PLACER VINEYARDS

Blueprint Specific Plan
Placer County, California

CHAPTER III: LAND USE

This "Land Use" chapter sets forth the overall framework for the development and preservation of the Placer Vineyards Plan Area (or Plan Area). This chapter establishes the overall goals, policies, and development standards applicable to the planned land use activities within the Plan Area. It includes the types and intensities of uses for land and buildings, and the overall forms that are desired for development sites and buildings. Figure 3.1, the "Land Use Diagram" illustrates the physical pattern of development permitted in the Plan Area.

This chapter is to be used in conjunction with the other chapters of the Specific Plan. More detailed discussion of environmental resource management is included in Chapter IV. Information on transportation and circulation systems is contained in Chapter V. Community design issues are addressed in Chapter VI, and details on public facilities are contained in Chapter VII. The "Land Use and Development Standards" presented in Appendix A establish the permitted uses and Development Standards for the various land use designations in the Plan Area. These standards amend and supersede Chapter 17 of the *Placer County Zoning Ordinance*. However, standards or regulations that are not specified in Appendix A shall default to the *Placer County Zoning Ordinance* for applicable provisions.

3.1 LAND USE CONCEPT

CONTEXT

Placer Vineyards represents 1 of the largest areas for urban growth in southwest Placer County. The intent of the plan is to accommodate the long-term growth needs of the County while establishing a concentrated, compact development pattern in the region with a balance of employment, residential, shopping, and recreational uses. The result will be a comprehensively planned community with a range of new housing neighborhoods, employment centers, shopping centers, parks, recreational facilities, and schools.

BLUEPRINT PLAN IMPLEMENTATION

This Specific Plan will implement the concepts and principles set forth in the 2005 SACOG Preferred Blueprint Scenario for Southwest Placer County, described in Chapter II, "Vision," of this Specific Plan. The Land Use Plan for this property, shown in Figure 3.1, will also accommodate the densities and general type of development envisioned in the SACOG Preferred Blueprint Scenario (the SACOG Plan).

The SACOG Plan describes the preferred scenario for Southwest Placer County as follows: "Unincorporated southwest Placer County grows to become a major part of the region's urban core, with a population of over 105,000 by 2050." This area is further envisioned to have most of that growth occurring in housing, providing shelter for workers in major nearby job centers in Roseville, Rocklin, McClellan, and the Sacramento Airport, with the housing stock oriented to the work force, young families, seniors, and a growing percentage of smaller households. Eighty percent of the housing is envisioned to be small-lot single-family, townhomes, rowhouses, condominiums, and apartments. Open space and natural resources are provided throughout the community as well as parks, schools, and neighborhood shopping areas. Additionally, mixed-use activity centers with 2- to 4-story-high buildings are located to serve the area with high-capacity transit (light rail or bus rapid transit).

LAND USE DIAGRAM

The Land Use Diagram illustrates the underlying framework for the arrangement of land uses, transportation networks, and open spaces within the Plan Area (see Figure 3.1). Tables 3-1 and 3-2 provide a description of the types of uses permitted within each land use category as shown in the Land Use Diagram.

At Plan build-out, the Plan Area will accommodate an estimated population of 49,265 people. It is also planned to accommodate up to 21,631 new homes, approximately 111 acres of office development, 164 acres of retail development, approximately 982 acres of new parks and open space, 7 elementary schools, 2 middle schools, and 1 high school. Table 3.2, "The Land Use Summary Table" establishes the mix of uses in the Plan Area, including commercial, employment, civic, and open space components. Refer also to Table 3.4 for the "Population and Housing Summary" and Table 3.6 for the "Employment Summary."

The land use concept is based on the overall vision and Smart Growth development principles discussed in Chapter II, "Vision." These planning principles are summarized by the goals and policies that follow.

3.2 LAND USE PLAN GOALS AND POLICIES

GENERAL LAND USE GOALS

Goal 3.1 Develop an urban pattern that is consistent with the goals and objectives of the *Placer County General Plan* while also taking into consideration the SACOG Blueprint vision of growth in the region.

Goal 3.2 Develop Placer Vineyards in a pattern that sets a new urban development standard for the area, while incorporating existing and planned transportation systems.

Goal 3.3 Organize land use types and patterns that are sensitive to the existing topographic features and other physical constraints of the site.

Goal 3.4 Minimize conflicts between urban development and existing and interim agricultural activities.

GENERAL LAND USE POLICIES

Policy 3.1 Urban/Rural Transitions.
The Placer Vineyards Specific Plan Area shall provide buffers to existing rural and agricultural development located outside of its project boundaries, including the Special Planning Area, for as long as these rural/agricultural uses persist. Buffers may include streets, landscaping, and open space areas. Buffers provided next to the Special Planning Area are identified in Figure 7.10, "Conceptual Berm and Open Space Buffer Plan."

Policy 3.2 Agricultural Uses within the Specific Plan Area.
Agricultural use of the land within the Specific Plan urban area boundary may continue until such time as development pursuant to this Specific Plan is implemented. In the absence of a health and safety issue, urban developments shall not be required to provide buffers for adjoining agricultural uses located in the urban area boundary. Placer County will review and analyze development proposals for potential conflicts between proposed land uses and adjacent agricultural activities. Urban developments abutting continuing agricultural lands will be required, as a condition of tentative map approval, to provide home buyers with a document informing them that the adjacent land is in agriculture and that the agriculturalist has the right to continue operations under the County's Right-to-Farm ordinance.

Policy 3.3 Timing of Development.
The construction of a Core Backbone Infrastructure system will permit development to proceed anywhere within the Plan Area, as the availability of services and infrastructure allow.

NATURAL RESOURCES GOALS

Goal 3.5 Encourage a pattern of development that conserves and incorporates the natural resources of the site in a manner that enhances the quality of life within the urban community.

Goal 3.6 Protect and conserve the Dry Creek riparian corridor and significant oak groves located throughout the site and compensate for development impacts with permanent off-site preservation of natural resources, open space, and farmland soils.

NATURAL RESOURCES POLICIES

Policy 3.4 Natural Resource Management.

1. *The following natural features of the site are protected in open space areas and serve as the framework for the system of drainage corridors and greenways throughout the Plan Area:*

    a. *Environmentally sensitive areas, such as significant wetlands and streams, shall be protected in open space with landscape buffers.*

    b. *The existing oak tree groves on the site shall be preserved within oak parks while the existing oak trees along Dyer Lane shall be preserved within the landscape corridors.*

    c. *The Dry Creek riparian corridor shall be a protected natural resource area, shared between the existing plant and wildlife communities and future residents.*

2. *The California Department of Conservation Farmland Mapping and Monitoring Program identifies much of the Plan Area as "important farmland." Specific Plan policies 4.34 and 4.35 describe the requirements for preserving open space land elsewhere in Placer County to offset open space land impacted within the Specific Plan area.*

HOUSING GOALS

Goal 3.7 Provide an adequate supply of residential land, including opportunities for affordable housing, in a range of densities and housing types.

HOUSING POLICIES

Policy 3.5 Location and Density Range.
The total of all residential units within the plan shall not exceed 21,631 units. Residential uses shall be located in areas designated in the Land Use Diagram and within the density ranges provided in Table 3-2, "Land Use Summary Table."

Policy 3.6 Mix of Densities and Variety.
Subject to the applicable density range, a variety of housing types and densities will be provided.

Policy 3.7 Secondary Dwelling Units.
Secondary dwellings shall be counted as a residential unit for the purposes of calculating the total number of units allowed for a property under Table 3-3. Lots where secondary dwellings are proposed to be constructed shall be identified as part of any application for the tentative subdivision map for the property and shall comply with the following standards:

1. *Design and Development Standards:*

   a. *General Requirements: Construction associated with a secondary dwelling shall conform to the height, setback, Design/Site Review, fees, charges, and other requirements generally applicable to a primary dwelling unit located within the same and use designation where the property is located.*

   b. *Minimum Lot Area: 5,000 square feet*

   c. *Maximum Lot Coverage: The maximum combined building coverage for the primary dwelling unit and secondary dwelling shall not exceed 50 percent.*

   d. *Maximum Floor Area: The floor area allowed for a secondary dwelling shall not exceed 40% of the primary dwelling unit's living area and shall not exceed 1,200 square feet.*

   e. *Setbacks: Secondary dwellings shall maintain the setbacks required in the land use designation in which it is located. In addition, a minimum of 10 feet shall be maintained between the primary dwelling and a detached secondary dwelling.*

   f. *Outdoor Covered Areas: Covered porches, decks, landing places and similar architectural features may be added to a secondary dwelling structure provided that any such covered feature is open on at least 2 sides and occupies an area no larger than 25% of the allowable living space of the secondary dwelling.*

   g. *Appearance: Secondary dwellings shall be architecturally compatible with the primary dwelling unit and shall be subordinate to the primary residence.*

   h. *Parking Requirement: Parking required is in addition to the parking that is required for the primary dwelling unit. Each secondary dwelling shall provide at least 1 off-street parking space. Parking may be located in tandem with other on-site parking.*

   i. *Deed Restriction: Prior to issuance of a building permit for the secondary dwelling, the owner shall record a deed restriction which addresses the restrictions on such units contained herein.*

2. *Fees: Each secondary dwelling shall be subject to payment of all fees payable by the primary dwelling unit, including those required under the applicable provisions of the Development Agreement.*

Policy 3.8 Active Adult Community.
The eastern portion of the Plan Area (designated under property 1A on Figure 3.3, "Land Use Ownership Diagram") shall be reserved as a residential community for active adults (55+ years and older).

COMMERCIAL GOALS

Goal 3.8 Create a mixed-use town center, located centrally in the community, to serve as a gathering place that provides a range of public and private activities for residents, local workers, and visitors.

Goal 3.9 Create 2 distinct village centers, geographically dispersed at the west and east ends of the community, with a diverse mix of land use activities that serve the surrounding population.

Goal 3.10 Provide a range of commercial uses along Base Line Road, including a power center, to serve as major centers of employment and retail shopping for the region that contributes to the County's economic and fiscal soundness.

COMMERCIAL POLICIES

Policy 3.9 Commercial Services.
A hierarchy of regional and local commercial areas shall provide a range of products and services to the Plan Area.

1. *The regional commercial centers are highly visible shopping areas and offices concentrated at high-traffic intersections along Base Line Road. The power center provides for large-scale volume purchases not generally available in smaller shopping centers. Together, these centers will serve the needs of the larger region; they will not compete directly with the retail and services provided in the Placer Vineyards town center, village centers, or convenience centers.*

2. *The town center shall be located in the geographic center of the community, just south of Base Line Road, along Town Center Dr., in between 14th St. and 16th St. The town center is an easily accessible, pedestrian-friendly, mixed-use center with specialty retail shops and restaurants located on the ground floor for outside dining potential. Housing and offices may be located on the floors above. The town center is also a community focal point, providing public and civic services such as a library, religious facility, and civic offices as well as recreational opportunities such as parks, open markets, recreation centers, and theaters.*

3. *2 village centers serve the east and west communities of the Plan Area. Like the town center, they are easily accessible to the community, but are smaller mixed-use centers, providing retail and more localized community shopping and services. The east village center will provide for bus rapid transit access, a transit terminal, a fire station, and ground-floor commercial uses surrounded by high density housing. The west village center provides commercial uses in proximity to a community park and the surrounding residential neighborhoods.*

4. *Neighborhood centers provide convenience-type retail uses within local residential neighborhoods and are dispersed throughout the community within the Commercial/Mixed-Use (C/MU) land use categories.*

EMPLOYMENT GOALS

Goal 3.11 Further the County's goals for growth management, economic development, and community character by designating land uses that facilitate and encourage the creation of high-quality employment centers along Base Line Road.

Goal 3.12 Help to achieve a balance of jobs and housing within the region, thereby minimizing the air pollution impacts caused by long commute trips.

EMPLOYMENT POLICIES

Policy 3.10 Employment.
Higher intensity employment uses shall be concentrated along Base Line Road and secondarily in the Town Center and along Watt Avenue.

PARKS AND OPEN SPACE GOALS

Goal 3.13 Create an interconnected parks and open space system within Placer Vineyards that provides for the preservation and enhancement of natural resources and offers a variety of recreational opportunities for the community.

Goal 3.14 Provide parks sized for a variety of recreational uses.

Goal 3.15 Provide schools that are within a safe, convenient walking distance of residential neighborhoods as an element of the open space fabric in the community.

PARKS AND OPEN SPACE POLICIES

Policy 3.11 Parks.
A variety of parks shall be distributed throughout the Plan Area and shall provide recreational opportunities for residents of all ages and abilities.

1. *8 neighborhood parks shall be located adjacent to school facilities to allow for shared use and maintenance of public facilities. (See Chapter VII, "Parks and Open Space," for additional park policies and guidelines, and Chapter VIII, "Public Utilities and Service," for additional school policies and guidelines. See the Development Agreement for the timing and details related to the construction of parks.)*

2. *Generally, residential units shall be located no farther than 1/4 mile from a park.*

3. *Neighborhood developments are encouraged to provide mini parks, image landscaped features, and tot lots.*

4. *Parks shall be provided at a minimum standard of 5 acres per 1,000 residents.*

RELIGIOUS FACILITIES GOALS

Goal 3.16 Encourage the establishment of religious facility sites to serve the diverse cultural and religious needs of the community.

RELIGIOUS FACILITIES POLICIES

Policy 3.12 Religious Facilities Location.
Figure 3.1, the "Land Use Diagram" indicates, at a minimum, the number of Religious Sites within the Plan Area. Additional religious and institutional uses may be provided elsewhere in the Plan Area, subject to County review and approval.

3.3 LAND USE DESIGNATIONS

The following section describes the intent of each of the Specific Plan land use categories and the types of land uses that are allowed in each category. The land use designations and the accompanying table of land uses provide the framework for future land use decisions within the Plan Area. The descriptions of the permitted land uses in the following pages are illustrative and do not include all permitted allowable uses. Refer to Appendix A for the complete list of permitted uses allowed in the Plan Area.

Policy 3.13 Land Use Designations.
The land use designations in the Specific Plan shall take precedence over existing comparable zoning designations in the Placer County Zoning Ordinance. Table 3-1 shows the relationship between Placer County zoning designations and Specific Plan land use designations (shown here for reference only). Permitted uses for each land use designation are included in Appendix A.

Table 3-1 Specific Plan Comparable County Zoning Designations

Specific Plan Land Use Designations	Description	Comparable Placer County Zoning Ordinance Designations (See Section 17.06.050)
SPA	Special Planning Area	RA, C1, IN
LDR	Low Density Residential	RS
MDR	Medium Density Residential	RS, RM
HDR	High Density Residential	RM, RS
C/MU	Commercial/Mixed-Use	OP, CPD
COM/ TCC	Commercial/ Town Center Commercial	C1, C2, OP
BP	Business Park	BP, CPD, OP
PC	Power Center	BP, CPD, OP
O	Office	C1, C2, C3, CPD, HS, MT, OP, RES, AP, BP, IN, INP
REL	Religious Facility	RS, RM, RA, RF, C1, C2, C3, CPD, HS, MT, OP, RES, BP, IN, INP, F
PUB (C, CY, F, Gov, L, SS, T, RC)	Public Use	RS, RM, RA, RF, C1, C2, C3, CPD, HS, MT, OP, RES, AP, BP, IN, INP, F, FOR, O
ES, MS, HS	Schools	RS, RM, RA, RF, C1, C2, C3, CPD, MT, OP, RES, BP, F
OS	Open Space	O
P	Parks	RS, RM, RA, RF, C1, C2, C3, CPD, HS, MT, OP, RES, AP, BP, IN, INP, F, FOR, O

Policy 3.14 Land Use Designations to the Plan.

The development program (number of residential units in the Plan Area, permissible intensity of commercial development, and allocation of public uses for each parcel) is specified in Figure 3.1, the "Land Use Diagram" and Table 3-3, the "Land Use Ownership Summary." The development program also allocates a specific allowable number of residential units and indicates the commercial development potential for each property of record in the Plan Area, as described in the following sections. Any subsequent development plan that exceeds the intensities assigned by the plan may be subject to the subsequent environmental review process. See Section 9.2.5, "Environmental Review," in Chapter IX, "Implementation."

The assigned residential intensities and total commercial acreages are listed in Table 3-3 and will also be identified in the Development Agreement for Placer Vineyards. Commercial intensities, defined by the floor area ratios (FAR), are provided under the commercial land use designation headings that follow and in Appendix A, "Land Use and Development Standards." Likewise, allowable residential densities are identified under the residential land use designation headings that follow and are further defined and identified in the Development Standards in Appendix A.

Policy 3.15 Allowable Land Uses.

Permitted land uses and Development Standards for each land use designation are included as Appendix A of this Specific Plan. Appendix A shall identify the uses allowed by right, uses allowed by Administrative Review Permit, uses allowed by Use Permit, and prohibited uses. The purpose of these permit requirements is to allow the County to evaluate proposed uses, to determine whether problems may occur, to ensure compatibility of adjoining uses, to provide the public the opportunity to review projects and identify issues and concerns in a public hearing (if determined to be necessary), to work with the applicants to adjust the project through conditions of approval, and to solve identified problems or to disapprove a project if problems cannot be adequately resolved.

Policy 3.16 Nuisance Uses.

Land uses that involve outdoor manufacturing or uses that may emit any visible gases, particulates, steam, heat, odor, vibration, glare, dust, or excessive noise from the exterior of a building are not allowed in the Plan Area. Such uses may include metal and plastic fabrication, heating and ventilation, dry cleaning, painting, and other similar activities that may be allowed if contained completely within the building interior.

Figure 3.1 Land Use Diagram

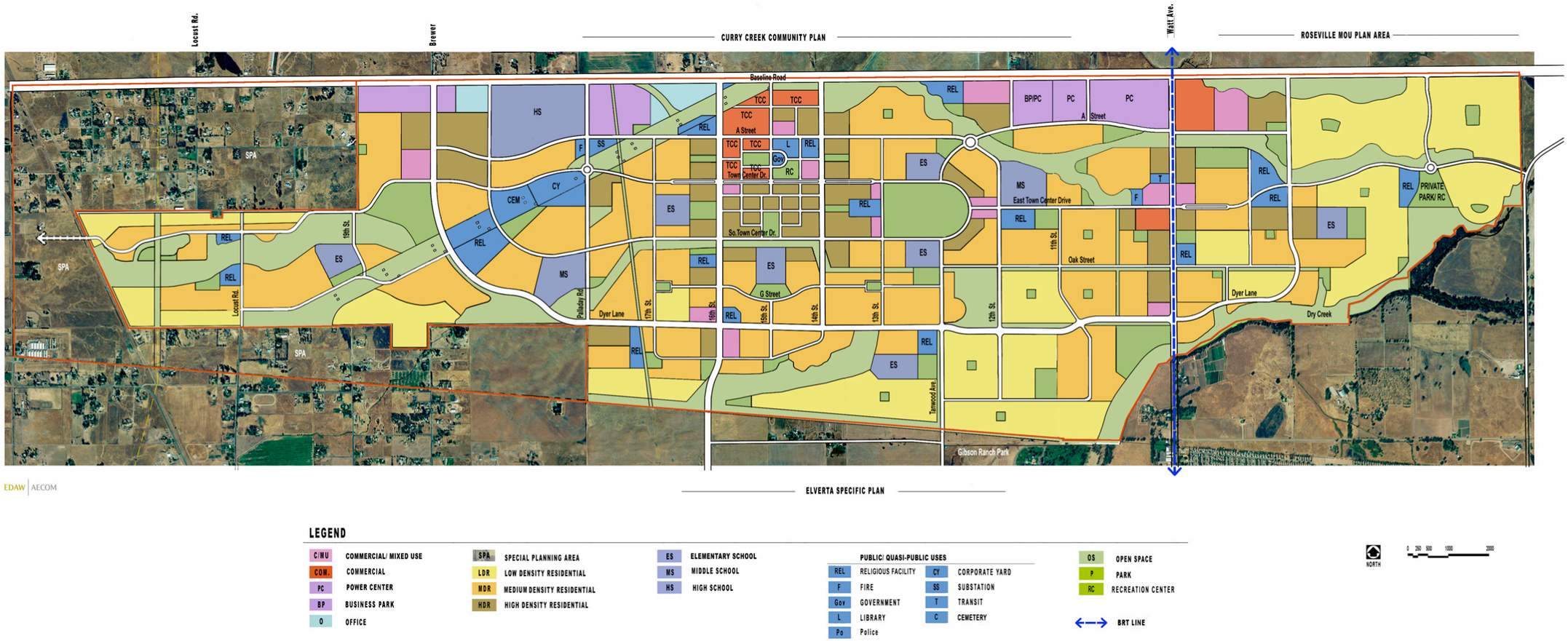


Table 3-2 Land Use Summary

Land Use	Acres	% of Total Acres	Units [4]	% Unit Mix
Residential:				
Special Planning Area (SPA)	979.0	18.7%	411	1.9%
Low Density Residential (LDR)	729.0	13.9%	3,647	16.8%
Medium Density Residential (MDR)	1,170.0	22.4%	9,873	45.6%
High Density Residential (HDR)	341.5	6.5%	6,244	29.0%
Commercial:				
Commercial/Mixed-Use (C/MU)[1]	94.5	1.8%	1,456	6.7%
Commercial (COM)	34.0	0.6%		
Town Center Commercial (TCC)	42.5	0.8%		
Business Park (BP)	62.0	1.2%		
Power Center (PC)	60.0	1.2%		
Business Park (BP/PC)[2]	20.0	0.4%		
Office (O)	29.0	0.6%		
Public/Quasi-Public:				
Public Use (CEM, CY, F, Gov, L, PO, SS, T)	51.0	1.0%		
Schools (ES/MS/HS)	199.0	3.8%		
Religious Facilities (REL)	115.5	2.2%		
Parks and Open Space:				
Open Space (OS)	698.0	13.4%		
Parks (P)[3]	284.0	5.4%		
Arterials and Collector Roads	321.0	6.1%		
Total	5,230.0	100.0%	21,631	100.0%

Notes:
(1) Residential units in CMU acreage are devoted to housing at the density range indicated.
(2) 20 acres may be a BP or PC land use (see Figure 3.1, "Land Use Diagram," for site location).
(3) 24 acres of parks found in the active adult community (Property #1A) are private parks.
(4) Refer to Table 3-3 for the allocation of units to individual properties.

RESIDENTIAL USES:

Low Density Residential (2 to 7 du/ac)

The Low Density Residential (LDR) areas are intended for single-family detached homes on lots greater than 4,000 square feet, duplex units, and similar and compatible uses. Refer also to the housing type examples in Appendix A under the LDR land use designation. Special housing types for elderly, active-adult, and community living are also allowed. The LDR neighborhoods also permit public and quasi-public uses such as schools, parks, and recreation facilities with appropriate buffers and access to major local roadways and collector streets.

The Land Use Diagram designates 729.0 acres of LDR uses. This designation allows a density range of 2 to 7 dwelling units per acre (du/ac). Refer to Table 3-3 for the distribution of total units to individual properties of record and to Appendix A for Residential Development Standards.

Medium Density Residential (6 to 15 du/ac)

The Medium Density Residential (MDR) areas are intended for a range of housing types, such as attached and detached single family detached homes, duplex, triplex, four-plex, six-plex, detached cluster housing, townhomes, condominiums, and similar and compatible uses. Refer also to the housing type examples in Appendix A under the MDR land use designation.

The Land Use Diagram provides 1,170.0 acres of MDR uses. This designation allows a density range of 6 to 15 du/ac. Refer to Table 3-3 for the distribution of total units to individual properties of record and to Appendix A for Residential Development Standards.

High Density Residential (12 to 35 du/ac)

The High Density Residential (HDR) land use designation allows for a range of housing types, including small-lot single family detached homes, duplex, cluster housing or motor courts, attached and detached townhomes, condominiums, apartments, and similar and compatible uses. Refer to housing type examples in Appendix A under the HDR land use designation.

The Land Use Diagram indicates 341.5 acres of High Density Residential uses. This designation allows a density range of 12 to 35 du/ac. A Use Permit is not required for units in this category if the development is consistent with the requirements of this Specific Plan. However, Design/Site Review is required to determine design consistency. Refer to Table 3-3 for the distribution of total units to individual properties of record and to Appendix A for residential development standards.

Alternative housing designs are encouraged in all residential categories. The use of innovative subdivision designs, such as zero-lot-line patio homes, cluster home designs, garage units, and auto court arrangements or the use of duplex units that provide 2 single-family homes attached along a common wall, is encouraged. The number of units in the MDR and HDR categories should be maximized to the extent feasible to achieve a more transit-oriented development pattern.

COMMERCIAL USES:

Commercial (FAR Range: 0.20 to 0.30)

The Commercial (COM) land use designation allows for a variety of retail uses and services. These include small convenience stores and centers, neighborhood-serving shopping centers, and community-scale retail centers. Typical COM land uses include neighborhood grocery stores, drugstores, and retail stores providing household goods and services for the surrounding residential neighborhoods. The COM designation would also allow for banks and financial institution offices, realty and insurance offices, medical offices and professional offices, and gas stations and auto repair uses (limited in extent and located where compatible with adjoining land uses and subject to approval of a Minor Use Permit). The COM designation also allows for public and quasi-public uses, parks, libraries and museums, public utility and safety facilities, and other similar, compatible uses. Refer to Appendix A for the complete list of permitted uses in the COM land use designation.

The range of floor area ratio (FAR) applicable to the COM designation is between 0.20 to 0.30. The intensity utilized for the purpose of distributing Commercial intensity to individual properties of record is 0.25. Refer to Appendix A for the applicable Commercial Development Standards.

Town Center

The purpose of the town center is to create a pedestrian-oriented, easily accessible, mixed-use retail core in the heart of the Placer Vineyards community. The town center is intended to be a highly visible, higher intensity, active, social, and cultural gathering place. The town center supports a mix of uses with office or residential uses located above ground-floor retail shops. Ground-floor retail uses with mid-rise buildings, placed at the back of sidewalks, open onto wide pedestrian sidewalks, allowing for outdoor dining and retail displays.

Town Center Commercial (FAR Range: 0.35 to 2.0)

Uses encouraged in the Town Center Commercial (TCC) designation include all types of office uses (e.g., banks and medical offices), a variety of retail stores and services (e.g., furniture stores, clothing and household goods, music stores and video outlets, hotels, motels, restaurants, and bars), a variety of entertainment uses (e.g., movie theaters and nightclubs), and public and quasi-public uses (e.g., community recreation center, library, fire station, sheriff's substation, and religious facility); along with public parks, an outdoor performance stage, and plazas. The TCC use may also include locally-serving retail uses (grocery store <25,000 square feet, drugstore, and other local services). Refer to Appendix A for a more specific list of permitted uses in the TCC land use designation. The town center shall be designed to encourage outdoor eating and dining along its sidewalks.

The TCC designation is assumed to provide 80 percent retail uses and 20 percent office uses. The development of residential uses within the TCC designation, however, is also encouraged.

The FAR applicable to the TCC designation ranges from 0.35 to 2.0. For the purposes of distributing development intensities, the Land Use Diagram assumes that approximately 80 percent of this area will be developed with retail uses at an FAR of 0.45. The remaining 20 percent is anticipated to develop with office uses with the same FAR of 0.45. Refer to the Development Standards in Appendix A for allowed Town Center Commercial uses and applicable Development Standards.

Policy 3.17 Specialty Grocery Stores.
It is the intent of the Specific Plan to have the first specialty grocery store located in the town center, if feasible. The purpose of having the first specialty grocery store in the town center is to provide a catalyst that would assist in generating an intensity of commercial and pedestrian use in the heart of the Placer Vineyards community. To that end, the town center will have the exclusive rights for specialty grocery stores less than 25,000 square feet in size. Examples of specialty grocery stores are Trader Joe's, Whole Foods Market, or other similar type store concepts with a store size of less than 25,000 square feet.

Policy 3.18 Grocery Stores.
Similar to the intent expressed in the preceding policy, the Specific Plan encourages the siting of the first traditional grocery store in the town center. However, this policy also recognizes that if plans for other projects in the vicinity of Placer Vineyards include lands designated for a grocery store, market pressures may make it necessary to override this policy. As a result, the town center will have the exclusive right within the Plan Area to open a traditional grocery store, such as a Safeway, Albertson's, Raley's, or similar type stores for a period of 12 months following the issuance of a certificate of occupancy on the 250th residential unit within the Specific Plan. Notwithstanding the foregoing, if the City of Roseville approves a specific plan for a project adjacent to the Plan Area that is immediately north of Base Line Road, and the project includes a traditional grocery store component, then the right of exclusivity for traditional grocery stores in the town center shall become null and void, and any commercial owner in the Plan Area with properties zoned as PC, BP/PC and COM will be allowed to open a traditional grocery store without the restrictions described above. This right of exclusivity shall not apply to non-traditional grocery stores, such as a Wal-Mart, Food 4 Less, or similar type store.

Policy 3.19 Movie Theater and Other Entertainment Uses.
To encourage pedestrian activity and provide attractions that support local shops and restaurants in the town center, the town center shall have exclusive right to all movie theater uses within the Plan Area. Other entertainment uses including dance clubs, live music, theaters, and art galleries shall also be located primarily in the town center.

Commercial/Mixed-Use (15 to 35 du/ac) (FAR Range: 0.35 to 2.0)

The Commercial/Mixed-Use (C/MU) designation is intended to encourage a variety of projects with a mix of uses, including high density residential, retail, and office uses within one development. The C/MU designation allows for mixed-use neighborhood nodes of office and commercial uses on smaller sites integrated into the surrounding residential neighborhoods. Mixed-use developments may include both vertical mixed-use–ground floor commercial uses with residences or offices above, or horizontal mixed-use–commercial and residential development located on the same site with shared open space and direct pedestrian connections.

Typically found on the corners of collector and arterial streets, the C/MU designation allows flexibility for future market conditions and provides for local neighborhood services. The C/MU district also envisions uses such as live-work residential loft spaces with living units integrated into office spaces, commercial store fronts, and artist studios. C/MU areas will also allow religious facilities.

The C/MU designation allows for a residential density range of 15 to 35 du/ac. For the purposes of distributing development intensities, the land use plan assumes that approximately 70 percent of the development area will be developed with residential uses, as assigned in Table 3-3. The FAR applicable to the C/MU land use designation ranges from 0.35 to 2.0. The remaining 30 percent of the development area is assumed to develop with commercial uses evenly split between retail and office uses at a FAR of 0.45. Refer to Appendix A for allowed Commercial/Mixed-Use permitted uses and applicable Development Standards.

Policy 3.20 Parking in Commercial/Mixed-Use Sites.

For mixed-use projects, including the town center and village centers, parking may be shared between uses. To facilitate shared parking, a parking analysis shall be prepared during the Design/Site Review process that lists the project-specific assumptions for the mix of uses, outlines peak parking periods for each use type, and demonstrates that adequate parking will be provided. To relax the individual parking requirements, the County Planning Director shall determine that, based on the findings in the shared parking analysis, the entire project will not result in a parking shortfall.

Office (FAR Range: 0.25 to 0.45)

The Office (O) land use category is intended for professional and administrative office uses (e.g., finance, insurance, and banking offices), office parks for research and development, medical and dental facilities, and related incidental office-supporting commercial uses (e.g., copy centers, cafes, communication retail sales and services, and office supplies). Refer to Appendix A for the complete list of permitted uses in the Office land use designation.

The FAR applicable to the O land use designation ranges from 0.25 to 0.45. The intensity utilized for the purpose of distributing Office intensity to individual parcels of record is 0.30. Refer to the Development Standards in Appendix A for the applicable Development Standards.

Business Park (FAR Range: 0.20 to 0.45)

The purpose of the Business Park (BP) land use designation is to provide a wide-range of large-scale office, commercial, and light industrial land uses on large parcels. BP land uses will provide employment, commercial, and regional uses that will help foster a balance of jobs and housing and meet the economic goals of the Placer County General Plan. The BP land use designation also allows for flexibility to meet changing market conditions over time. The BP designation allows for a mix of office park uses (e.g., light industrial, "high-tech" manufacturing and assembly, distribution, warehousing, research and development, and medical and dental facilities) and supporting retail commercial uses (e.g., business services and office support services). The BP designation also allows for public and quasi-public uses such as commercial recreation uses, religious facilities, and private school and university facilities.

The BP designation allows for office and retail development within a FAR range of 0.20 to 0.45. For the purposes of distributing development intensities, the land use plan assumes that the BP development area will develop with 10 percent retail uses and 90 percent office uses at a FAR of 0.25. Refer to the Development Standards in Appendix A for the allowed Business Park uses and applicable Development Standards.

Power Center (FAR Range: 0.20 to 0.35)

The Power Center (PC) land use is envisioned for large-scale retail stores providing goods and services for the regional market. Stores include, but are not limited to, home improvement and large-scale gardening centers, large-scale discount centers, furniture, computers, household goods and groceries, auto sales and services, auto service stations, tire stores, large-scale clothing outlets, and other uses typically found in power centers. PC uses may also include restaurants and drinking establishments, and fast-food outlets (including drive-thru facilities). The PC designation will also allow for the location of public and quasi-public uses such as commercial recreation uses, religious facilities, and private schools and university facilities.

The FAR applicable to the PC land use designation ranges from 0.20 to 0.35. For the purposes of distributing development intensities, the land use plan assumes that the PC development area will be 100 percent retail uses at a FAR of 0.25. Refer to the Development Standards in Appendix A for the allowed Power Center uses and applicable Development Standards.

Business Park/Power Center

20 acres are designated with a Business Park/Power Center (BP/PC) land use in the Plan Area. The BP/PC designation allows uses from both the BP land use and the PC land use categories, defined above. The FAR applicable to the BP/PC land use designation ranges from 0.25 to 0.45 for Business Park uses and 0.20 to 0.35 for Power Center uses. For the purposes of distributing development intensities, the land use plan assumes that the BP/PC development area will develop as a Power Center with 80 percent retail uses and 20 percent office uses at a FAR of 0.25. Refer to Appendix A, Section 3.7, "Business Park" or Section 3.8, "Power Center" for BP/PC development standards and to Table A-13 for permitted Business Park and Power Center uses.

PARKS, RECREATION, AND OPEN SPACE USES:

The parks, recreation, and open space system proposed for Placer Vineyards incorporates approximately 982 acres of parks and open space to be used for active and passive recreation. 3 large community-sized parks are distributed in the Plan Area, as well as 2 large open space oak preserve areas. 7 joint-use park/school sites, over 50 neighborhood and mini parks, and several smaller image parks, are dispersed throughout the Plan Area. A dog park shall also be provided. Development of other mini parks or pocket parks large enough for tot lots and other recreation facilities, but not indicated in the Land Use Diagram, are also encouraged. In addition, a series of trails linked to several east-west and north-south open space corridors provide neighborhood connections throughout the Plan Area. Information on trails is provided in Chapter V, "Transportation and Circulation." Additional details on the parks and open space system are described in Chapter VII, "Parks and Open Space."

Open Space

The Open Space (OS) land use designation is intended to protect the natural areas, creeks, wetlands, and specified tree groves within the Plan Area. Open space will include flood control and drainage channels, properties within power line easements, and special setback areas, such as along the Placer/Sacramento County line. Open Space areas may have compatible uses, including trails and other active and passive recreational uses, including their associated parking lots.

A total of 698 acres (approximately 13.3 percent of the Plan Area) is designated Open Space. This category includes only natural and/or passive open space and does not include parks.

Oak Grove Open Spaces

Concentrations of significant oak trees on the site are preserved in 2 large oak grove open space areas. These oak grove areas provide open space amenities to the community and provide passive recreational opportunities, such as picnic areas, quiet seating areas, and trail loops.

Park

A variety of park types and sizes are planned for Placer Vineyards under the Park (P) designation. Each park is planned and designed with a range of park facilities, depending on the character of the park. The park types and characteristics are described below.

Mini Parks (Pocket Parks)

Mini parks can be as small as 1/4 to 1/2 acre in size, but are more typically 1 to 2 acre sites that provide green space and passive recreation opportunities for a specific neighborhood. Uses and activities may include tot lots/playgrounds, half-court basketball, open turf areas, picnic areas with barbecues and a minimum of 2 tables, a shade structure or adequate shading provided by trees, and security lighting. Not all of the mini parks are shown in the Land Use Diagram, but providing mini parks in large residential developments is encouraged.

Town Center Green

A 4-acre town center green is centrally located in the town center. The town center green is intended to serve as a civic, cultural, and community focal point, designed to complement the design themes within the town center. The town center green will include play areas, picnic areas, an outdoor space configured for performances, open areas for farmers' markets or other informal uses, and a water feature or other landmark feature as a focal point.

Neighborhood Parks

Neighborhood parks range from 2 to 15 acres in size. 7 joint-use school/park sites are also included in this category. Facilities planned for joint-use school/park sites should take into consideration proposed school facilities to maximize the recreation facilities of both. These parks should also be designed to operate independently of the school facilities, if necessary.

Community Parks

3 large community parks are located in the Plan Area. The East Community Park is located at the southeast corner of Watt Avenue and Dyer Lane, adjacent to the Dry Creek Parkway. The West Community Park is bounded to the east by West Dyer Lane, just northwest of the power line easement corridor. The Central Community Park is located near center of the community, east of the Town Center. Community parks will include active recreation uses such as ball fields, passive recreation uses such as trails and picnic areas, and other support facilities such as restrooms, concession stands, and parking and staging areas for bicyclists and runners. Each community park will also contain a small shop and yard for park maintenance. Additionally, these parks may be used for meetings, neighborhood activities, special-interest groups, and youth and adult sports leagues.

Private Parks

Private parks and a recreation center are provided within the active adult community in the eastern portions of the Plan Area, identified in Figure 7.1, "Parks and Open Space Plan Diagram." Private parks shall count toward satisfying the park dedication requirements for the project, subject to the conditions for private parks found in Section 16.08.100-I, "Private Facilities Credit" in the *Placer County Code*.

Recreation Center (Only in Town Center)

The Placer Vineyards Specific Plan envisions the development of a large community-wide recreation facility, designated RC on the Land Use Diagram, to add to the vitality and community life of the town center. The Recreation Center is planned as a large indoor and outdoor recreation facility with indoor meeting rooms, fitness rooms and equipment, and associated offices. Outdoor facilities may include tennis courts or basketball courts, plazas, and picnic or gathering areas.

Landscaped Rights-of-Way and Entries

Landscape corridors and landscaped areas are provided along public street rights-of-way as networks of green spaces designed to enhance the visual and environmental quality of the Plan Area for pedestrians and other visitors. Landscape entry features and gateways are also provided in the community to help define different parts of the community. These are landscaped, themed features at the entrances to major intersections of the community or smaller signature features in residential neighborhoods. Landscaped rights-of-way and entries are not counted within the park or open space requirements for this project. Landscape rights-of-way shall be developed and dedicated to the County at the same time that the public street rights-of-way are developed and dedicated to the County. See Chapter VI, "Community Design," for additional streetscape and community gateway design guidelines.

PUBLIC AND QUASI-PUBLIC USES:

The Placer Vineyards Specific Plan provides for a broad range of cultural, public/quasi-public, and religious uses, strategically located throughout the Plan Area. Nestled within the Placer Vineyards neighborhoods and village centers and connected with local trails and bicycle paths, these areas provide for cultural activities that enrich the character and quality of the community in proximity to where people live. These uses are listed below.

Cemetery

Cemetery (C) designates property subdivided into cemetery lots and offering burial plots or air space for sale.

Corporation Yard

A shared corporation yard (CY) is provided to accommodate the following facility needs of the County:

- Sheriff's Department vehicle and equipment storage area,
- Fire Department training and storage facility,
- Special District's office and shop area,
- Facilities Services Department maintenance yard,
- Fleet/Transit maintenance building space, yard, and fueling facility,
- Shared office space for transit, fleet services and roads, and
- Roads Division storage and employee areas

Fire

2 fire stations (F) and an administrative center are provided in the Plan Area. 1 fire station serves the eastern side of the Plan Area and is located on Town Center Drive near Watt Avenue. The other fire station is located on the west side of the Plan Area, at the intersection of Palladay Road and A Street. A fire administrative center will be collocated with other County administrative offices in the Town Center.

Government/Sheriff

A government (Gov) office facility will be located in the town center, housing administrative offices. A small Sheriff's Substation will be collocated with the government office in the town center to provide policing and local public safety services.

Library

A library (L) facility is centrally located in the town center to provide literary, educational, and informational resources to the community.

Religious Site

The Religious Site (REL) designation is reserved for religious organization facilities operated for worship or promotion of religious activities, such as churches, synagogues and temples. Religious Sites also include religious accessory uses on the same site, including living quarters for staff, child day care facilities, and other uses normally associated with a religious facilities (e.g., schools and recreation facilities), as approved by the Planning Director.

Sites made available for religious uses other than the religious sites designated in Figure 3.1, "Land Use Diagram," may be approved through a Minor Use Permit and shall be identified on tentative maps.

Transit Station

A multi-modal transit station or terminal (T) is provided in the Plan Area within the east village center with access provided from Watt Avenue. The station/terminal will serve to distribute information on local transit options and serve as a passenger terminal and transfer station for public mass-transit systems including a future, potential bus rapid transit line along Watt Avenue.

Utility Substation

The utility substation (SS) designation allows for electrical substations, pumping stations, pressure regulation stations, or similar facility required to serve the Plan Area.

SCHOOLS:

7 elementary schools, 2 middle schools, and 1 high school are designated by the ES, MS, and HS symbols on the Land Use Diagram. The Land Use Diagram designates 199 acres for schools.

School sites are situated adjacent to park sites and open space to allow for joint use of facilities, trail access, and efficient use of the land. Joint school/park sites are centrally placed within each neighborhood to provide a focus for neighborhood interaction and to allow children to walk to school. School sites have been located based on the estimated number of students in each surrounding neighborhood and may need to be revised slightly based on actual build-out densities. Schools are sized for "stand alone" facilities, which may develop independently of parks.

Policy 3.21 Land Use for Unused School Sites.

If the responsible School District decides that a school site shown in the Land Use Diagram is not needed, residential development will be permitted at the residential density of the predominant land use adjacent to the designated school site. The total number of residential units allocated to the underlying parcel of record as of the date of the adoption of this Specific Plan (see Table 3-3) will not be increased by the readjustment of the land use. The neighborhood park site located adjacent to the excess school site shall remain as indicated on the Land Use Diagram, providing a central focus for the neighborhood.

If subsequent to the development of the property adjacent to a school site, the School District decides it no longer has a need for the property, it will be necessary to amend the Specific Plan to define the appropriate use of the property.

Elementary Schools

Elementary schools (ES) serve kindergarten through grades 5 or 6 (depending on the school district). Elementary school sites are 12 acres in size with an adjacent neighborhood park. They are located within residential neighborhoods, within easy walking distance (1/2 mile radius), and provide easy auto access from local residential and collector streets.

Middle Schools

Middle school (MS) sites are planned for 22.5 acres in size and will serve grades 6 through 7 or 8 (depending on the school district). 2 middle schools are provided. These are located within residential neighborhoods on major collector streets.

High School

The High School (HS) site, located on Palladay Road between A Street and Base Line Road, is 70 acres. It is planned to serve grades 9 through 12 and is sited on collector streets, in proximity to the surrounding residential community, local commercial services, and adjacent to park facilities located in the community park.

SPECIAL PLANNING AREA:

The Special Planning Area (SPA) designation is located on approximately 979 acres at the western portion of the Plan Area and includes the existing Riego area. There are approximately 150 existing homes within the SPA. Approximately 200 (or 87 percent) of the 230± existing parcels within the SPA are 5 acres or less in size, with the majority being less than 2 acres and located primarily in the Riego township area. The remaining approximately 30 parcels range in size from 5 to 96 acres and are generally located in the vicinity of Newton Street, south of Browning and Colburn Streets. Refer to Figure 3.2 for a map of the SPA.

Of the 21,631 units within the Plan Area, a total of 411 total units are reserved in the SPA for the eventual build-out of this area. These 411 units include the 150 existing homes, leaving an additional 261 new homes allowed for development in the SPA. The 261 additional units reserved for the potential build-out of parcels within the SPA area include: 63 new units allowed to develop consistent with their current zoning and 198 units allowed to develop under the Placer Vineyards Specific Plan and the Specific Plan EIR on a first come, first serve basis. Property owners who choose to subdivide their properties beyond that allowed under current zoning in the SPA will be required to amend this plan (refer to Section 9.2.6).

The main trunk lines of the Placer Vineyards infrastructure system (water, wastewater, and drainage systems) will be sized to serve the anticipated build-out of up to 411 total units reserved within the SPA. Property owners of the SPA may connect to infrastructure systems in the Plan Area but shall be responsible for the costs incurred from the extension of services to their property, including any hook up fees, Plan Area, or Special District fees.

Policy 3.22 Special Planning Area.
This Specific Plan does not revise or designate zoning for the SPA properties. The corresponding existing zoning for these SPA properties and existing County administrative processes shall govern. Refer to Chapter IX, Section 9.6-D, "Entitlements in the Special Planning Area" for the procedures for requesting entitlements in the SPA.

3.4 LAND OWNERSHIP AND LAND USE ALLOCATION

Figure 3.3 and Table 3-3 summarize the development program for each property owner in the Plan Area. Within the development program, the following standards shall apply.

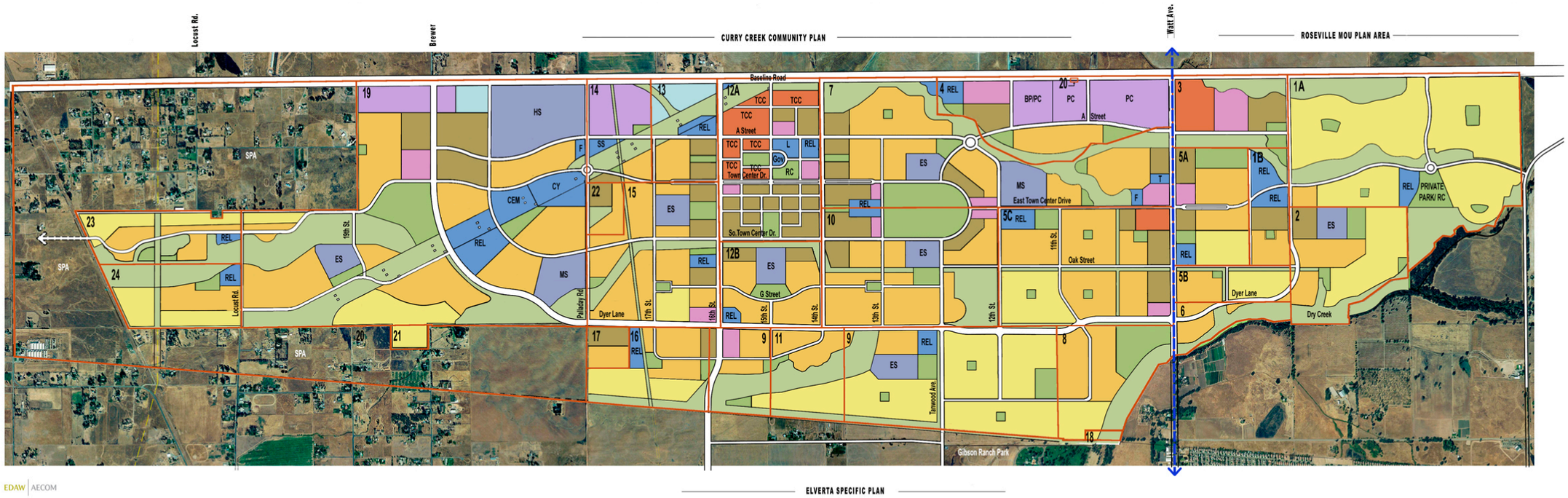
1. No property may exceed the permitted density range for the land use designation or the allowable number of residential units and commercial intensities assigned to the property in Table 3-3 without a rezoning, Specific Plan amendment, and additional environmental review. However, to provide development flexibility, development transfers between land use parcels is permitted, provided that they meet the criteria set forth in "Density Transfers," described in Chapter IX, "Implementation."

2. When constructed at the same time as the primary residential unit is being constructed on a lot, a secondary dwelling shall be counted as a residential unit for the purposes of calculating the total number of units allowed for a property under Table 3-3. Each such secondary dwelling shall be subject to payment of all fees payable by the primary unit, including those required under the applicable provisions of the development agreement. Lots where secondary dwellings are proposed to be constructed shall be identified as part of any application for the tentative subdivision map for the property.

Figure 3.2 Special Planning Area Location Map

Source: Placer County Planning 2005

Figure 3.3 Land Use Ownership Diagram



LEGEND

C/MU	COMMERCIAL/ MIXED USE	SPA	SPECIAL PLANNING AREA	ES	ELEMENTARY SCHOOL		PUBLIC/ QUASI-PUBLIC USES	OS	OPEN SPACE
COM.	COMMERCIAL	LDR	LOW DENSITY RESIDENTIAL	MS	MIDDLE SCHOOL	REL	RELIGIOUS FACILITY	P	PARK
PC	POWER CENTER	MDR	MEDIUM DENSITY RESIDENTIAL	HS	HIGH SCHOOL	F	FIRE	RC	RECREATION CENTER
BP	BUSINESS PARK	HDR	HIGH DENSITY RESIDENTIAL			Gov	GOVERNMENT		
O	OFFICE					L	LIBRARY		BRT LINE
						Po	Police		
						CY	CORPORATE YARD		
						SS	SUBSTATION		
						T	TRANSIT		
						C	CEMETERY		

NORTH

0 250 500 1000 2000

Table 3-3 Land Use Ownership Summary

Property ID#	AP#	Property Owner	Gross Parcel Acreage	SPA		LDR 2-7 du/ac		MDR 6-15 du/ac.		HDR 12-35 du/ac.		COM.	OFF	CMU(2) 15-35 du/ac.		BP/PC(3)	Pub	16(4) REL Sites	Schools			Parks(5)	OS	Major Roads	Total Units
				Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Acres	Acres	Units	Acres	Acres	Acres	ES Acres	MS Acres	HS Acres	Acres	Acres	Acres	Units
1A	023-221-001, 002; 023-200-005	Doyle/TR et al; R&B Investments, LLC	402.0			253.0	1,265	9.0	110									7.0				24.0	89.0	20.0	1,375
1B	023-200-006	Hodel Family Enterprises, LP	56.0					14.0	210	11.0	246							17.0				4.0	3.5	6.5	456
2	023-200-017	Mourier Family Revocable Lifetime Trust	138.0			51.0	255	32.0	252	9.0	162								12.0			9.0	20.0	5.0	669
3	023-200-037	Auburn & Van Maren, LLC	100.5							17.0	316	25.0		18.0	277							6.0	26.5	8.0	593
4	023-200-064, 065	Placer 536, LP; B&W 60, LLP	179.2					31.5	281	11.0	198			15.0	231	79.7		5.0				8.0	20.0	9.0	710
5A	023-200-062	Richard Riolo	106.5			21.0	105	48.5	414	9.0	162			4.0	62			5.0				10.0		9.0	743
5B	023-200-063	Riolo	51.0			19.0	95	21.0	166													1.5	5.0	4.5	261
5C	023-200-015, 028	Riolo, LP	241.5			43.0	215	125.5	976	25.0	450	9.0		5.5	85			8.0				11.0	6.5	8.0	1,726
6	023-200-018	Dana-Yeck Survivor Trust	39.0					15.0	127								1.5						17.5	5.0	127
7	023-200-045, 066	Woodside Reynen & Bardis 356, LP	357.0					132.0	1,232	40.5	729			11.0	169		5.0	5.0	12.0	22.5		38.0	62.0	29.0	2,130
8	023-200-041	Spinelli Investments, LP Millspin Investments, LP	120.0			19.0	95	48.5	356													22.0	24.5	6.0	451
9	023-200-010, 012, 013	Placer County Land Investors, LLC	326.0			157.5	788	30.0	278	2.5	45			8.5	131			5.0	12.0			19.0	61.5	30.0	1,242
10	023-200-009	Dyer Lane, LP	242.0					114.5	915	27.5	495			5.0	77			4.0	12.0			34.0	30.0	15.0	1,487
11	023-200-011	P.G.G. Properties, GP	79.0			16.5	83	30.0	232													3.0	27.5	2.0	315
12A	023-200-067	Il Centro, LLC	196.0							57.5	1,074	42.5		12.0	185		7.0	5.0				15.0	20.0	37.0	1,259
12B	023-200-068	Danville Land Investments, LLC	102.0					49.5	418	12.0	216							3.5	12.0			6.0	6.5	12.5	634
13	023-010-024; 023-200-060	Cabral, et al	80.0					16.0	164	11.0	198		17.5					7.5				3.0	13.0	12.0	362
14	023-010-026	D.F. Properties, Inc.	80.0					8.5	61	3.5	63					32.5	4.5					3.0	20.0	8.0	124
15	023-010-004, 029; 023-200-008	Palladay Greens, LLC	202.0			12.5	63	97.0	788	20.0	360			5.5	85			5.0	12.0			11.0	23.0	16.0	1,296
16	023-010-006, 014	Placer 88 Investments, Inc.	94.0			26.5	133	32.5	293	4.5	81							5.5				4.5	16.0	4.5	507
17	023-010-013	J.A. Sioukas Family Partners, LP	19.5					11.5	87	8.0	144														231
18	023-200-042	Mamood Nasseri	3.5			1.0	4																2.5		4
19	023-010-021, 022, 023; 023-150-026, 027; 023-180-005, 006, 007, 008	Baseline A&B Holding, LLC; Lennar Winncrest, LLC	816.5			47.5	238	231.5	1,892	66.0	1,188		11.5	10.0	154	29.5	33.0	25.0	12.0	22.5	70.0	43.0	150.0	65.0	3,472
20	023-200-029	Jack Garfield	0.3													0.3									0
21	023-019-016	Pandeleon	10.5			10.0	50																0.5		50
22	023-010-028	Slight	22.5					11.5	91	6.5	117												4.5		208
23	023-160-011	PMF5C, LLC	92.5			23.5	118	31.5	275									4.0				4.5	22.5	6.5	393
24	023-160-004	Pandeleon, et al	94.0			28.0	140	29.0	255									4.0				4.5	26.0	2.5	395
SPA	Various	Various	979.0	979.0	411																				411
Totals			**5,230.0**	**979.0**	**411**	**729.0**	**3,647**	**1,170.0**	**9,873**	**341.5**	**6,244**	**76.5**	**29.0**	**94.5**	**1,456**	**142.0**	**51.0**	**115.5**	**84.0**	**45.0**	**70.0**	**284.0**	**698.0**	**321.0**	**21,631**

Table 3-3 Notes:

(1) Acres are approximations and subject to change with more detailed mapping, final alignment of roadways, and etc.

(2) C/MU units are calculated at 70% area coverage.

(3) 20 acres may be a BP or PC land use (See Figure 3.1, Land Use Diagram, for BP/PC site location.)

(4) 14 acres of Religious Site are located under power lines.

(5) 24 acres of parks found in the active adult community (Property #1A) are private parks.

3.5 LAND USE ANALYSIS

3.5.1 POPULATION SUMMARY

At final build-out, the population of Placer Vineyards is estimated to be approximately 49,265 residents. Table 3.4 is a summary of the number of residential unit types and an estimate of the total population of the Plan Area at build-out.

3.5.2 HOUSING SUMMARY

Residential Density:

Residential land uses encompass approximately 62.8 percent of the total property within the Plan Area, of which 18.7 percent is designated as a Special Planning Area (SPA). The distribution of residential unit types is indicated below in Table 3-4.

Residential Development Standards

Residential Development Standards for residential land use designations can be found in Appendix A, "Land Use and Development Standards." Residential design guidelines are also provided in Chapter VI, "Community Design."

Table 3-4 Population and Housing Summary

Unit Type	Density Range (du/ac)	Dwelling Units (du)	% Mix of Units	Household Size (population / du)	Estimated Population
Low Density (Active Adult)	2–7	1,265	5.8%	1.8	2,277
Low Density (1)	2–7	2,382	11.0%	2.5	5,955
Medium Density (Active Adult)	6–15	110	0.5%	1.8	198
Medium Density	6–15	9,763	45.1%	2.5	24,407
High Density	12–35	6,244	29.0%	2	12,488
Commercial Mixed-use	15–35	1,456	6.7%	2	2,912
Special Planning Area		411	1.9	2.5	1,028
Total		**21,631**	**100.0%**		**49,265**

Notes:
(1) Includes density bonus units from Religious Site

Affordable Housing

The Placer County Housing element sets forth policies and programs intended to provide the opportunity for the County to meet its fair share regional housing allocation and to provide an adequate housing supply for County citizens of all income levels. Placer Vineyards will be required to construct 10% of the dwelling units, within the boundary of the project as affordable to very low-, low-, and moderate-income households. The affordable housing program and any affordable housing agreement for the Plan Area shall be determined in accordance with the policies of this Specific Plan, the General Plan Housing Element, State affordable housing laws and requirements, and the approved Development Agreement.

Assuming the development of 21,631 residential units, the project will be required to provide land to accommodate 2,122 units for very low-, low-, and moderate-income households, as distributed in Table 3-5. Refer to Policy 3.27 for standards on distributing affordable housing units.

For the purposes of this plan housing affordability is based on household incomes defined by the State of California Housing and Community Development (HCD). Very low income households have incomes no greater than 50% of the Placer County median income. Low income households have incomes between 51% and 80% of the Placer County median income. Moderate income households have incomes between 81% and 120% of the Placer County median income. Incomes are adjusted by household size. The HCD determines the median income for Placer County annually.

Affordable Housing Goals

Goal 3.17 Provide at least 10 percent of the residential units in the Specific Plan Area as affordable housing and distribute affordable residential units throughout the community.

Affordable Housing Policies

Policy 3.23 Affordable Housing Requirement.

In compliance with State Law, new development shall provide at least 10 percent of the total residential units in the Plan Area (2,122 units) at a price affordable to very low-, low-, and moderate income households (see Table 3.5).

Policy 3.24 Affordable Housing Obligation.

Owners of residential land will be required to satisfy the affordable housing obligation by constructing a minimum of 10 percent of the units for occupancy by very low-, low-, and moderate-income households, concurrent to and in proportion with development of market rate units within the balance of the property, as defined in the Development Agreement.

Table 3-5 Summary of Affordable Housing Obligation

Affordability Category	Required Allocation (Percentage of Total Units)	Number of Affordable Units Required
Very Low Income	4%	849
Low Income	4%	849
Moderate Income	2%	424
Total	10%	2,122

* These totals represent the affordable obligations of the urban portion of the Plan Area which contains 21,220 homes and does not include the 411 homes allocated to the SPA.

Policy 3.25 Affordable Housing Options.

While individual property owners are responsible for ensuring that land is sufficient to accommodate the number of affordable units is available, the Development Agreement shall provide flexibility regarding how the units are provided. Property owners have 2 options:

1) *They shall construct the units as part of their market-rate developments generally concurrently and in proportion with the development of market-rate units within the balance of the property, as defined in the Development Agreement, or*

2) *They shall choose to use 1 or more of the affordable housing options also specified in the Development Agreement.*

Policy 3.26 Distribution.

Affordable housing units shall be provided as either purchase or rental units, or a mixture of both. For sale/purchase affordable units, including duplex units, may be located anywhere with the Plan Area, provided that the affordable units shall not be clustered together in 1 location.

Policy 3.27 Concurrent Development of Affordable Units.

Landowners and the County shall enter into Development Agreements that ensures, generally, concurrent development of affordable housing units and development of market-rate units. At the time of approval of the Specific Plan, a Development Agreement will be required to identify the terms for the implementation of affordable housing units. Affordable units shall also be identified on all individual tentative subdivision maps and disclosed to future property owners.

3.5.3 EMPLOYMENT SUMMARY

Table 3.7 estimates potential jobs based on the projected number of employees per acre for office and retail uses. The estimate for school employees assumes 1 employee per 17 students. At full build-out, the Plan Area will provide approximately 8,267 jobs, or approximately 0.4 job per household.

Table 3-6 Employment Summary

Land Use Category	Acres	FAR	Gross Square Feet (GSF)	GSF/Employee	Total Jobs
Retail Uses					
COM: Commercial	34.00	0.25	370,260	500	741
C/MU: Commercial/Mixed-Use Retail (15% of C/MU Total Area)	14.18	0.45	277,858	500	556
TCC: Town Center Commercial Retail (80% of TCC Total Area)	34.00	0.45	666,468	500	1,333
BP: Business Park Retail (10% of BP Total Area)	6.20	0.25	67,518	500	135
PC: Power Center (100% Retail)	60.00	0.25	653,400	500	1,307
BP/PC: Business Park/Power Center[1] Retail (80% of BP/PC Total Area)	16.00	0.25	174,240	500	349
Subtotal Retail Uses	164.38		2,209,744		4,419
Office Uses					
O: Office	29.00	0.30	378,972	400	947
C/MU: Commercial/Mixed-Use Office (15% of C/MU Total Area)	14.18	0.45	277,858	333	834
TCC: Town Center Commercial Office (20% of Town Center Commercial Total)	8.50	0.45	166,617	333	500
BP: Business Park Office (90% of BP Total Area)	55.80	0.25	607,662	750	810
BP/PC: Business Park/Power Center[1] Office (20% of BP/PC Total Area)	4.00	0.25	43,560	750	58
Subtotal Office Uses	111.48		1,474,669		3,150
Schools[2]	199.00		11,841 students	1 per 17 students	697
Total	474.86		3,684,414		8,267

Notes:
1. 20 acres may be a BP or PC land use (See Figure 3.1, "Land Use Diagram," for site location).
2. Refer to school enrollment summary table.

3.6 LAND USE DESIGN AND COMPATIBILITY

Good planning and design can help to increase compatibility between different land uses, reduce potential conflicts, and make for better neighbors. The design and land use pattern of Placer Vineyards is organized to provide an appropriate level of compatibility to adjoining rural residential and agricultural uses as well as between higher intensity commercial and adjoining residential uses.

Compatibility of adjoining land uses is concerned with potential impacts and nuisances that may be created as a result of different levels of activity. Examples of such nuisances may include noise, odors, light and dust, use of chemicals and fertilizers, unwanted traffic and congestion, unwanted views, shade and shadow impacts, and the height, scale and character of the built environment. Creating greater compatibility between disparate land use activities can be achieved through use of appropriate land use patterns and site designs, providing appropriate buffers, or through increased setbacks.

Goal 3.18 Organize the site design and land use patterns in Placer Vineyards to provide an appropriate level of compatibility to adjoining land uses and reduce potential nuisance conflicts.

Policy 3.28 Compatibility to Adjoining Large-Lot Rural and Agricultural Uses. *The design and land use pattern of Placer Vineyards shall be organized to provide an appropriate level of compatibility to adjoining rural residential and agricultural uses.*

1. *Land use intensities and densities in Placer Vineyards should be stepped down approaching or adjoining rural residential and agricultural uses to create a more compatible transition between uses.*

2. *Open space buffers shall be provided along the entire edge of the Special Planning Area (SPA). Refer to Section 7.3, "Open Space," in Chapter VII, "Parks and Open Space" for the design of open space landscape buffer areas adjacent to the SPA (see Figure 7.11 for the required open space buffer setbacks and locations).*

3. *To buffer land in agricultural preserve under the Williamson Act, located north of Baseline Road, a minimum 200-foot setback shall be maintained from the northern existing edge of pavement of Baseline Road for all non-open space and non-infrastructure-related land uses located south of Baseline Road. This 200-foot setback shall only apply to those parcels that are located south of lands that are in active rice farming or located in an agricultural preserve that remains under Williamson Act contract at the time of development. See Figure 3.4 for a map of the location of the Williamson Act agricultural preserve.*

4. *Open space setbacks and berms shall be used as a buffer between residential and adjoining agricultural and rural land uses.*

5. *Site design of residential neighborhoods shall employ a number of techniques as a buffer to adjoining uses, including larger lots, larger front or rear yard setbacks, loop roads, cul-de-sacs, single-loaded streets, and open space and landscaped setback buffers. Refer to Section 6.4.1, "General Lot Design," in Chapter VI, "Community Design," for residential lot design guidelines.*

6. *Local streets in new residential neighborhoods shall have limited connections to existing local rural lanes and streets to avoid traffic and parking in adjoining agricultural areas.*

7. *To provide an appropriate level of compatibility between rural residential uses in the Special Planning Area (SPA) and the development of the business park property at the southeast corner of Baseline Road and Newton Street, the following provisions shall apply.*

    a. *Provide a minimum 115-foot buffer from the west side of Newton Street to the nearest business park building. This buffer shall consist of a 30 foot distance provided by existing Newton Street, a 40-foot landscaped berm, and 45-foot on-site building side yard setback. The 45 foot on-site side yard setback shall be landscaped and may also include parking (see Figure 7.11 for the conceptual berm and buffer plans and Figure 712 for the conceptual buffer section).*

    b. *Loading docks and circulation, including ingress and egress into the Business Park property, shall not be provided from or located adjacent to Newton Street.*

    c. *Lighting fixtures shall be selected and designed to minimize glare and excess lighting spillage into the SPA. All street and parking lights shall utilize cut-off fixtures to minimize visibility from adjacent areas of the community. Lighting shall not be blinking, flashing, or be of unusual intensity or brightness.*

    d. *Buildings shall be designed at heights and intensities that provide an appropriate level of compatibility to the SPA. Business Park development projects shall be subject to the requirements of the Design/ Site Review process.*

Policy 3.29 Compatibility of Residential Uses Adjacent to Commercial and Employment Uses.

The design and land use pattern of Placer Vineyards shall be organized to provide an appropriate level of compatibility between residential neighborhoods and adjoining commercial and higher intensity office uses.

1. *Residential densities in Placer Vineyards should create a transition between commercial and office uses and adjoining low density residential neighborhoods. Transitional uses may include higher density residential uses, public and quasi-public uses, open spaces, and parks.*

2. *Local streets will avoid direct connections between large commercial centers and surrounding residential areas that could allow commercial traffic to pass through the residential neighborhoods and affect local streets with commercial parking.*

3. *Open space setbacks, parks, and surface drainage swales are appropriate buffers between residential uses and adjoining higher intensity commercial and office uses.*

4. *Site design of residential neighborhoods can employ a number of techniques as a buffer to adjoining uses, as indicated in Figure 6.18, "Lotting Conditions Adjacent to Major Roadways," in Chapter VI, "Community Design." Such techniques include larger setbacks, loop roads, cul-de-sacs, frontage roads, single loaded streets, open space, and landscaped buffers.*

Figure 3.4 Map of Williamson Act Parcels