagebrush	
Ceanothus spp.	California Lilac	
Cistus spp.	Rockrose	
Elaeagnus pungens	Silverberry	
Escallonia 'Fradesii'	Escallonia	
Fremontodendron californicum	Common Flannel Bush	
Junipurus spp.	Junipers dwarf varieties	
Rhaphiolepis indica	'Springtime' or 'Dancer' Indian Hawthorn	
Xylosma congestum	Xylosma congestum	
Ribes aureum	Golden Currant	