

# Placer Vineyards Specific Plan Implementation Policies & Procedures Manual



PLACER  VINEYARDS

Amended June 2015  
Adopted June 2013

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Prepared by:  
Torrence Planning & Design Inc.

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### APPLICATIONS

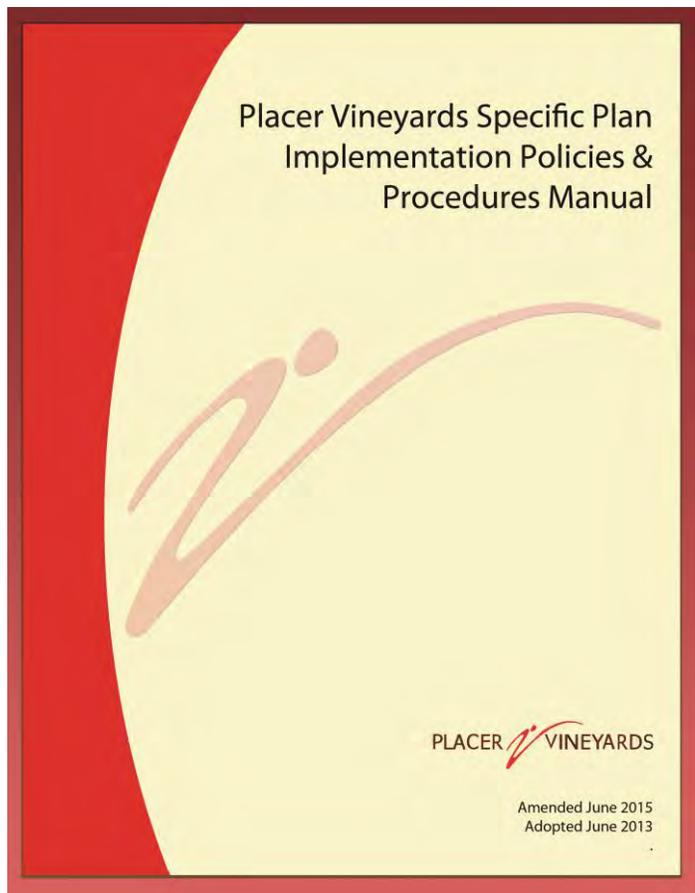
- Initial Project Application
- PVSP Subsequent Conformity Review Questionnaire
- PVSP Amendment Application
- PVSP Administrative Modification Application
- PVSP Density Transfer of Housing Units Application

# 1

## PURPOSE

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

The initial edition of the Manual was reviewed and approved by the Placer County Board of Supervisors in 2013. This version, dated April 2015, is the first update of the Manual and it reflects recent amendments to the Specific Plan and Development Agreement, an addendum to the Environmental Impact Report, updates to the Master Planning Documents and revisions to the forms and applications included in Appendices A and B of this Manual. Revisions and updates to the Manual shall be approved by the County Planning Director and no Planning Commission or Board of Supervisors review is required. Where discrepancies exist between the Manual and other Placer Vineyards Specific Plan documents approved by the Placer County Board of Supervisors, the PVSP documents approved by the Board shall supersede the Manual.



# 2

## OVERVIEW

### 2.1 THE PLACER VINEYARDS PROJECT

The Placer Vineyards project includes approximately 5,230 acres of land located in the southwest corner of Placer County, just west of the City of Roseville, approximately fifteen miles north of the City of Sacramento (refer to Figure 1.1). Designed as a self-sufficient community guided by the principles of smart growth, the Placer Vineyards project is a mixed-use master planned community with residential, employment, commercial, open space, recreational and public/quasi-public land uses. The Placer Vineyards Plan offers a livable, pedestrian friendly environment with a distinct community identity and sense of place featuring safe and accessible links between residential neighborhoods and commercial centers. The Placer Vineyards plan also protects and enhances the property's existing natural features and resources by incorporating native oaks, wetlands, creeks and drainage systems into a community-wide open space system. Build-out of the project is estimated to occur over a twenty to thirty year time frame and when completed, the project is proposed to have a population of approximately 33,000 people housed in 14,132 homes with 310 acres of commercial uses, 308.5 acres of public/quasi-public land uses and 842.8 acres of parks and open space.

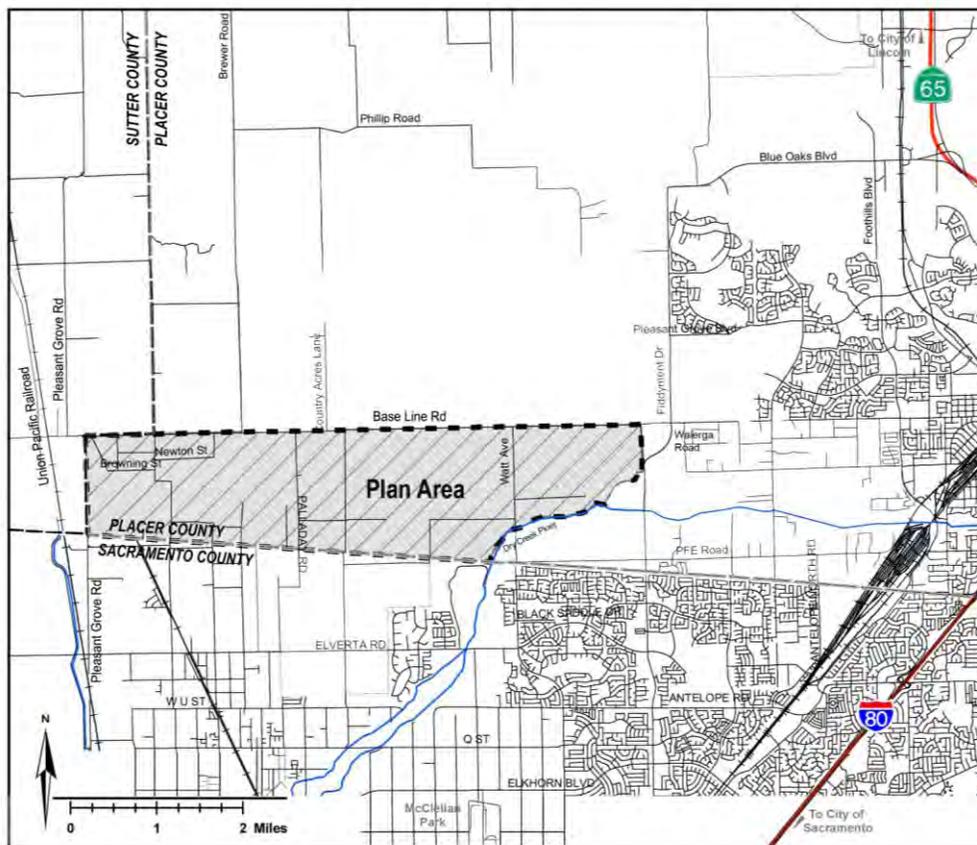
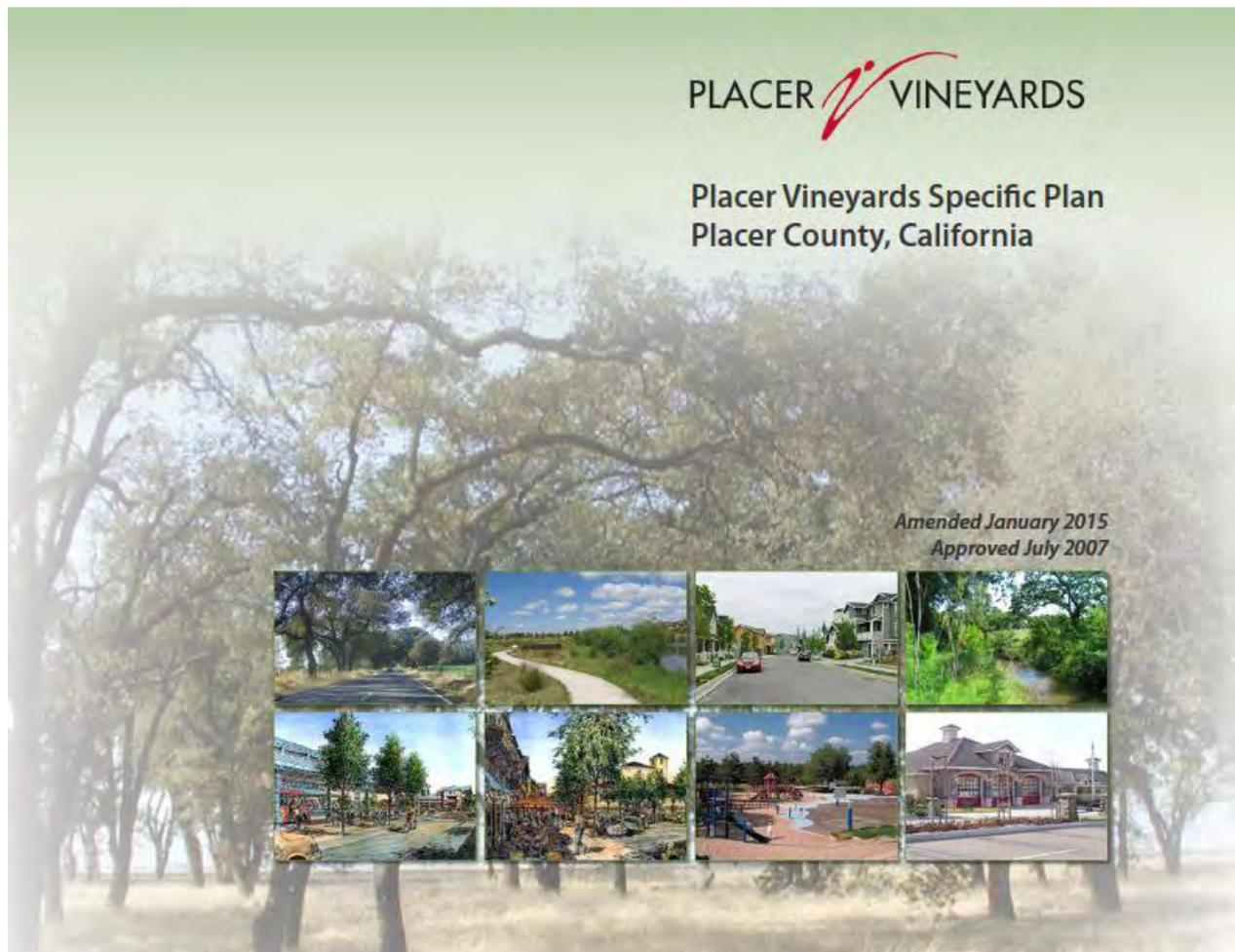


Figure 1.1 – Placer Vineyards Location

## 2.2 THE PLACER VINEYARD SPECIFIC PLAN & ENVIRONMENTAL IMPACT REPORT

The Placer Vineyards Specific Plan (PVSP) was prepared to define growth policies and guide future development in southwest Placer County. The PVSP was first approved by the Placer County Board of Supervisors, along with the Environmental Impact Report (EIR), the Mitigation Measures and the Development Agreement (DA) on July 16, 2007. An amendment to the PVSP and an addendum to the EIR were approved by the Board on February 14, 2012 (Resolution Numbers 2012-038 and 2012-039). Text revisions to the Certified Environmental Impact Report and modifications to the Mitigation Monitoring and Reporting Program were approved by the Board on September 11, 2012 (Resolution No. 2012-211). Amendments to the Specific Plan, and an addendum to the Certified EIR, were approved by the Placer County Board of Supervisors on January 6, 2015 (Resolution Numbers 2015-012 and 2015-013). The County has the responsibility to ensure that all future development in the Plan Area is consistent with the PVSP policies. A complete checklist of PVSP policies is included in Appendix B of this Manual.

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



The Placer Vineyards Specific Plan

### 2.2.1 LAND USE & DEVELOPMENT STANDARDS

Appendix A of the Placer Vineyards Specific Plan contains development and zoning standards that define the uses and development form for the Placer Vineyards community. Adopted in 2007 by the Board of Supervisors (Ordinance No. 5475-B), and amended on January 6, 2015 (Ordinance No. 5758-B), the development and zoning standards supersede the Placer County Zoning Ordinance and serve as the zoning regulations governing development within the Placer Vineyards Specific Plan Area (Plan Area). Where no standards are provided in the PVSP Development Standards, the Placer County Zoning Ordinance, Placer County Code, and/or Land Development Manual shall apply.

<http://www.placer.ca.gov/~media/cdr/Planning/PVineyards/2015/AppendixA-LandUseDevStnds>

### 2.2.2 MITIGATION MONITORING & REPORTING PROGRAM

As part of the initial EIR certification, the Board of Supervisors adopted a Mitigation Monitoring & Reporting Program (MMRP) consisting of two components: the Standard Mitigation Monitoring Program and the On-Going Mitigation Reporting Plan. Future development must mitigate for the impacts caused by development of the Plan Area. Modifications to the 2007 Mitigation Monitoring & Reporting Program were approved by Board on September 11, 2012 (Resolution No. 2012-211). Additional modifications to the approved Mitigation Monitoring & Reporting Program were approved by the Board on January 6, 2015 (Resolution No. 2015-012). Prior to approval of future entitlements, the County must verify that certain mitigation measures have been met. Refer to the Mitigation Monitoring & Reporting Program for a complete list of the Standard and On-Going Mitigation Measures.

<http://www.placer.ca.gov/~media/cdr/Planning/PVineyards/2015/AppendixD-MMRP.pdf>

## 2.3 DEVELOPMENT AGREEMENT

The original Development Agreement for the PVSP was approved by the Board of Supervisors in 2007 (Ordinance No. 5477-B) and superseded by the Amended and Restated Development Agreements adopted by the Board of Supervisors on February 14, 2012 (Ordinance No. 5665-B). On September 11, 2012, the Board adopted the First Amendment to Amended and Restated Development Agreement (Ordinance No. 5686-B) and on January 6, 2015, the Second Amended and Restated Development Agreement was approved by the Board of Supervisors (Ordinance No. 5759-B). The Second Amended and Restated Development Agreement replaces and supersedes all previous Development Agreements. The Development Agreement has been signed by all of the participating developers (refer to PVSP Table 3-3 on page 5 of this Manual for a list of participating developers).

**Placer Vineyards Specific Plan**  
**Table 3-3 Land Use Ownership Summary**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Property ID#	AP#	Property Owner	Gross Parcel Acreage	SPA		LDR 2-6 du/ac		MDR 4-8 du/ac		HDR 7-21 du/ac		COM.	OFF	CMU <sup>1</sup> 18 du/acre		BP/PC <sup>(4)</sup>	Pub	Rel <sup>(3)</sup>	Schools			Parks <sup>(5)</sup>	OS	Major Roads	Total Units
				Acre	Units	Acre	Units	Acre	Units	Acre	Units			Acre	Units				ES Acres	MS Acres	HS Acres				
1A	23-200-005, 23-221-002, 057, 058	Placer 400 Investors, LLC	402.0			264.0	931											8.0				22.0	88.0	20.0	931
1B	23-200-006	Hodel Family Enterprises, LP	56.0			10.0	35	20.0	128	6.0	90							9.0					4.0	7.0	253
2	23-200-017	Mourier Family Revocable Lifetime Trust	138.0			84.5	289	21.0	115									6.0				3.0	19.0	4.5	404
3	23-200-037	Baseline & Watt, LLC	100.5					28.5	153	9.0	105	25.0						4.0					26.0	8.0	258
4A	23-200-069	B&W 60 LP	65.0													59.7								5.3	0
4B	23-200-071	LDK-AREP III Placer Owner, LLC	114.2					40.5	225					7.0	88	31.0		7.0				3.5	20.0	5.2	313
5A	23-200-062	Richard Riolo (Non-Participant)	106.5			66.0	230	24.5	106	5.0	75											3.0		8.0	411
5B	23-200-063	Riolo (Non-Participant)	51.0			23.5	74	22.5	103															5.0	177
5C	23-200-015, 028	Riolo, LP (Non-Participant)	241.5			74.5	250	103.5	562	25.5	375	9.0		4.5	57			9.5				3.0	2.0	10	1244
6	23-200-018	O'Looney 1991 Living Trust, Frances Shadwick, Susan Pilarski,	39.0					14.5	102								1.5						18.0	5.0	102
7	23-200-045, 066	BHT II Northern Cal I	357.0					180.5	912	49.5	698			6.5	82		4.5	1.5	12.0	2.5		10.0	62.0	28.0	1692
8	23-200-041	Sphelli Investments, LLC Millsip Investments, LLC	120.0			32.0	112	27.5	117													30.0	24.5	6.0	229
9	23-200-010, 012, 013	Placer 1 Owners Receivership	326.0			152.7	515	58.0	359	8.0	120								12.0			9.0	56.3	30.0	994
10	23-200-009	Frank Stathos	242.0					152.5	819	11.5	158								12.0	20.0		4.0	27.0	15.0	977
11	23-200-011	P.G.G. Properties, GP	79.0			23.0	81	25.0	134													1.5	27.5	2.0	215
12A	23-200-067	Il Centro, LLC	196.0							65.0	871	42.5		11.5	144		7.0	5.0				3.5	20.0	41.5	1015
12B	23-200-068	Placer 102, LLC	102.0					64.0	342					3.0	38				12.0			4.0	6.5	12.5	380
13	23-010-024, 23-200-060	Cabral, et al (Non-Participant)	80.0					20.0	122	7.0	105		17.5					7.5				3.0	13.0	12.0	227
14	23-010-026	D.F. Properties, Inc.	80.0					12.0	58							36.0	4.5						20.0	7.5	58
15	23-010-004, 029, 23-200-008	Palladay Greens, LLC	202.0			21.0	70	117.0	639	12.0	150			3.0	38			7.0				3.5	23.0	15.5	897
16	23-010-006, 014	Placer Vineyards Development Group, LLC	94.0			47.0	151	20.0	126									5.5					16.0	5.5	277
17	23-010-013	J.A. Sioukas Family Partners, LP	19.5			12.0	42	7.5	38																80
18	23-200-042	Mamood Nasser (Non-Participant)	3.5			1.0	4																2.5		4
19	23-010-021, 022 & 023, 23-150-026, 027, 23-180-005, 006, 007, 008	Baseline A&B Holding, LLC, Lennar Winncrest, LLC	816.5			99.5	343	217.0	1,148	23.0	345		15.0	15.0	189	23.5	33.0	21.0	24.0	22.5	50.0	45.0	159.5	68.5	2025
20	23-200-029	Jack Garfield (Non-Participant)	0.3													0.3									0
21	23-019-016	Pandeleon	10.5			10.5	37																		37
22	23-010-028	Slight (Non-Participant)	22.5					16.0	73														6.5		73
23	23-160-011	PMFSG, LLC	92.5			49.5	173	11.0	41														25.0	7.0	214
24	23-160-004	Pandeleon, et al	94.0			52.0	182	11.0	52													2.0	26.5	2.5	234
SPA	various	various	979.0	979.0	411																				411
<b>Totals</b>			5,230.0	979.0	411	1,022.7	3,519	1,214.0	6,474	221.5	3,092	76.5	32.5	50.5	636	150.5	50.5	91.0	72.0	45.0	50.0	150.0	692.8	331.5	14,132

Notes:

1. Acres and units are approximations and subject to change with more detailed mapping, final alignment of roadways, etc.
2. CMU units are calculated at 70% area coverage.
3. 3 acres of Religious site on property #13 are located under the powerlines
4. 31 acres of BP on property #4 may be a BP or PC land use
5. 22 acres of parks in the active adult community (property 1A) are private parks.

**Table 2.1**  
**Placer Vineyards Specific Plan**  
**Non-Residential Building Area (Gross Square Feet)**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Property ID#	APN#	Property Owner	Gross Parcel Acreage	COM.		Town Center Commercial			Office		CMU			BP			PC		BP / PC		
						Total Area	Retail (80%)	Office (20%)			Total Area	Retail (15%)	Office (15%)	Total Area	Retail (10%)	Office (90%)	Total Area	Retail (100%)	Total Area	Retail (80%)	Office (20%)
				Commercial Acres	Gross Square Feet (GSF) (FAR=0.25)	Town Center Commercial Acres	Gross Square Feet (GSF) (FAR=0.45)	Gross Square Feet (GSF) (FAR=0.45)	Office Acres	Gross Square feet (GSF) (FAR=0.30)	CMU Acres	Gross Square Feet (GSF) (FAR=0.45)	Gross Square Feet (GSF) (FAR=0.45)	BP Acres	Gross Square Feet (GSF) (FAR=0.246)	Gross Square Feet (GSF) (FAR=0.246)		Gross Square Feet (GSF) (FAR=0.25)		Gross Square Feet (GSF) (FAR=0.25)	Gross Square Feet (GSF) (FAR=0.25)
<b>3</b>	23-200-037	Baseline & Watt, LLC	100.5	25.0	272,250																
<b>4A</b>	23-200-069	B&W 60 LP	65.0														59.7	650,133			
<b>4B</b>	23-200-071	LDK-AREP III Placer Owner, LLC	114.2								7.0	20,582	20,582						31.0	270,072	67,518
<b>5C</b>	23-200-015, 028	Riolo, LP (Non-Participant)	241.5	9.0	98,010						4.5	13,231	13,231								
<b>7</b>	23-200-045, 066	BHT II Northern Cal 1	357.0								6.5	19,112	19,112								
<b>12A</b>	23-200-067	Il Centro, LLC	196.0			42.5	666,468	166,617			11.5	33,813	33,813								
<b>12B</b>	23-200-068	Placer 102, LLC	102.0								3.0	8,821	8,821								
<b>13</b>	23-010-024; 23-200-060	Cabral, et al (Non-Participant)	80.0						17.5	228,690		0	0								
<b>14</b>	23-010-026	D.F. Properties, Inc.	80.0									0	0	36.0	38,545	346,906					
<b>15</b>	23-010-004, 029; 23-200-008	Palladay Greens, LLC	202.0								3.0	8,821	8,821								
<b>19</b>	23-010-021, 022 & 023; 23-150-026, 027; 23-180-005, 006, 007, 008	Baseline A&B Holding, LLC, Lennar Winncrest, LLC	816.5						15.0	196,020	15.0	44,105	44,105	23.5	25,162	226,453					
<b>20</b>	23-200-029	Jack Garfield (Non-Participant)	0.3														0.3	3,267			
<b>Totals</b>			<b>2,355.0</b>	<b>34.0</b>	<b>370,260</b>	<b>42.5</b>	<b>666,468</b>	<b>166,617</b>	<b>32.5</b>	<b>424,710</b>	<b>50.5</b>	<b>148,485</b>	<b>148,485</b>	<b>59.5</b>	<b>63,707</b>	<b>573,359</b>	<b>60</b>	<b>653,400</b>	<b>31</b>	<b>270,072</b>	<b>67,518</b>

## 2.4 PLACER VINEYARDS MASTER PLANNING DOCUMENTS

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

### 2.4.1 SEWER MASTER PLAN

The Development Group prepared and obtained approval from the County of a Sewer Master Plan for providing sewer service to the developed properties within the Specific Plan area. The Sewer Master Plan includes information on wastewater generation rates, peaking factors, location, placement and sizing of gravity pipelines, force mains, lift stations and other necessary infrastructure (refer to the approved Sewer Master Plan).

### 2.4.2 DRAINAGE MASTER PLAN

The Development Group prepared and obtained approval from the County of a Drainage Master Plan updating the work previously undertaken in conjunction with the EIR. The Drainage Master Plan identifies each of the drainage sheds within the Plan Area and the area wide drainage facilities required to serve each drainage shed. The Master Plan also identifies the size and location of all permanent drainage facilities proposed for each of the drainage sheds within the Plan Area (refer to the approved Drainage Master Plan).

### 2.4.3 TRANSIT MASTER PLAN

The Development Group prepared and obtained approval from the County of a Transit Master Plan for public transit service to the Specific Plan area. The Transit Master Plan includes details on routes, service times, fare programs (including a method to determine fair share costs for inter-community and inter-regional routes connecting the Specific Plan area to other areas within and outside Placer County), vehicle requirements, service triggers establishing the timing for expansion of service levels to reach ultimate service levels, staffing, requirements, administrative costs, capital requirements and other related information necessary to provide a complete transit service (refer to the approved Transit Master Plan).

### 2.4.4 LANDSCAPE MASTER PLAN

The Landscape Master Plan addresses the design of streetscapes, entry features, landscaping materials and other image features that define the public landscape areas of the Specific Plan. The Board of Supervisors shall approve the Landscape Master Plan prior to the approval of the first Development Phase and Phasing Plan (refer to the Landscape Master Plan).

### 2.4.5 PUBLIC FACILITIES FINANCING PLAN (PFFP)

The County Board of Supervisors accepted the Placer Vineyards Specific Plan Public Facilities Financing Plan in 2007. A revised PFFP was approved by the Board on January 6, 2015. The PFFP identifies the estimated costs of public facilities and infrastructure and describes the

funding mechanism required to accomplish the build-out of the Specific Plan (refer to the approved Public Facilities Financing Plan).

#### 2.4.6 URBAN SERVICES PLAN (USP)

The County Board of Supervisors accepted the Placer Vineyards Specific Plan Urban Services Plan in 2007. A revised Urban Services Plan was approved by the Board on January 6, 2015. The USP identifies the level of public services expected with the Placer Vineyards and describes how urban services will be funded (refer to the approved Urban Services Plan).



# 3

## ROLES & RESPONSIBILITIES OF THE DEVELOPER & THE COUNTY

On January 6, 2015, the County and the Participating Developers entered into a Development Agreement (DA) that specifies the roles and responsibilities of each party.

### 3.1 THE DEVELOPER AND GOOD STANDING CERTIFICATES

As outlined in DA Recital M, a Development Group (Placer Vineyards Development Group, LLC) consisting of the Developer and the other Participating Developers has been formed and will fund the planning costs and may construct or coordinate and administer certain financing programs related to the construction of the improvements and the public facilities. As more particularly described in Section 3.2 of the Development Agreement, Developer's ability to proceed with any part of the Project will be contingent upon Developer being a member in good standing of such Development Group, as evidenced by the issuance thereto from the Development Group of a **Good Standing Certificate** (refer to Form A.1 located in Appendix A of this Manual). The Developer agrees to certain developer obligations as outlined in Article 3 of the DA including a mix of housing meeting a range of housing needs for the County, public facilities such as open space, recreational amenities and other services and amenities that will be of benefit to the future residents of the County. The Developer also agrees to provide for the costs of such facilities and services to mitigate impacts on the County of the development of the Property (refer to DA Article 3. Developer Obligations).

The Developer agrees to certain developer obligations as more fully described in Article 3 of the Development Agreement including the following Offers of Dedication (IODs):

### 3.2 OFFERS OF DEDICATION FOR BACKBONE INFRASTRUCTURE, DRAINAGE, PARKS, OPEN SPACE AND COUNTY FACILITIES

#### 3.2.1 INITIAL DEDICATIONS

Unless deferred as provided in DA Section 3.3, within one hundred eighty (180) days of the effective date of the DA, Developer shall execute and deliver to the County, without cost and for recordation irrevocable offers of dedication (IODSs) in forms acceptable to the County, for any and all portions of the Property planned to be utilized for any of the following purposes:

- Backbone Infrastructure described in DA Section 3.6 & DA Exhibit 3.6.1;
- Community Parks described in DA Section 3.13.4;
- Open Space areas described in the Specific Plan, including the drainage areas within which the permanent drainage facilities described in the DA Section 3.12 and the Drainage Master Plan are located; and
- County Facilities described in the DA Section 3.10

### 3.2.2 SECONDARY ROAD IMPROVEMENTS

Developer shall offer to dedicate any portion of the Property planned for Secondary Road Improvements described in DA Section 3.7.1 within sixty (60) days after written request therefor from County, which request shall include a legal description of the needed portion of the Property (refer to DA Section 3.3.3).

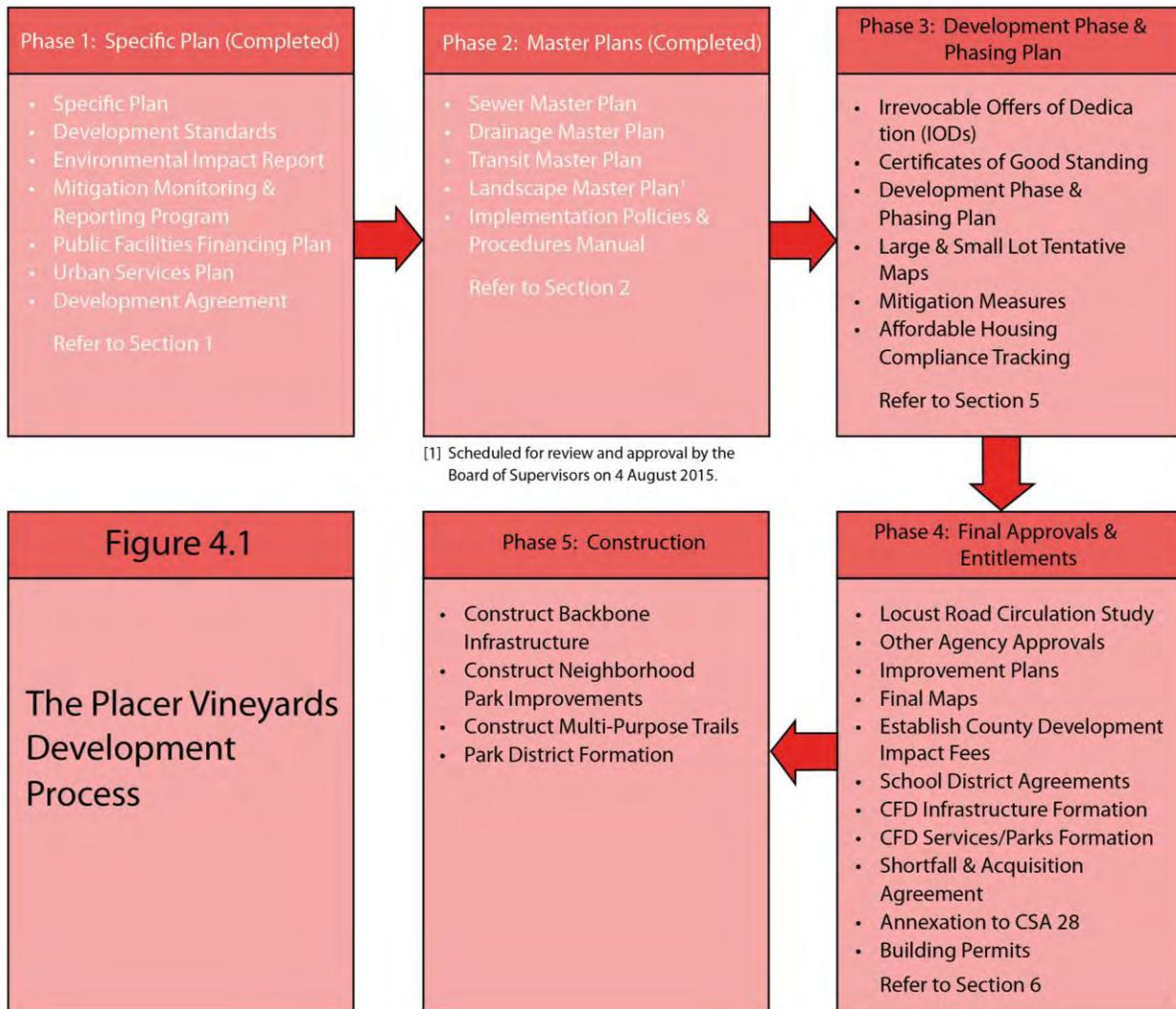
### 3.3 COUNTY OF PLACER

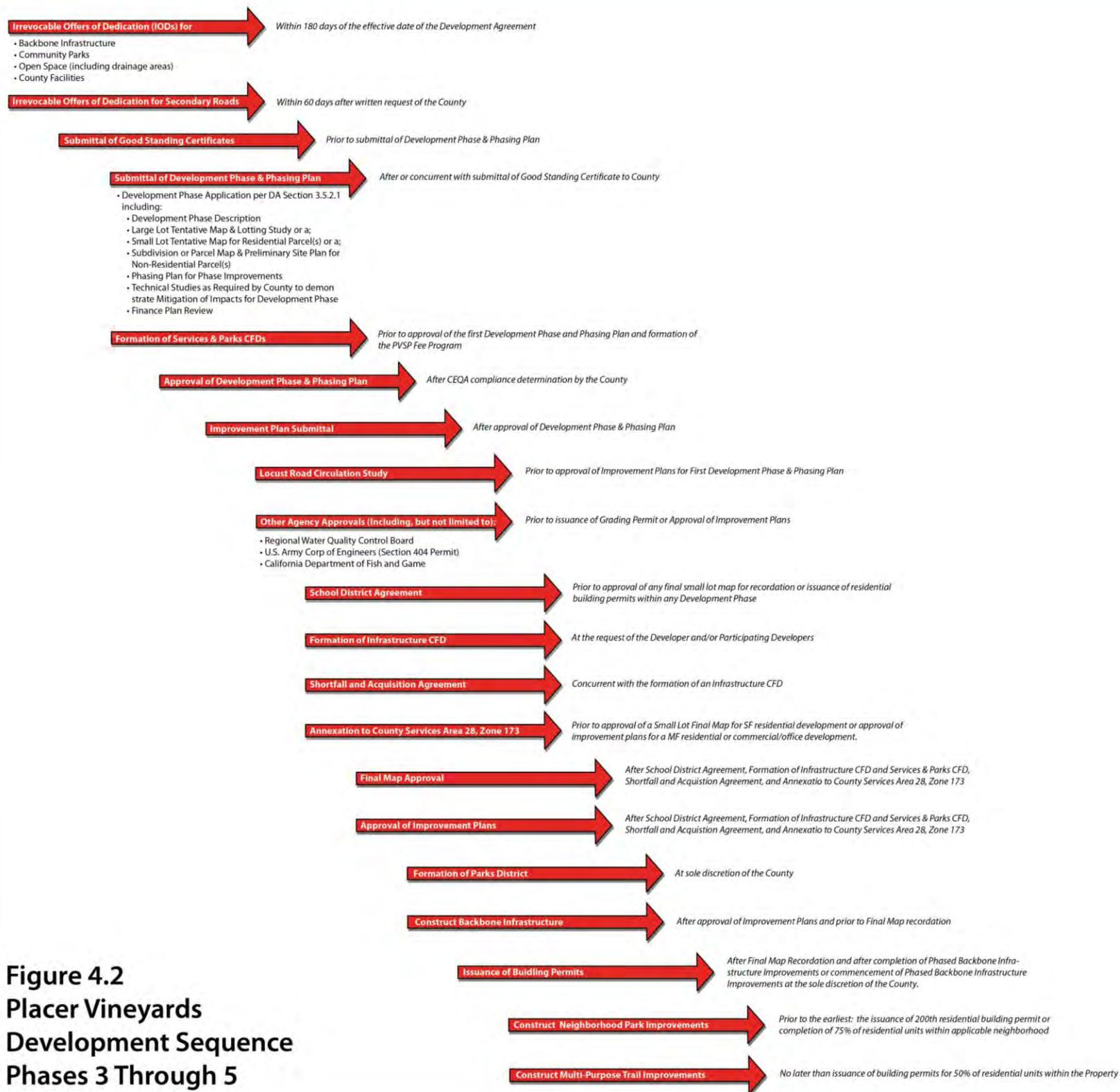
The County agrees to work in good faith with Developer as it applies to County for permits that may be required by the County and, to the extent applicable, other public, state and federal agencies. The County shall exercise its best efforts to act upon such applications in an expeditious manner as more fully described in DA Sections 4.1 through 4.7.

# 4

## DEVELOPMENT PHASES

As originally envisioned, development of the Plan Area would be a five phase process. To date, Phases 1 and 2 have been completed. The remaining three development phases include: Phase 3 - Development Phase & Phasing Plan; Phase 4 - Final Approvals and Entitlements; and Phase 5 - Construction (Refer to Figure 4.1 - The Placer Vineyards Development Process). The development sequence of the remaining three phases is shown in Figure 4.2 – Development Sequence.





**Figure 4.2**  
**Placer Vineyards**  
**Development Sequence**  
**Phases 3 Through 5**

# 5

## DEVELOPMENT PHASE & PHASING PLAN

The third phase in the Placer Vineyards development process is the preparation and approval of Development Phase and Phasing Plans. This section of the IPPM describes the Development Phase and Phasing Plan approval process and the required submittal documents. The Development Group or the Developer must complete the following in order to receive Development Phase & Phasing Plan approval:

### 5.1 DEVELOPMENT GROUP CERTIFICATE

As more particularly described in Section 3.2 of the DA, Developer's ability to proceed with any part of the Project will be contingent upon Developer being a member in good standing of such Development Group, as evidenced by the issuance thereto from the Development Group of a **Good Standing Certificate** (a copy of which shall be provided to the County). Refer to DA Section 3.2 and to the sample certificate in Appendix A of this Manual.

### 5.2 DEVELOPMENT PHASE AND PHASING PLAN

The Developer or Developer and one or more other Participating Developers, or the Development Group, acting on behalf thereof, may submit an application for approval of development within a designated portion of land owned by said Participating Developers within the Plan Area (**Development Phase**). The application shall include, among other requirements as set forth in this Manual, a **Phasing Plan** describing the portions of the Backbone Infrastructure, any neighborhood park improvements, multi-purpose trails and any other interim or permanent public improvements proposed to be installed to serve such Development Phase (**Phased Improvements**). Neither Developer nor any group of Participating Developers may submit, independent of the Development Group, an application for a Development Phase and Phasing Plan without the prior written acknowledgment from the Development Group that Good Standing Certificate(s) are held by the Developer(s) and that the Development Group has received and reviewed the Developer(s) proposed application for the Development Phase and Phasing Plan (refer to DA Section 3.5).

#### 5.2.1 PROCESSING AND APPROVAL OF DEVELOPMENT PHASES

The application, processing and approval by the County of Development Phase and Phasing Plans shall be performed by the County in accordance with the application requirements and approval standards set forth in the County Code and the DA. In addition to an **Initial Project Application** and a **Subsequent Conformity Review Questionnaire** (refer to Section 7.8), examples of which are included in Appendix A of this Manual, each application for approval of a Development Phase and Phasing Plan shall include the following:

- *A description of the development phase (refer to DA Section 3.5.2.1(a)).*
- *Related ancillary entitlements (refer to DA Section 3.5.2.1(b)). If Developer's Property, or portion thereof, is included in an application for a proposed Development Phase, Developer shall submit, concurrently with the application for approval of the Development Phase, either:*

- *An application for a Large Lot Tentative Map for residential development within the Development Phase, which shall include a lotting study or lotting plan for the proposed large lot parcels to indicate how development thereof would affect and be integrated with adjacent developments; or*
- *A Tentative Small Lot map for residential parcel(s) within the proposed Development Phase; and/or*
- *A subdivision or parcel map (or other necessary entitlement application, as the case may be) and preliminary site plan for development of any nonresidential parcel(s) within the Development Phase (which shall include a proposed maximum square footage for such development and the dwelling unit equivalent).*
- *Phasing plan for phased Improvements (refer to DA Section 3.5.1.2(c). A Phasing Plan shall be required for each Development Phase. The Phasing Plan shall include, but not be limited to, a list of the Phased Improvements proposed and required to be constructed by each Developer and/or Development Group to serve the Development Phase.*
- *Mitigation of impacts for development phase (refer to DA Section 3.5.1.2(d). Each application for a Development Phase shall include as part of the Phasing Plan, technical studies, as required by the County, to demonstrate that the Phased Improvements to be installed along with the development of the Development Phase will be adequate to serve the needs of the Development Phase and coordinated with any prior approved Development Phase.*
- *Finance Plan Review (refer to DA Section 3.5.1.2(e). In addition to any other plan, study or information which may be required, each application shall be accompanied by financing information acceptable to the County describing and/or confirming the plan for financing the construction and completion of the remaining backbone infrastructure, secondary road improvements, park land development, recreation facilities, trail network, and open space amenities which will remain to be constructed after the Phased Improvements that are associated with the proposed Development Phase are constructed*

### 5.2.2 COUNTY APPROVAL OF DEVELOPMENT PHASE(S) & PHASING PLAN(S)

Each application for a Development Phase and Phasing Plan shall be subject to the review and approval by the County Planning Commission or appropriate, designated staff representative, with the right to appeal in accordance with application requirements and approval standards set forth in the Implementation Policies and Procedures Manual. Any such approval shall be subject to CEQA compliance, to the extent deemed necessary by the County, in accordance with the subsequent Entitlement Process under the Specific Plan. Once approved, minor modifications to the Phasing Plan may be approved by the Planning Director (refer to DA Section 3.5.2.2).

# 6

## FINAL APPROVALS & ENTITLEMENTS

The fourth phase in the Placer Vineyards Development process is Final Approvals and Entitlements. As provided in the Development Agreement, no Final Approvals and Development Entitlements shall be approved for any portion of the Property until after approval of a Development Phase and Phasing Plan (refer to DA Section 3.5.3). Final Development Entitlements are governed by the following conditions:

### 6.1 DEVELOPMENT OF APPROVED DEVELOPMENT PHASE & PHASING PLAN

After approval by the County of a Development Phase and Phasing Plan, the following provisions shall generally apply to the development of such approved Development Phase:

#### 6.1.1 ISSUANCE OF BUILDING PERMITS ONLY UPON COMPLETION OF PHASED IMPROVEMENTS

If the Phasing Plan requires completion of all Phased Improvements, or elements or segments thereof allocable to the Property, prior to the issuance of building permits for development within any portion of the property within the Development Phase, then the County may, in its sole discretion and in lieu of requiring completion of all of the Phased Improvements, allow for development to proceed provided that all conditions described in DA Section 3.5.3.1 are satisfied prior to issuance by the County to Developer of the first building permit (refer to DA Section 3.5.3.1).

#### 6.1.2 ISSUANCE OF BUILDING PERMITS UPON COMMENCEMENT, BUT PRIOR TO COMPLETION, OF PHASED IMPROVEMENTS

If the Phasing Plan allows building permits to be issued for development within any portion of any property within the Development Phase upon commencement, but not necessarily completion, of construction of any Phased Improvement(s), then prior to the issuance of building permits within any portion of property within a Development Phase, excluding permits for model homes, that requires such commencement of phased improvements, the County may, in its sole discretion and in lieu of requiring completion of all of the Phased Improvements, allow for development to proceed provided that the conditions in the DA are satisfied (refer to DA Section 3.5.3.2).

#### 6.1.3 COMPLETION OF IMPROVEMENTS

The Phasing Plan may, as determined by the County in its sole discretion, allow the issuance of a maximum number of building permits, excluding permits for model homes, upon commencement of construction of the Phased Improvements as described above but prior to completion and acceptance thereof but thereafter require that the issuance of any additional building permits in excess thereof may be issued within the Development Phase or Sub-Phase thereof only if and when all Phased Improvements related thereto are determined by County to be fully complete and accepted for public use by County utilizing its standard procedures for acceptance of public improvements (refer to DA Section 3.5.3.3).

#### 6.1.4 ADDITIONAL CONDITIONS

The forgoing conditions precedent to development within a Development Phase or Sub-Phases pursuant to an approved Phasing Plan are not intended to be exhaustive and shall not limit the discretion of the County to include additional or alternative terms and conditions to development within a Development Phase as part of its approval of a Phasing Plan (refer to DA Section 3.5.3.4).

### 6.2 FUNDING OF FAIR SHARE FOR DEVELOPMENT PHASE

By electing to include the Property, or portion thereof, in an application for development within a Development Phase, if the application is approved by the County prior to any withdrawal therefrom by Developer, Developer shall be obligated to support development of the Development Phase consistent with the approved Phasing Plan, including funding its fair share of the construction of the required Phased Improvements allocable to development of the property (refer to Section DA 3.5.4).

### 6.3 CONCURRENT PROCESSING OF FINAL DEVELOPMENT ENTITLEMENTS

During the design and permitting process for the Phased Improvements, Developer shall have the right to submit and process for approval improvement(s) plans and/or final small lot maps for the Property, or portion thereof, within the Development Phases consistent with the Entitlements. No small lot tentative map or any Final Development Entitlement for any portion of any property within a proposed Development Phase shall be approved prior to the approval of such Development Phase and corresponding Phasing Plan (refer to DA Section 3.5.5).

### 6.4 LOCUST ROAD CIRCULATION STUDY

Prior to approval of improvement plans for any Phased Improvement(s) to be constructed as part of the first Development Phase approved by the County, the Developer and/or the Development Group shall fund a study to be undertaken by the County to identify and review the feasibility of alternatives to retaining Locust Road as a through roadway between Baseline Road and West Town Center Drive (refer to DA Section 3.5.6).

### 6.5 BACKBONE INFRASTRUCTURE

Developer shall be obligated, in accordance with the requirements of the Phasing Plan for each Development Phase that includes the Property or any portion thereof, to install any and all Backbone Infrastructure or applicable components or portions thereof that are included in the list of Phased Improvements for such approved Development Phase. The Backbone Infrastructure consisting of major roadway improvements, sewer, water and recycled water improvements within such roadways, and certain off-site sewer and water improvements and drainage improvements as more fully described in the Public Facilities Financing Plan and summarized in DA Exhibit 3.6.1.

### 6.6 SECONDARY ROAD IMPROVEMENTS

In addition to the construction of the Backbone Infrastructure, if and when required by each Phasing Plan for a Development Phase, development of the Property may require, as determined to be necessary by the County, the completion of other roadway improvements not included within

the list of Backbone Infrastructure, such as Palladay Road, Town Center Drive, Locust Road, 14<sup>th</sup> Street and/or Tanwood Avenue, or applicable components, including Frontage Improvements, thereof, all as approved by the County as part of its approval of the Phasing Plan for such Development Phase (refer to DA Section 3.7.1)

## 6.7 COUNTY DISCRETION TO DEFER, REVISE OR DELETE IMPROVEMENTS

The County, in its sole discretion, acting through the County Executive Officer or designee, may elect to defer the timing for the installation of or advance funding for any component of: Backbone Infrastructure, Secondary Road Improvements, Frontage Improvements, Sidewalk and Landscaping Improvements, or the Park Facilities and Trail Improvements as specified in the Specific Plan and Finance Plan so long as such deferral does not impair Developer's right to develop or continue development of the Property as if such deferred improvement were then completed (refer to DA Section 3.8).

## 6.8 WATER SUPPLY

Water transmission and storage facilities to be installed by Developer as part of the Backbone Infrastructure will be owned and operated by the Placer County Water Agency and the design of these facilities shall be subject to the approval of the PCWA (refer to DA Section 3.9).

## 6.9 COUNTY FACILITIES

Consistent with the Specific Plan, Developer shall dedicate to the County any lands located within the Property that are planned for public facilities to be owned and operated by the County, as generally shown on DA Exhibit 2.5.7A and more particularly described in the Specific Plan (refer to DA Section 3.10).

## 6.10 IMPROVEMENT PLAN PROCESS

Following submittal of the Development Phase and Phasing Plan the Developer may prepare and submit to the Community Development/Resource Agency improvement plans which must conform to the County's Land Development Manual. The improvement plans shall include detailed plans which comply and incorporate all conditions attached to the Development Plan approval, such as grading and landscaping plans, and shall be accompanied by the plan check fee, engineer's estimate and preliminary progress schedule. Improvement Plans shall not be approved until and after approval of the Development Phase and Phasing Plan.

[http://qcode.us/codes/placercounty/view.php?topic=16-16\\_12-16\\_12\\_130&frames=on](http://qcode.us/codes/placercounty/view.php?topic=16-16_12-16_12_130&frames=on)

## 6.11 FINAL MAPS

Final map requirements are governed by Section 16.16 of the Placer County Code. Additional documents included with final maps include a subdivision agreement, security for construction of improvements, payment of taxes and assessments, payment of all fees, evidence of legal entities and copies of the executed CC&Rs.

[http://qcode.us/codes/placercounty/view.php?topic=16-16\\_16&frames=on](http://qcode.us/codes/placercounty/view.php?topic=16-16_16&frames=on)

## 6.12 BUILDING PERMITS

Building permits are governed by Section 15.04 of the Placer County Code as well as DA Sections 3.5.3.1 and 3.5.3.2.

[http://qcode.us/codes/placercounty/view.php?topic=15-15\\_04&frames=on](http://qcode.us/codes/placercounty/view.php?topic=15-15_04&frames=on)

## 6.13 OTHER AGENCY APPROVALS OF PERMANENT DRAINAGE FACILITIES

Prior to the issuance of any grading permit, or approval of any improvement plans, or recordation of a small lot final map for any development within an affected drainage shed of the Plan Area, Developer shall obtain, at its expense, all permits and agreements as required by other agencies having jurisdiction over drainage, water quality or wetlands issues including, but not limited to Regional Water Quality Control Board, the U.S. Army Corp of Engineers and the California Department of Fish and Game for all Permanent Drainage Facilities planned to be located within or serving such drainage shed (refer to DA Section 3.12.2).

## 6.14 SCHOOL SITES AND FEE AGREEMENTS

As part of the processing and approval of each Phasing Plan for a Development Phase, the Development Group shall consult with and obtain the approval of the School Districts of the school site or sites, if any, to be reserved and improved to serve the development of the proposed Development Phase, based on the relative needs of the School Districts.

Developer will enter into separate written agreements with the Schools Districts prior to approval of any final small lot map for recordation or issuance of any residential building permit (excluding permits for model homes) within an approved Development Phase, to mitigate the impacts of development of each Development Phase on said School Districts (refer to DA Section 3.17).

# 7

## ADMINISTRATIVE PROCEDURES & APPLICATIONS

### 7.1 PVSP INTERPRETATIONS

Interpretations are judgments that apply to the vision, goals, and intent of the Specific Plan and 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 the 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 PVSP shall be made as described in Section 17.02.050 of the Placer County Zoning Ordinance (refer to PVSP 9.2.7A).

<http://www.placer.ca.gov/~media/cdr/Planning/PVineyards/2015/9-Implem.pdf>  
<http://qcode.us/codes/placercounty/>

### 7.2 PVSP AMENDMENTS

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 (refer to PVSP 9.2.7B). Requests for a PVSP Amendment shall be filed on the **PVSP Amendment** application form provided by the County (refer to the sample application provided in Appendix A of this Manual).

<http://www.placer.ca.gov/~media/cdr/Planning/PVineyards/2015/9-Implem.pdf>

### 7.3 PVSP ADMINISTRATIVE MODIFICATIONS

Changes 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 significant impact on the character of the Plan Area and are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan. All requests for Administrative Modifications to the Specific Plan shall be filed on the **PVSP Administrative Modification** application provided by the County, a sample of which is included in Appendix A of this Manual. 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 Administration Modification is appealed (refer to PVSP 9.2.7B).

<http://www.placer.ca.gov/~media/cdr/Planning/PVineyards/2015/9-Implem.pdf>

## 7.4 PVSP DENSITY TRANSFER FOR HOUSING UNITS

Residential units assigned to specific properties may be transferred between development land parcels provided that all of the criteria outlined in PVSP 9.2.8 are met. Transfers 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 a completed **Placer Vineyards Specific Plan Density Transfer of Housing Units Application** with all the required information needed to determine compliance with PVSP 9.2.8. The table included in the application will allow the Planning Department to track unit allocations (refer to PVSP 9.2.8). A Sample of the application is included in Appendix A of this Manual.

<http://www.placer.ca.gov/~media/cdr/Planning/PVineyards/2015/9-Implem.pdf>

## 7.5 COMPLIANCE TRACKING OF AFFORDABLE HOUSING

Consistent with the goals and policies contained in the County's General Plan and the Specific Plan, and subject to the terms of the Development Agreement, except as may otherwise be provided by a subsequently adopted County affordable housing plan that is agreed to be implemented by Developer for the Property, Developer shall work in partnership with the County to develop or cause ten percent (10%) of the total residential units which are actually constructed within its Property to be developed as affordable housing. As more fully described in DA Section 2.6, the goal is to provide two percent (2%) of the total residential units as affordable to moderate income households; four percent (4%) of the total residential units as affordable to low income households; and four percent (4%) of the total residential units as affordable to very low income households.

The affordable units shall be developed generally concurrently and in such concurrent development shall be achieved in accordance with the following schedule: (i) either Developer and County shall have entered into an Affordable Housing Agreement described below or, if the County has then adopted an affordable housing plan applicable to specific plans, Developer shall have elected to satisfy its affordable housing obligations in accordance with such adopted affordable housing plan, which election shall be made by Developer at the time of approval of the first tentative small lot map for the Property; (ii) if Developer elects to proceed with the program provided herein, Developer shall have completed the design and obtained all required approvals for the development of the affordable units prior to the issuance of the first building permit after 50% of the total number of single family residential units approved for the Property have been issued; and (iii) if Developer elects to proceed with the program provided herein, Developer shall have completed construction of the affordable units and obtained certificates of occupancy therefor (or obtained credits for any remaining affordable units, based on the completion of excess affordable units by other developers as described below) prior to the issuance of the first building permit after 75% of the total number of single family residential units approved for the Property have been issued.

The affordable units may be provided as either purchase or rental affordable units, or a mixture of both. With respect to purchase affordable units, such units may be located anywhere within the Property, provided the affordable units shall not be located in a manner that results in an over-concentration of affordable units in any particular portion of the Property.

Prior to approval of each final small lot map within a parcel designated by Developer to provide affordable purchase opportunities, unless Developer elected at the time of approval of its tentative

small lot map to satisfy its affordable housing obligation in accordance with the County's subsequently adopted affordable housing plan applicable to specific plans, the parties shall enter into County's then current form of Affordable Purchase Housing Agreement for the residential purchase units affordable to low-income households and affordable to moderate-income households. Similarly, prior to the issuance of a building permit for a multifamily development designated by Developer to provide affordable rental opportunities, unless Developer elected at the time of submittal of its building permit application to satisfy its affordable housing obligation in accordance with the County's subsequently adopted affordable housing plan applicable to specific plans, the parties shall enter into County's then current form of Affordable Rental Housing Agreement for the residential rental units affordable to very low-income households affordable to low income households and affordable to moderate income households. Refer to Table 7.1 for Affordable Housing Requirements for each Placer Vineyards property (refer also to DA Section 2.6).

## 7.6 PVSP SPECIAL PLANNING AREA ENTITLEMENTS

The PVSP does not revise the existing zoning for the Special Planning Area (SPA) properties. Within the SPA, existing County zoning and administrative processes govern.

<http://www.placer.ca.gov/~media/cdr/Planning/PVineyards/2015/9-Implem.pdf>

## 7.7 DISCRETIONARY PERMITS

### 7.7.1 TENTATIVE SUBDIVISION MAPS

Tentative Subdivision Maps are governed by Section 16.12 of the Placer County Code. The submittal of a tentative subdivision map is a requirement of Development Phase & Phasing Plan approval (refer to Section 5.1 of this Manual for Development Phase & Phasing Plan information).

[http://qcode.us/codes/placercounty/view.php?topic=16-16\\_12&frames=on](http://qcode.us/codes/placercounty/view.php?topic=16-16_12&frames=on)

### 7.7.2 MINOR SUBDIVISION AND PARCEL MAPS

Minor Subdivision and Parcel Maps are governed by Section 16.20 of the Placer County Code.

[http://qcode.us/codes/placercounty/view.php?topic=16-16\\_20&frames=on](http://qcode.us/codes/placercounty/view.php?topic=16-16_20&frames=on)

### 7.7.3 DESIGN/SITE REVIEW

All proposed projects in the PVSP must undergo Design/Site Review according to the requirements outlined in Section 17.52.070 of the Zoning Ordinance.

[http://qcode.us/codes/placercounty/view.php?topic=17-2-vi-17\\_52-17\\_52\\_070&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-2-vi-17_52-17_52_070&frames=on)

### 7.7.4 CONDITIONAL USE PERMIT

When a Conditional Use Permit (CUP) is required by Section 17.06.050 et seq., of the Zoning Ordinance to authorize a proposed land use, the permit shall be processed as set forth in Sections 17.58.020 et seq., of the Zoning Ordinance and Appendix A of the PVSP.

[http://qcode.us/codes/placercounty/view.php?topic=17-1-17\\_06-17\\_06\\_050&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-1-17_06-17_06_050&frames=on)

**TABLE 7.1  
PLACER VINEYARDS SPECIFIC PLAN AFFORDABLE HOUSING REQUIREMENTS**

Property ID #	Gross Parcel Area (Ac)	Specific Plan Residential Units [1]					Affordable Housing Requirement			
		LDR Units	MDR Units	HDR Units	C/MU Units	Total PVSP Dwelling Units	Total AH Units Required [2] [3]	Moderate Income Units Required	Low Income Units Required	Very Low Income Units Required
1A	402.0	931				931	93	19	37	37
1B	56.0	35	128	90		253	25	5	10	10
2	138.0	289	115			404	40	8	16	16
3	100.5		153	105		258	26	5	10	10
4A	65.0									
4B	114.2		225		88	313	31	6	13	13
5A	106.5	230	106	75		411	41	8	16	16
5B	51.0	74	103			177	18	4	7	7
5C	241.5	250	562	375	57	1244	124	25	50	50
6	39.0		102			102	10	2	4	4
7	357.0		912	698	82	1692	169	34	68	68
8	120.0	112	117			229	23	5	9	9
9	326.0	515	359	120		994	99	20	40	40
10	242.0		819	158		977	98	20	39	39
11	79.0	81	134			215	22	4	9	9
12A	196.0			871	144	1015	102	20	41	41
12B	102.0		342		38	380	38	8	15	15
13	80.0		122	105		227	23	5	9	9
14	80.0		58			58	6	1	2	2
15	202.0	70	639	150	38	897	90	18	36	36
16	94.0	151	126			277	28	6	11	11
17	19.5	42	38			80	8	2	3	3
18	3.5	4				4	0	0	0	0
19	816.5	343	1148	345	189	2025	203	41	81	81
20	0.3					0	0	0	0	0
21	10.5	37				37	4	1	1	1
22	22.5		73			73	7	1	3	3
23	92.5	173	41			214	21	4	9	9
24	94.0	182	52			234	23	5	9	9
	4,251.0	3,519	6,474	3,092	636	13,721	1,372	274	549	549

1. See PVSP Table 3-3 (Page 5 of this Manual) For PVSP Development Summary.
2. Affordable housing requirement for each parcel will vary with the actual number of dwelling units constructed. Affordable housing obligation will remain at 10% of total constructed dwelling units with 2% of total residential units affordable to moderate income households, 4% of total dwelling units affordable to lower income households; and 4% of total dwelling units affordable to very-low income households.
3. The total represents the affordable obligations of the urban portion of the Plan Area which contains 13,721 I and does not include the 411 homes allocated to the SPA.

### 7.7.5 MINOR USE PERMIT

When a Minor Use Permit (MUP) is required by Section 17.06.050 et seq., of the Zoning Ordinance to authorize a proposed land use, the permit shall be processed as set forth in Sections 17.58.020 et seq., of the Zoning Ordinance and Appendix A of the PVSP.

[http://qcode.us/codes/placercounty/view.php?topic=17-1-17\\_06-17\\_06\\_050&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-1-17_06-17_06_050&frames=on)

### 7.7.6 ADMINISTRATIVE REVIEW PERMIT

When an Administrative Review Permit (ARP) is required by Section 17.06.050 of the Zoning Ordinance to authorize a proposed land use, the permit shall be processed as set forth in Sections 17.58.020 et seq., with the exceptions set forth in Section 17.58.100 of the Zoning Ordinance and Appendix A of the PVSP.

[http://qcode.us/codes/placercounty/view.php?topic=17-1-17\\_06-17\\_06\\_050&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-1-17_06-17_06_050&frames=on)

### 7.7.7 VARIANCE

A Variance from the strict application of the requirements of the Zoning Ordinance and the PVSP Land Use & Development Standards (Appendix A) as appropriate may be requested and granted as provided by Zoning Ordinance Section 17.60.100. A Variance application shall be completed, filed with the Planning Services Division and processed as provided by Section 17.58.020 of the Zoning Ordinance.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_60-17\\_60\\_100&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_60-17_60_100&frames=on)

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_020&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_020&frames=on)

### 7.7.8 SIGN PERMIT

The requirements of Section 17.54.170, together with Sections 17.54.180 through 17.54.200 of the Zoning Ordinance, apply to all signs constructed or altered except as otherwise provided by these sections, and are in addition to all applicable provisions of the California Outdoor Advertising Act (Business and Professions Code Sections 5200 et seq.).

[http://qcode.us/codes/placercounty/view.php?topic=17-2-vii-17\\_54-17\\_54\\_170&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-2-vii-17_54-17_54_170&frames=on)

## 7.8 APPLICATION PROCEDURES

### 7.8.1 INITIAL PROJECT APPLICATION

In conjunction with submitting any required County application for approval of a Development Phase and Phasing Plan and/or subsequent development entitlement within the Plan Area, the applicant for each proposed project shall complete an **Initial Project Application**, a sample of which is included in Appendix A of this Manual.

### 7.8.2 SUBSEQUENT CONFORMITY REVIEW QUESTIONNAIRE

In conjunction with submitting any required County application for approval of a Development Phase and Phasing Plan and/or subsequent development entitlement within the Plan Area, the applicant for each proposed project shall also complete a **Subsequent Conformity Review Questionnaire**, a sample of which is included in Appendix A of this Manual. The purpose of the questionnaire is to enable the County to determine 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 of California CEQA Guidelines has occurred. The County may require additional information to make such a determination, including, but not limited to the information listed on page 9 of the application (refer to Appendix A of this Manual for a sample of the Placer Vineyards Specific Plan Subsequent Conformity Review application).

### 7.8.3 FILING OF APPLICATIONS

All applications for permits required by Chapter 17 of the Zoning Ordinance shall be filed with the Planning Services Division. No application for approval of a use of land, building or structure, land division, or other permit required by Chapter 17 shall be accepted for processing by the Planning Services Division or approved unless it complies with all of the requirements of Section 17.58.040.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58&frames=on)

### 7.8.4 PRE-DEVELOPMENT MEETINGS

In order to advise and inform applicants of the procedural and substantive requirement of obtaining discretionary permits for new development, the Placer County Development Review Committee shall conduct pre-development meetings with project applicants.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_015&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_015&frames=on)

### 7.8.5 POSTING OF SITES/NOTIFICATION OF NEW DEVELOPMENT PROPOSAL

The applicant for any permit that is subject to the original jurisdiction of the Planning Commission or the Board of Supervisors shall erect a public notification sign or signs on the project site as required by Section 17.58.045 of the Zoning Ordinance. The sign(s) shall be erected within sixty (60) days after the submission of Subsequent Conformity Review application.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_045&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_045&frames=on)

### 7.8.6 INITIAL REVIEW OF APPLICATIONS

In addition to the review required by Section 17.58.040 of the Zoning Ordinance, the Planning Services Division shall review all applications for completeness and accuracy before the applications are accepted as being complete and officially filed.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_050&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_050&frames=on)

### 7.8.7 ENVIRONMENTAL REVIEW

All applications for a development entitlement shall be reviewed for conformity with the Placer Vineyards Specific Plan and for compliance with the California Environmental Quality Act (CEQA).

<http://www.placer.ca.gov/~media/cdr/Planning/PVineyards/2015/9-Implem.pdf>

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_060&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_060&frames=on)

### 7.8.8 STAFF REPORT & RECOMMENDATIONS

The Development Review Committee (DRC) or other appropriate departmental staff as directed by the DRC or the Planning Director shall review all discretionary applications filed pursuant to Chapter 17 of the Zoning Ordinance, the PVSP and the DA to determine whether they comply and are consistent with the provisions of Chapter 17, other applicable provisions of the Placer County Code, the PVSP, DA and the Placer County General Plan.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_070&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_070&frames=on)

### 7.8.9 PERMIT ISSUANCE

The approval and issuance of an Administrative Review Permit, Minor Use Permit or Variance by the Zoning Administrator; or a Conditional Use Permit by the Planning Commission; shall occur as set forth in Section 17.58.140 of the Zoning Ordinance.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_040&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_040&frames=on)

When Design Review approval is required, it shall occur as set forth in Sections 17.58.110 and 17.52.070(D) of the Zoning Ordinance.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_110&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_110&frames=on)

[http://qcode.us/codes/placercounty/view.php?topic=17-2-vi-17\\_52-17\\_52\\_070&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-2-vi-17_52-17_52_070&frames=on)

### 7.8.10 EFFECT OF DENIAL

If an Administrative Review, Minor or Conditional Use Permit or Variance application is denied by the Zoning Administrator or Planning Commission and the decision is not reversed through Appeal (ZO 17.60.110), no further application for a permit for the same use on the same property shall be filed for a period of one year from the date of denial.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_150&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_150&frames=on)

### 7.8.11 PERMIT TIME LIMITS, EXERCISING OF PERMITS AND EXTENSIONS

An Administrative Review, Minor or Conditional Use Permit shall be approved or disapproved by the County within the time limits set forth in Zoning Section 17.58.160.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_160&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_160&frames=on)

### 7.8.12 APPLICATION DEEMED APPROVED

Any permit application deemed approved pursuant to California Government Code Section 65956 shall be subject to all applicable provisions of Section 17.58.170 of the Zoning Ordinance, which shall be satisfied by the applicant before any construction permit is issued or a use not requiring a construction permit is established.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_170&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_170&frames=on)

### 7.8.13 CHANGES TO APPROVED PROJECT

A new land use authorized through an Administrative Review Permit, Minor Use Permit, Conditional Use Permit or Variance shall be constructed or otherwise established only as approved by the granting authority and subject to any conditions of approval, except where changes to the project are approved as set forth in Section 17.58.180 of the Zoning Ordinance.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_180&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_180&frames=on)

#### 7.8.14 SECURITY FOR PERFORMANCE

When required by the County, through conditions of approval, guarantees of performance shall be provided by the applicant in the form of letters of credit, certificates of deposit, cash deposits and/or other forms specified by the granting authority in Section 17.58.190 of the Zoning Ordinance.

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_58-17\\_58\\_190&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_190&frames=on)

#### 7.8.15 APPEALS

Decisions of the Planning Director, Agency Director, the Zoning Administrator, the Environmental Review Committee, the Parcel Review Committee, the Design/Site Review Committee, the Development Review Committee and the Planning Commission may be Appealed by an applicant or by any aggrieved person as provided in Section 17.60.110 of the Zoning Ordinance (refer to the DA for special appeals to the County Executive and the Board of Supervisors).

[http://qcode.us/codes/placercounty/view.php?topic=17-3-17\\_60-17\\_60\\_110&frames=on](http://qcode.us/codes/placercounty/view.php?topic=17-3-17_60-17_60_110&frames=on)

# 8

## FEES, PAYMENTS AND ACCOUNTING

### 8.1 APPLICATION, DEVELOPMENT AND PROJECT IMPLEMENTATION FEES

Developer shall pay those application, processing, inspection and plan checking fees and charges as may be required by County under then current regulations and rates for processing applications and requests for Subsequent Entitlements, permits, approvals and other actions, including but not limited to Mitigation Monitoring Reporting Program Fees, Existing Development Mitigation Fees, New Development Mitigation Fees, Project Development Fees, Land Equalization Fees and PVSP Fees (refer to DA Section 2.5, the Public Facilities Financing Plan, the Urban Services Plan, and PFFP Table 15 included on page 31 of this Manual).

### 8.2 EXISTING COUNTY IMPACT FEES (ADOPTED BY ORDINANCE)

As more fully described in the Public Facilities Financing Plan, Developer is subject to payment of existing County Impact Fees including the following (refer to the Public Facilities Financing Plan and its Table 15 included on page 31 of this Manual):

- BUILDING PERMIT
- PLAN REVIEW FEE
- ENERGY COMPLIANCE REVIEW
- ACCESSIBILITY COMPLIANCE REVIEW
- STRONG MOTION
- BUILDING STANDARDS COMMISSION SB 1473
- ELECTRICAL INSPECTION FEE
- MECHANICAL INSPECTION FEE
- PLUMBING INSPECTION FEE
- GRADING FEE
- ADMINISTRATION FEE
- PLACER COUNTY FIRE IMPACT FEE
- FIRE-SAFE (DRIVEWAY) REGULATION FEE
- REGIONAL SEWER CONNECTION FEE (PLACER COUNTY CODE SECTION 13.12)
- LOCAL DISTRICT SEWER CONNECTION FEE (PLACER COUNTY CODE SECTION 13.12)
- PCWA WATER CONNECTION CHARGE
- PCWA METER SET FEE
- PLACER COUNTY CIP – DRY CREEK ZONE (PLACER COUNTY CODE SECTION 15.28)
- SPRTA AND AIR QUALITY MITIGATION FEE – DRY CREEK ZONE
- CITY/COUNTY BASELINE ROAD FEE (PLACER COUNTY ORDINANCE No. 5321-8)
- PLACER COUNTY PARKS AND RECREATION FACILITIES (PLACER COUNTY CODE SECTION 15.34)
- PLACER COUNTY CAPITAL FACILITIES FEE (PLACER COUNTY CODE SECTION 15.30)
- DRAINAGE – DRY CREEK WATERSHED (PLACER COUNTY CODE SECTION 15.32)

## 8.3 APPLICATION, DEVELOPMENT AND PROJECT IMPLEMENTATION FEES

### 8.3.1 APPLICATION, PROCESSING FEES AND CHARGES

Developer shall pay those application, processing, inspection and plan checking fees and charges as may be required by County under then current regulations and rates for processing applications and request for subsequent entitlements, permits, approvals and other actions (refer to DA Section 2.5.1).

### 8.3.1 MITIGATION MONITORING REPORTING PROGRAM FEES

Developer shall pay all mitigation fees required under the Mitigation Monitoring Reporting Program adopted in 2007 and amended in 2012 and 2015 and as may be further amended. Said fees shall be due and payable and in the amount as identified in the MMRP. Developer shall also pay any costs of monitoring compliance with any permits issued or approval granted or the performance of any conditions with respect thereto or any performance required of Developer per DA Section 2.5.2.

### 8.3.2 EXISTING DEVELOPMENT MITIGATION FEES

Consistent with the terms of the DA, County shall have the right to impose and Developer agrees to pay such development fees, impact fees and other such fees levied or collected by County to offset or mitigate the impacts of development of the Property and which will be used to pay for public facilities attributable for development of the Property and the Specific Plan as have been adopted by the County (refer to DA Section 2.5.3 and DA Exhibit 2.5).

### 8.3.3 NEW DEVELOPMENT MITIGATION FEES

Consistent with the terms of the DA, separate from the PVSP Fees to be adopted by the County pursuant to DA Section 2.5.6, County may adopt and impose and Developer agrees to pay any new development mitigation fees for capital facilities that are identified in the PFFP or the DA and more particularly set forth in the Development Fee Schedule under the heading entitled Development Agreement/Plan Area Fees or in the MMRP (refer to DA Section 2.5.4).

### 8.3.4 PROJECT DEVELOPMENT FEES

Developer acknowledges that the requirement to comply with the Mitigation Fee Act shall only apply with respect to any Existing Development Mitigation Fees described in DA Section 2.5.3 or any New Development Mitigation Fees adopted by the County or joint powers authority or other agency pursuant to DA Section 2.5.4. As partial consideration for the Development Agreement(s) and to offset certain anticipated impacts of project approval, the costs of which may not otherwise be calculable at this time, Developer agrees to pay, and specifically waives any objection to County's lack of compliance with the Mitigation Fee Act or other applicable law in the calculation of, each of the following Project Development Fees (refer to DA Section 2.5.5).

#### 8.3.4A ENHANCEMENT OF AGRICULTURAL WATER SUPPLY FEE

The Developer shall pay a fee of \$1,000 per residential dwelling unit to provide funding for additional recycled water storage and conveyance facilities to assist with the provisions of affordable agricultural water supply in accordance and in full satisfaction of Standard 8 of Exhibit 1 to Resolution 94-238 (refer to DA Section 2.5.5.1).

#### 8.3.4B REGIONAL TRAFFIC FEE (COUNTY TIER II FEE)

Developer shall pay the Tier II Development Fee (Tier II Fee) as established pursuant to the Memorandum of Agreement, Tier II Development Fee Program, effective May 27, 2009 which Tier II Fee may be adjusted pursuant to the Terms of the Tier II Fee Program. The Tier II Fee is calculated on a per "DUE" amount as set forth in the Tier II Fee Program and which term "DUE" is defined as the "the meaning ascribed to it in the Institute of Transportation Engineers Trip Generation Manual (refer to Tier II Fee Program, pg. 2, Paragraph 1).

#### 8.3.4C HIGHWAYS 99/70-RIEGO ROAD INTERCHANGE FEE

The Developer shall pay a fee of up to \$300 per dwelling unit equivalent to provide funding for the construction of an interchange at the intersection of State Highways 99/70 and Riego Road in Sutter County. Developer acknowledges that the 99/70-Riego Road Interchange Fee is not currently included within the County Tier II Fee (refer to DA Section 2.5.5.3).

#### 8.3.4D ROSEVILLE TRAFFIC IMPACT MITIGATION FEE

The Developer agrees to pay to the County a fee of \$313 per dwelling unit equivalent to provide funding to the City of Roseville as such for full mitigation of all impacts on the City of Roseville circulation system associated with the development of the Specific Plan (refer to DA Section 2.5.5.4).

#### 8.3.4E ANNEXATION TO CSA 28 OR NEW CSA (SEWER MAINTENANCE)

The Developer agrees to pay to the County a fee (to be determined) for annexation to Community Services Area 28, Zone 173 or a new Community Services Area as determined by the County.

#### 8.3.5 PLACER VINEYARDS SPECIFIC PLAN FEE PROGRAM (PVSP FEE PROGRAM)

Pursuant to the request of the Participating Developers to establish a fair share mechanism whereby the costs of the infrastructure and public facilities and associated equipment necessary for development of the Plan Area are allocated to and fairly shared by the benefitted land uses within the Plan Area, the County shall adopt, impose and implement a Placer Vineyards Specific Plan Fee Program and consider for inclusion therein the elements and provisions generally outlined and summarized in DA Exhibit 2.5.6 (the PVSP Fee Program). The PVSP Fees will consist of the following four independent, separate fees which will be calculated by the County (or a third party administrator that may be retained by the County, initially at the Development Group's expense) for imposition and collection by the County. Fee credits awarded to the Constructing Owner(s) to be applied towards the

infrastructure and Neighborhood Park and fee reimbursements may become payable paid to Constructing Owners from Infrastructure and Neighborhood Park Fees paid to the County (refer to DA Section 2.5.6 and DA Exhibit 2.5.6). Each of the fees described below will include an administration fee component to fund the fair share of the costs for the County to administer, oversee, implement and enforce the applicable fees under the PVSP Fee Program.

8.3.5A INFRASTRUCTURE FEE

To fund and/or reimburse the fair share of the costs of the design and construction of the infrastructure Improvements described in the Finance Plan and not otherwise payable from other County fees, to be constructed by Constructing Owners (refer to DA Section 2.5.6.1)

8.3.5B SUPPLEMENTAL COUNTY FACILITIES FEE

To supplement the funding for County facilities otherwise funded by the County Public Facilities Fee (existing County Impact Fee) and to fund the fair share contributions towards the design, construction and equipping of the Sheriff Substation and Transit Center described in the DA to be constructed by the County (refer to DA Section 2.5.6.2).

8.3.5C NEIGHBORHOOD PARK FEE

To fund and/or reimburse the fair share of the costs of the design and construction of the Neighborhood Park Improvements planned for the Plan Area described in the DA and PFFP, including without limitation, neighborhood parks, open space trails, bike trails, and the multi-purpose trail within the Plan Area (Neighborhood Park Improvements) to be constructed by the Constructing Owners and/or by the Park District. The Neighborhood Park Fee shall also include fair share amounts for the in-lieu park land dedication fee to provide funding equivalent to 18 acres of developed parkland (which may be used for parkland acquisition and/or additional park improvements, at the Park District's discretion) and additional funding allocated under the PFFP for joint use facilities (which funding may be used by the Park District to finance the joint use facilities in collaboration with the School District or additional neighborhood park improvements). Refer to DA Section 2.5.6.3.

8.3.5D COMMUNITY PARK FEE

To fund the fair share contributions towards the design and construction of Community Park Improvements to be constructed by the Park District and additional joint use funding that could provide , at the Park District's discretion, for either a joint use community/high school swimming pool in collaboration with the School District or a swimming pool within a Community Park and either a community/middle school gymnasium in collaboration with the School District or other Community Park Improvements (refer to DA Section 2.5.6.4).

# Public Facilities Financing Plan

**Table 15**  
Placer Vineyards Public Facilities Financing Plan  
Development Impact Fee Summary

	Residential						Non-Residential	
	SPA	LDR -AA	LDR	MDR	HDR <sup>20</sup>	CMU <sup>20</sup>	Commercial	Office
<b>Unit Sales Price/Per Acre</b>	\$525,000	\$375,000	\$525,000	\$430,000	\$315,000	\$315,000	\$2,984,176	\$2,610,112
<b>Assumptions</b>								
Density/FAR	0.42	3.53	3.41	5.33	13.96	17.99	0.30	0.29
Unit Size/Sq.Ft. per Acre	3,000	2,400	2,400	2,000	1,800	1,800	13,263	12,732
Garage	400	400	400	400	-	-	-	-
Building Valuation (unit/acre) <sup>1</sup>	\$434,198	\$350,300	\$350,300	\$294,368	\$214,452	\$214,452	\$919,259	\$882,472
<b>Existing City/County Impact Fees</b>								
Building Permit	\$1,520	\$1,226	\$1,226	\$1,030	\$751	\$751	\$2,599	\$2,548
Plan Review Fee	\$1,520	\$1,226	\$1,226	\$1,030	\$751	\$751	\$2,599	\$2,548
Energy Compliance Review	\$153	\$109	\$109	\$109	\$109	\$109	\$201	\$197
Accessibility Compliance Review	\$153	\$109	\$109	\$109	\$109	\$109	\$197	\$194
Strong Motion	\$43	\$35	\$35	\$29	\$21	\$21	\$193	\$185
Building Standards Commission SB 1473	\$17	\$14	\$14	\$12	\$9	\$9	\$37	\$35
Electrical Inspection Fee	\$434	\$350	\$350	\$294	\$214	\$214	\$743	\$728
Mechanical Inspection Fee	\$434	\$350	\$350	\$294	\$214	\$214	\$743	\$728
Plumbing Inspection Fee	\$434	\$350	\$350	\$294	\$214	\$214	\$743	\$728
Grading Fee	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37
Administration Fee	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109
Fire-Safe (Driveway) Regulation Fee	\$91	\$91	\$91	\$91	\$91	\$91	\$0	\$0
Regional Sewer Connection Fee (Placer Co. Code Article 13.12)	\$7,057	\$7,057	\$7,057	\$7,057	\$7,057	\$7,057	\$31,199	\$29,951
Local District Sewer Connection Fee (Placer Co. Code Article 13.12)	\$1,468	\$1,468	\$1,468	\$1,468	\$1,468	\$1,468	\$6,490	\$6,230
PCWA Water Connection Charge <sup>3</sup>	\$17,307	\$17,307	\$17,307	\$17,307	\$6,923	\$6,923	\$43,268	\$43,268
PCWA Meter Set Fee	\$326	\$326	\$326	\$326	\$326	\$326	\$383	\$383
Placer County CIP - Dry Creek Zone (Placer Co. Code Article 15.28)	\$3,010	\$804	\$3,010	\$3,010	\$1,848	\$1,848	\$53,375	\$152,032
SPRTA and Air Quality Mitigation Fee - Dry Creek Zone	\$667	\$178	\$667	\$667	\$410	\$410	\$11,828	\$33,689
City/County Baseline Road Fee (Placer Co. Ordinance No. 5321-8)	\$727	\$194	\$727	\$727	\$446	\$446	\$12,892	\$36,720
Placer County Parks and Recreation Facilities (Placer Co. Code Article 15.34)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Placer County Capital Facilities Fee (Placer Co. Code Article 15.30)	\$4,052	\$2,661	\$4,052	\$4,052	\$2,909	\$2,909	\$7,295	\$11,204
Drainage - Dry Creek Watershed (Placer Co. Code Article 15.32)	\$212	\$212	\$212	\$212	\$135	\$135	\$491	\$471
<b>Subtotal Existing City/County Impact Fees</b>	<b>\$39,772</b>	<b>\$34,215</b>	<b>\$38,834</b>	<b>\$38,267</b>	<b>\$24,152</b>	<b>\$24,152</b>	<b>\$175,422</b>	<b>\$321,986</b>
<b>Development Agreement/Plan Area Fees<sup>4</sup></b>								
Enhancement of Agricultural Water Supply Fee <sup>4</sup>	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	-	-
Highways 99 / 70 Riego Road Interchange Fee <sup>4</sup>	\$300	\$300	\$300	\$300	\$184	\$184	\$5,756	\$5,526
Roseville Traffic Mitigation Fee <sup>4</sup>	\$313	\$313	\$313	\$313	\$192	\$192	-	-
Tier II Regional Traffic Fee	\$6,180	\$1,650	\$6,180	\$6,180	\$3,794	\$3,794	\$59,386	\$85,147
PVSP Fee - Infrastructure Fee (Net) <sup>11</sup>	\$16,083	\$9,782	\$16,083	\$15,396	\$10,845	\$11,308	\$149,232	\$138,774
PVSP Fee - Supplemental Capital Facilities Fee	N/A	\$579	\$882	\$882	\$633	\$633	\$1,589	\$2,446
PVSP Fee - Neighborhood Parks & Trails <sup>9</sup>	N/A	\$2,494	\$3,837	\$3,300	\$2,763	\$2,763	-	-
PVSP Fee - Community Parks & Recreation	N/A	\$2,129	\$3,275	\$2,817	\$2,358	\$2,358	-	-
Placer County Fire Impact Fee	\$1,275	\$1,020	\$1,020	\$850	\$765	\$765	\$3,179	\$3,052
Annexation to CSA 28 or New CSA (Sewer Maint.) <sup>7</sup>	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
<b>Subtotal Development Agreement/Plan Area Fees</b>	<b>\$25,151</b>	<b>\$19,267</b>	<b>\$32,890</b>	<b>\$31,037</b>	<b>\$22,535</b>	<b>\$22,998</b>	<b>\$219,142</b>	<b>\$234,945</b>
<b>School Fees</b>								
Center USD; Twin Rivers USD/Elvort a JESD <sup>7</sup>	\$9,810	\$1,128	\$7,848	\$6,540	\$5,886	\$5,886	\$6,234	\$5,984
<b>Subtotal School Fees</b>	<b>\$9,810</b>	<b>\$1,128</b>	<b>\$7,848</b>	<b>\$6,540</b>	<b>\$5,886</b>	<b>\$5,886</b>	<b>\$6,234</b>	<b>\$5,984</b>
<b>Total Cost Burden (per Unit/Acre)</b>	<b>\$74,733</b>	<b>\$54,610</b>	<b>\$79,572</b>	<b>\$75,844</b>	<b>\$52,572</b>	<b>\$53,035</b>	<b>\$400,798</b>	<b>\$562,915</b>
<b>Cost Burden as a % of Unit Sales Price<sup>8</sup></b>	<b>14.23%</b>	<b>14.56%</b>	<b>15.16%</b>	<b>17.64%</b>	<b>16.69%</b>	<b>16.84%</b>		
Proposed Fee Deferral <sup>9</sup>	(\$6,180)	(\$1,650)	(\$6,180)	(\$6,180)	(\$3,794)	(\$3,794)	(\$59,386)	(\$85,147)
<b>Net Cost Burden (per Unit/Acre)</b>	<b>\$68,553</b>	<b>\$52,960</b>	<b>\$73,392</b>	<b>\$69,664</b>	<b>\$48,778</b>	<b>\$49,241</b>	<b>\$341,411</b>	<b>\$477,768</b>
<b>Cost Burden as a % of Unit Sales Price<sup>8</sup></b>	<b>13.06%</b>	<b>14.12%</b>	<b>13.98%</b>	<b>16.20%</b>	<b>15.49%</b>	<b>15.63%</b>		

Source: Placer County, City of Roseville, PCWA, and School Districts.

**Footnotes:**

- <sup>1</sup> Assumes V-B Wood Frame construction type.
- <sup>2</sup> Estimate from MacKay & Somp, exact amount TBD.
- <sup>3</sup> Assumes a 1" meter for non-residential.
- <sup>4</sup> Assumes rates from Placer County PVSP Development Agreement, January 2007. Subject to adjustment as provided in the Development Agreement, if applicable.
- <sup>5</sup> Assumes deferral of a portion of Tier II and any other agreed upon fees, subject to future action by the Placer County Bond Screening Committee and Board of Supervisors.
- <sup>6</sup> Assumes active adult will pay neighborhood park fee. Only 11 of the 22 acres is included in the fee program. Additional 11 acres is a cost burden born by the Developer. This fee also includes the Dedication In-Lieu for 18 acres of parkland and funding for potential joint use facilities (excluding potential shared pool and gym facilities, which are included in the Community Park Fee).
- <sup>7</sup> Does not include any supplemental funding for Twin Rivers/Elvort. Subject to negotiations between the School District and the PVSP.
- <sup>8</sup> Based on Total Cost Burden, prior to any fee deferral.
- <sup>9</sup> A property will be subject to an additional Land Equalization Fee/Reimbursement to be administered by the Development Group and payable upon recordation of small lot maps or approval of improvement plans pursuant to Section 2.5.7 of the Development Agreement. Properties within the SPA are not subject to the Land Equalization Fee Reimbursement Program.
- <sup>10</sup> A portion of the HDR/CMU units are rental units with an assumed value of \$175,000.
- <sup>11</sup> SPA not subject to this fee, unless upon election of a person or entity to rezone such property within the SPA to SPL-PVSP.

## 8.4 PUBLIC LAND DEDICATION EQUALIZATION PROGRAM

The land dedications to be addressed by the **Land Equalization Fee** consist of the public land dedication for park sites, County Facilities, on-site infrastructure components (e.g., water tanks and lift stations, but not roadways), and parallel drainage areas (**Public Land Dedications**) that are planned for the Participating Developers Properties listed on DA Exhibits B and 2.5.7.A pursuant to the approved Specific Plan. Public Land Dedications do not include open space, school sites, or religious use properties, provided, however, that any portion of a religious use property dedicated for an on-site infrastructure component would be included as a Public Land Dedication.

The Fair Share Land Dedication Table (DA Exhibit 2.5.7.B) lists the **Over-Dedicating Developers** whose shares of Public Land Dedications for their participating properties are in excess of their fair share allocations of the aggregate Public Land Dedications within the Participating Properties (**Excess Land Dedication**) and the **Under-Dedicating Properties** whose shares of Public Land Dedications are less than their fair share allocations (**Land Dedication Shortfall**).

Prior to County approval for recordation of each small-lot final map for single-family residential development or approval of improvement plans for each multi-family or commercial development within the Property, Developer must deliver to the County written confirmation from the Development Group that either (i) Developer has paid to the Development Group any required **Land Equalization Fee** or (ii) Developer is not required to pay any **Land Equalization Fee** in connection with such requested approval.

Instead of assigning a fixed unchanging value to the **Public Land Dedications**, the value for an acre of **Public Land Dedications** shall be based on the appraised value, updated annually, of developable low density residential (LDR) property within the Specific Plan (**Equivalent LDR Value**) similar to the valuation assumptions used to value school sites for acquisition and for establishment of a Quimby Act park dedication in-lieu fee. For each Under-Dedicating Property, the amount, in dollars, of its Total Fee Obligation shall be determined by multiplying its Land Dedication Shortfall times the **Equivalent LDR Value**. For each Over Dedicating Developer its Fee Reimbursement Amount shall be determined by multiplying its **Excess Land Dedication** times the **Equivalent LDR Value** (refer to DA Exhibit 2.5.7. For each Under-Dedicating Property, the **Land Equalization Fee** shall be determined, on a per EDU basis, by dividing the Under-Dedicating Property's Total Fee Obligation by the total number of EDUs within the Under-Dedicated Property, based on the following EDU shown in DA Exhibit Section 2.5.7.5

### EQUIVALENT EDUs

Single Family (LDR)	1 EDU per planned unit
Single Family (MDR)	1 EDU per planned unit
Multi-Family (HDR/CMU)	0.66 EDU per planned unit
Office	4 EDU per acre
Commercial	5.6 EDU per acre
County Facilities, Schools, Public Facilities	0 EDU

Until all Land Equalization Fees have been paid, the appraised **Equivalent LDR Value** shall be annually updated and/or reevaluated as provided for in DA Exhibit 2.5.7.3. Appraisal Dispute Resolution, Timing of Payment of Fee, Administration Costs Included in Fee, Coordination with Shortfall Payment Obligations, Timing of Payment of Fee Reimbursements, Fee Reimbursements Personal to Developers and Assignable as Credits, Term and Survival of Land Equalization Fee Program, and Support for Final Payment of Fee Reimbursements After 25 Years are more fully described in DA Exhibit 2.5.7.14.

For Non-Participating Owners (refer to DA Exhibit 2.5.5.5.C), the County shall require payment, to the fullest extent permitted by laws, to the Development Group (or to the County for payment to the Development Group) from each Non-Participating Owner of a similar **Land Equalization Fee** and/or land equalization payment, payable at the time of development described above for payments of the **Land Equalization Fee** by Participating Developers (refer to DA Exhibit 2.5.7.15).

## 8.5 CAPACITY UTILIZATION, SHORTFALL PAYMENTS AND REIMBURSEMENTS

Each Participating Developer's Property within the Specific Plan is allocated a certain amount of land use capacity and corresponding Fee Obligation, based upon the initial approved land uses set forth in the Specific Plan and the Fees allocable to such Property. Each Property will continue to be responsible for paying the Fees for its allocated share of capacity at the time of development, regardless of whether or not it actually utilized all of the capacity initially allocated thereto by the Specific Plan. This is done to ensure that an underutilization of capacity by development of one Property does not result in increased Fees for other Properties within the Plan Area.

Payment of any shortfall, as measured by the difference between the actual capacity used by an owner by its development of any property within the Specific Plan at less than its allocated capacity (a Shortfall Property) and the capacity allocated for such shortfall property by the Specific Plan times the applicable Fees shall be due prior to the recordation of a final small-lot residential subdivision map, or phase thereof, in the case of detached single family residential development, or prior to issuance of a building permit for multi-family residential or non-residential development that reflects an underutilization of capacity. The amount of any shortfall shall be determined by the County (or the third party Administrator retained by the County) using the Placer Vineyards Shortfall Payment Certificate (refer to Sample Form A.2 in Appendix A of this Manual).

## 8.6 PAYMENTS OF FEES

Unless otherwise specifically provided in the DA or the applicable Fee Program adopted by the County the Existing Development Mitigation Fees, New Development Mitigation Fees, Project Development Fees and PVSP Fees shall be paid at the time of issuance of building permit, and shall be paid in the amount in effect at the time of issuance of the building permit. As provided in the Land Equalization Fee Program (refer to), if the Property is an Under-Dedicating Property, then Developer shall be obligated to provide evidence to the County of its payment to the Development Group of any required Land Equalization Fee prior to recordation of a Final Small Lot Map for single family development or approval of improvement plans for multi-family or non-residential development. Fees required under the MMRP shall be subject to the payment terms and amounts identified in the MMRP (refer to DA Section 2.5.9).

## 8.7 FINANCIAL RESPONSIBILITY

The Development Group shall provide such financial information regarding the costs of construction of the Developer infrastructure and the assets for the Development Group as the County may require to assist with its review (refer to DA Section ~~2.5.5.1~~).

## 8.8 ADMINISTRATION OF FEES

Fees paid shall be held in separate public facility accounts to be expended for the purpose for which they were collected by the County. The county shall retain any interest accrued and allocate it to the account for which the original fee was imposed. The county shall deposit, invest, account for and expend the fees in accordance with California Code Section 66006.

[http://qcode.us/codes/placercounty/view.php?topic=15-15\\_30-15\\_30\\_080&frames=on](http://qcode.us/codes/placercounty/view.php?topic=15-15_30-15_30_080&frames=on)

## 8.9 ADMINISTRATION AND PROCESSING OF PUBLIC LAND DEDICATION

### 8.9.1 INITIAL DEDICATIONS

The Development Group will complete the recordation with the County of irrevocable offers of dedication (IDOs) for all portions of the Property that will be utilized for (refer to DA Section 3.3.1):

- Open Space Areas described in the Specific Plan, including the drainage areas within which the permanent drainage facilities described in the DA and the Drainage Master Plan will be located.
- County Facilities described in DA Section 3.10 & DA Exhibit 2.5.7.

### 8.9.2 ADDITIONAL DEDICATIONS FOR SECONDARY ROAD IMPROVEMENTS

Developer shall offer to dedicate any portion of the Property planned for Secondary Road Improvements described in DA Section 3.7.1 within sixty (60) day after writer request therefor from the County, which request shall include a legal description of the need portion of the Property (refer to DA Section 3.3.3).

### 8.9.3 DEFERRALS, ADJUSTMENTS ACCEPTANCE OF IODS & RELEASES

Dedications may be deferred due to legal challenges. County and developer may make minor adjustments to the boundaries of dedicated areas based on final engineering. The County may release areas of previously dedicated property with no compensation due from Developer (refer to DA Sections 3.3.2, 3.3.4, 3.3.8, 3.3.9).

# 9

## COMMUNITY FACILITIES DISTRICTS COMMUNITY SERVICES AREAS

### 9.1 COMMUNITY FACILITIES DISTRICTS

The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a community facilities district to fund various facilities and services. Under this act, an annual special maximum tax may be levied on land within the boundaries of the community facilities district. The proceed 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.

#### 9.1.1 PROJECT INFRASTRUCTURE CFD

At the request and with the support of the Developer and/or the Participating Developers, County shall form one or more Community Facilities District (CFD) for the purpose of financing the construction and acquisition of a portion or portions of the backbone infrastructure and public facilities within the Specific Plan and/or financing the Project Impact Fees (an Infrastructure CFD). The infrastructure and facilities that may be constructed and/or acquired with Infrastructure CFD funds include, without limitation, roads, water, sewer, drainage, public utilities, County Facilities, parks, open space and other such public facilities of the County located with the Plan Area and/or required to serve development of the Plan Area (CFD Improvements). Formation of an Infrastructure CFD shall be pursuant to and consistent with the requirements of the Development Agreement, applicable County policies, including the Placer County Bond Screening Committee Rules and Procedures and the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 et seq.). Refer to DA Section 3.18 for additional information on Project Infrastructure CFDs

#### 9.1.2 SERVICES AND PARKS CFD

Prior to the approval of the first Development Phase and Phasing Plan within any portion of the Specific Plan, two community facilities districts shall be formed that includes the Property for the purposes of funding the park maintenance and services described in DA Section 3.20.2 (Park Services CFD) and the County services described in DA Section 3.20.3 (County Services CFD).

The Park Services CFD shall provide the funding required for new and/or enhanced services to be provided by the Park District to the Property and within the Plan Area which would not have been necessary but for the approval of the Entitlements (collectively, the Park Services). The funds shall be utilized for some of all of the purposes more fully described in DA Section 3.20.2.

The County Services CFD shall provide the funding required for new and/or enhanced services to be provided by County to the Property and within the Plan Area which would not have been necessary but for the approval of the entitlements. The County Services funds shall be utilized for some of all of the purposes more fully described in DA Section 3.20.3.

Developer may request the County to defer the foregoing requirement so that any such Services CFDs may be formed at a later date, subject to Developer's commitment to fund any of the Park Services or County Services that would otherwise be funded by the Services CFDs prior to such formation. Any such request shall be made in writing and submitted to the County Executive Officer, who shall have sole discretion to decide to grant an extension of time for performance of this obligation.

### 9.1.3 COUNTY BOND SCREENING COMMITTEE

Prior to the commencement of proceedings before the Board of Supervisors for the formation of a special assessment district formed under the Improvement Act of 1911, the Municipal Improvement Act of 1913, the Improvement Bond Act of 1915, The Mello-Roos Community Facilities Act of 1982, or similar assessment laws, the proponents shall notify the bond screening committee<sup>[1]</sup> of their intention to form a Special Assessment District or Community Facilities District. The proponents shall file with the committee such documents or information as the committee may require facilitating the review of the project by the committee. After the committee has completed its review of the project and related documents, the Chairperson of the committee shall set forth the date, time and place for a formal hearing by the committee on the proposed special assessment district community facilities district. Any such hearing may be called to consider a recommendation regarding the formation of a district or a recommendation regarding sale of bonds or both. Upon conclusion of the formal hearing, the committee may take the matter under consideration and shall with thirty (30) day from the conclusion of the hearing notify the board of supervisor of its findings and recommendations (refer to DA Sections 3.18.1).

[1] The County Bond Screening Committee shall advise and make recommendations to the board of supervisors on matters of assessment district and community facility district proceedings, which may come before the board of supervisors. The bond screening committee shall have the following powers and duties as herein set forth:

- A. Formulate and recommend to the board of supervisors for approval general policies relating to the function of the committee and the standards to be adopted for the evaluation of proposals for the formation of a special assessment district or a community facilities district;
- B. Advise and make recommendations to the board of supervisors on each proposal for the formation of a special assessment district or community facilities district.

## 9.2 COMMUNITY SERVICE AREAS (CSA)

In unincorporated areas, basic services such as water, sewer, police and fire protection are provided by the county. Because counties often consist of large and diverse geographical areas, providing a consistent and adequate level across all area can be difficult. The County Service Area Law was created to provide a means of providing expanded service levels in areas where residents are willing to pay for the extra service. The law allows residents or county supervisors to imitate the formation of a County Service Area (CSA) to provide a wide variety of services including extended police protection, fire protection, park and recreation facilities, libraries, low power television and translation facilities and services, water, garbage collection and sewer services.

### 9.1.2 COUNTY SERVICE AREA 28

Prior to approval within any portion of the Plan Area of the first Final Small Lot Map for single family residential development or approval of improvement plans for the development of multi-family or commercial/office development, the Property shall be annexed into County Service Area 28 (CSA 28) or at the County's discretion, a separate County Service Area, or zone of benefit, shall be formed for the purposes of funding sanitary sewer maintenance services; provided, however, Developer may request County defer the foregoing requirement so that any such annexation may occur at a later date (refer to DA Section 3.21.1)

- Board** .....The Placer County Board of Supervisors.
- Building Permit** .....A permit issued pursuant to Chapter 15 of the Placer County Code.
- CFD** .....Community Facilities District
- County** .....The County of Placer, California.
- CSA** .....County Service Area.
- Development Agreement (DA)** .....The Second Amended and Restated Development Agreement adopted by the Board of Supervisors on January 6, 2015.
- Developer** .....The entities and/or persons executing the Development Agreement as Developer on the signature page attached hereto (Developer) pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of California.
- Development Group** .....The PVSP Development Group consists of the Developer and the other Participating Developers as defined in Recital M of the Second Amended and Restated Development Agreements.
- Development Phase** .....Development within a designated portion of land owned by Participating Developers within the Plan Area.
- Development Review Committee** ..... The Development Review Committee of the County of Placer consisting of one member each from the Planning Services Division, Engineering and Surveying Division and Environmental Health
- Dwelling Unit** .....Shall have the meaning set forth in PCC Section 17.04.030.
- Dwelling Unit Equivalent** See PCC section 13.12.240 for type of establishment and equivalent dwelling unit calculations.
- Fee** .....A monetary exaction, other than a tax or special assessment, which is charged to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project.
- Final Map** .....A map prepared in accordance with the provisions of Chapter 16 of the Placer County Code and the Subdivision Map Act of the State of California and which is designed to be recorded in the County Recorder’s Office.

- IPPM** .....The Placer Vineyards Implementation Policies & Procedures Manual.
- Improvement Plan** .....An engineering plan submitted by a civil engineer registered by the State of California, showing the location and construction details of all improvements required for a subdivision or other development of land.
- Land Development Manual** .....The official land development manual of the County of Placer, including those portions of the Placer County Code contained therein.
- Major Subdivision** .....A subdivision creating five or more parcels, five or more condominiums as defined in Section 783 of the Civil Code, or a community apartment project containing five or more parcels except for those subdivisions which meet the criteria for a minor subdivision. All major subdivisions require a tentative map and a final map as specified in Chapter 16 of the Placer County Code.
- Minor Subdivision** .....A subdivision creating less than five parcels or a subdivision creating five or more parcels and meeting the criteria defined in Chapter 16 of the Placer County Code.
- Parcel Map** .....A map showing a division of land defined as a minor subdivision, and prepared in accordance with the provisions of Chapter 16 of the Placer County Code and the Government Code Section 66444.
- Park District**.....The park district that the County and the Development Group, at the sole cost of the Development Group, shall form to own, manage, operate and maintain all neighborhood and community parks and recreation facilities, recreation programming, trails and open space.
- Phasing Plan**.....A plan that describes the portions of the Backbone Infrastructure, County Facilities and Community Park Improvements, together with any other interim or permanent public improvements or facilities, proposed to be installed to serve a Development Phase.
- Planning Commission** .....The Placer County Planning Commission.
- Planning Director** .....The Director of the Placer County Community Development Resource Agency or the designee of said Director.
- Placer County Code** .....The Placer County Code as compiled edited and published by Book Publishing Company, Seattle, Washington, with the exception of Section 13.28 of Chapter 13. (Ord. 5060-B Section 1,2000).
- PVSP** .....The Placer Vineyards Specific Plan.
- Plan Area**.....All of the property included within the boundaries of the Placer Vineyards Specific Plan.

**Specific Plan** .....The Amended Placer Vineyards Specific Plan dated January 6, 2015.

**Tentative Map**.....A map made for the purpose of showing the design of a proposed subdivision as required by Chapter 16 of the Placer County Code and the Subdivision Map Act of the State of California.

- Ascent, October 2014. *Addendum to the Placer Vineyards Specific Plan, Final Environmental Impact Report (State Clearinghouse No. 1999062020)*
- Ascent, October 2014. *Placer Vineyards Specific Plan, Environmental Checklist for Supplemental Environmental Review,*
- Ascent, October 2014. *Placer Vineyards Specific Plan Appendix D, Mitigation Monitoring & Reporting Program*
- Development Planning & Financing Group, Inc. December 2014. *Placer Vineyards Specific Plan, Public Facilities Financing Plan & Urban Services Plan*
- EDAW-AECOM, 2007. *Placer Vineyards Specific Plan including Appendices A, B, & C*
- County of Placer, 2015. *The Second Amended and Restated Development Agreement by and Between the County of Placer and certain of the landowners owning property within the boundaries of the Placer Vineyards Specific Plan.*
- County of Placer, 2015. *Placer County Code*
- County of Placer, 2015. *Placer County General Plan*
- Quad Knopf, October 2006. *Placer Vineyards Final Environmental Impact Report.*
- Quad Knopf, July 2006. *Placer Vineyards, Supplement to the Final Environmental Impact Report.*
- Torrence Planning/MacKay & Soms, January 2015. *Amended Placer Vineyards Specific Plan including Appendices A, B, & C*

# A

## SAMPLE APPLICATIONS & FORMS

### SAMPLE FORMS

- Form A.1 - Placer Vineyards Development Group Good Standing Certificate
- Form A.2 - Placer Vineyards Shortfall Payment Upon Reduction in Density Certificate
- Form A.3 - Summary of Placer Vineyards Density Transfer of Housing Units

### SAMPLE APPLICATIONS

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

# SAMPLE FORMS



This is to Certify that:

---

**Baseline & Watt, LLC**  
**Property ID #3**

---

Is a Member in  
**GOOD STANDING**  
of the Placer Vineyards Development Group, LLC

---

Date

---

Management Committee Member

---

Date

---

Management Committee Member

**FORM A.2**  
**PLACER VINEYARDS SHORTFALL PAYMENT CERTIFICATE**

This is to certify that: \_\_\_\_\_  
 Developer of property ID No. \_\_\_\_\_ described in Development Agreement Exhibit "B" is developing the required number of residential units or commercial square footage as described in PVSP Table 3-3: Land Use Ownership Summary.

**Or**

Is developing less than the required number of residential units and/or square footage as described in PVSP Table 3-3 or IPPM Table 8.1 and, therefore is paying a PVSP Shortfall payment as described in Section 7 of Development Agreement Exhibit 2.5.6. The payment is calculated according to the following formula:

**Residential Calculation**

Residential unit count described in PVSP Table 3-3 \_\_\_\_\_  
 Actual number of residential units developed \_\_\_\_\_  
**Residential Unit Shortfall** \_\_\_\_\_

PVSP Fee per Residential Unit \$ \_\_\_\_\_  
**Shortfall x PVSP Fee = Shortfall Payment** \$ \_\_\_\_\_

**Commercial Calculation**

Commercial SF bldg. area described in IPPM Table 2.1 \_\_\_\_\_  
 Actual commercial SF bldg. area developed \_\_\_\_\_  
**Shortfall** \_\_\_\_\_

PVSP Fee per Commercial Square Foot \$ \_\_\_\_\_  
**Shortfall x PVSP Fee = Shortfall Payment** \$ \_\_\_\_\_

---

**Total PVSP Shortfall Fee** \$ \_\_\_\_\_

**The Placer Vineyards Development Group, LLC**

\_\_\_\_\_  
 By

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 By

\_\_\_\_\_  
 Date





# SAMPLE APPLICATIONS

**B**

# PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW



Placer  
Vineyards  
Specific  
Plan

## PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

Policy No.	Policy	Timing (1)	Responsible County Department	Policy Verified	Verifier	Date
3.1	<p><b>Urban/Rural Transitions:</b></p> <p>The Placer Vineyards Specific Plan 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, "Special Planning Area Open Space Buffer and Trails Diagram.</p>					
3.2	<p><b>Agricultural Uses within the Specific Plan Area:</b></p> <p>Agricultural Uses 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 proposal for potential conflicts between proposed land uses and adjacent agricultural activities. Urban development 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.</p>					
3.3	<p><b>Timing of Development:</b></p> <p>The construction of a Backbone Infrastructure system will permit development to proceed anywhere within the Plan Area, as the availability of services and infrastructure allow.</p>					
3.4	<p><b>Natural Resource Management:</b></p> <ol style="list-style-type: none"> <li>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:                             <ol style="list-style-type: none"> <li>a. Environmentally sensitive areas, such as significant wetlands and streams, shall be protected in open space with landscape buffers.</li> <li>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.</li> <li>c. The Dry Creek riparian corridor shall be a protected natural resource area, shared between the existing plant and wildlife communities and future residents.</li> </ol> </li> <li>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.</li> </ol>					

## PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

Policy No.	Policy	Timing (1)	Responsible County Department	Policy Verified	Verifier	Date
3.5	<p><b>Location and Density Range:</b> The total of all residential units within the plan shall not exceed 14,132 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."</p>					
3.6	<p><b>Mix of Densities and Variety:</b> Subject to the applicable density range, a variety of housing types and densities will be provided.</p>					
3.7	<p><b>Secondary Dwelling Units:</b> 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:</p> <ol style="list-style-type: none"> <li>1. Design and Development Standards: <ol style="list-style-type: none"> <li>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 land use designation where the property is located.</li> <li>b. Minimum Lot Area: 5,000 square feet</li> <li>c. Maximum Lot Coverage: The maximum combined building coverage for the primary dwelling unit and secondary dwelling shall not exceed 50 percent.</li> <li>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.</li> <li>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.</li> <li>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 two sides and occupies an area no larger than 25% of the allowable living space of the secondary dwelling.</li> <li>g. Appearance: Secondary dwellings shall be architecturally compatible with the primary dwelling unit and shall be subordinate to the primary residence.</li> <li>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.</li> <li>i. Deed Restriction: Prior to issuance of a building permit for the secondary dwelling, the owner shall</li> </ol> </li> </ol>					

## PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

<i>Policy No.</i>	<i>Policy</i>	<i>Timing (1)</i>	<i>Responsible County Department</i>	<i>Policy Verified</i>	<i>Verifier</i>	<i>Date</i>
	<p>record a deed restriction which addresses the restrictions on such units contained herein.</p> <p>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.</p>					
<b>3.8</b>	<p><b>Active Adult Community:</b> 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).</p>					
<b>3.9</b>	<p><b>Commercial Services:</b> A hierarchy of regional and local commercial areas shall provide a range of products and services to the Plan Area.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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 14<sup>th</sup> St. and 16<sup>th</sup> 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 locations for public and civic services such as a library, religious facility, and civic offices as well as recreational opportunities such as parks, open markets, and theatres.</li> <li>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 location, and ground-floor commercial uses surrounded by high density housing. The west village center provides commercial uses in proximity to a community park and surrounding residential neighborhoods.</li> <li>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.</li> </ol>					
<b>3.10</b>	<p><b>Employment:</b> Higher intensity employment uses shall be concentrated along Base Line Road and secondarily in the town center and along Watt Avenue.</p>					

## PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

Policy No.	Policy	Timing (1)	Responsible County Department	Policy Verified	Verifier	Date
3.11	<p><b>Parks:</b> A variety of parks shall be distributed throughout the Plan Area and shall provide recreational opportunities for residents of all ages and abilities.</p> <ol style="list-style-type: none"> <li>1. 8 neighborhood parks shall be located adjacent to school facilities to allow opportunities 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).</li> <li>2. Parks are distributed throughout the Plan Area to provide general parity or access to all residents.</li> <li>3. Neighborhood developments are encouraged to provide landscaped features, and tot lots.</li> <li>4. Parks shall be provided at a minimum standard of 5 acres per 1,000 residents.</li> </ol>					
3.12	<p><b>Religious Facilities Location:</b> 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.</p>					
3.13	<p><b>Land Use Designations:</b> 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.</p>					
3.14	<p><b>Land Use Designations to the Plan:</b> 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 9.2.6, "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</p>					

## PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

Policy No.	Policy	Timing (1)	Responsible County Department	Policy Verified	Verifier	Date
	Development Standards in Appendix A.					
3.15	<p><b>Allowable Land Uses:</b></p> <p>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.</p>					
3.16	<p><b>Nuisance Uses:</b></p> <p>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.</p>					
3.17	<p><b>Specialty Grocery Stores:</b></p> <p>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.</p>					
3.18	<p><b>Grocery Stores:</b></p> <p>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 250<sup>th</sup> 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,</p>					

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	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.					
3.19	<p><b>Movie Theater and Other Entertainment Uses:</b></p> <p>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.</p>					
3.20	<p><b>Parking in Commercial/Mixed-use Sites:</b></p> <p>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.</p>					
3.21	<p><b>Land Use for Unused School Sites:</b></p> <p>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.</p>					
3.22	<p><b>Special Planning Area:</b></p> <p>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 9.2.7-D, "Entitlements in the Special Planning Area" for the procedures for requesting entitlements in the SPA.</p>					

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3.23	<p><b>Affordable Housing Requirement:</b> In compliance with State Law, new development shall provide at least 10 percent of the total residential units in the Plan Area (1,372 units) at a price affordable to very low-, low-, and moderate income households (see Table 3.5).</p>					
3.24	<p><b>Affordable Housing Obligation:</b> 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.</p>					
3.25	<p><b>Affordable Housing Options:</b> While individual property owners are responsible for ensuring that land 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 two options:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. They shall choose to use one or more of the affordable housing options also specified in the Development Agreement.</li> </ol>					
3.26	<p><b>Distribution:</b> 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 one location.</p>					
3.27	<p><b>Concurrent Development of Affordable Units:</b> 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.</p>					
3.28	<p><b>Compatibility to Adjoining Large-Lot Rural and Agricultural Uses:</b> 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.</p> <ol style="list-style-type: none"> <li>1. Land use intensities and densities in Placer Vineyards should be stepped down approaching or adjoining</li> </ol>					

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	<p>rural residential and agricultural uses to create a more compatible transition between uses.</p> <ol style="list-style-type: none"> <li>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 7.10 for required open space buffer setbacks and locations).</li> <li>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.</li> <li>4. Open space setbacks and surface drainage swales shall be used as a buffer between residential and adjoining agricultural and rural land uses.</li> <li>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.</li> <li>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.</li> <li>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.               <ol style="list-style-type: none"> <li>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 7.10 for the conceptual berm and buffer plans and Figure 7.11 for the conceptual buffer section).</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol> </li> </ol>					

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3.29	<p><b>Compatibility of Residential Uses Adjacent to Commercial and Employment Uses:</b> 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.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Open space setbacks, parks, and surface drainage swales are appropriate buffers between residential uses and adjoining higher intensity commercial and office uses.</li> <li>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.</li> </ol>					
4.1	<p><b>Open Space Mitigation and Management Plans:</b> One acre of open space will be preserved within the Placer County for each acre of open space affected within the Specific Plan area. The process through which this will be accomplished will be the approval and implementation of a series of Open Space Mitigation and Management Plans that address the management of a specific property to be preserved for mitigation of lost open space, agricultural land, and habitat. An Open Space Mitigation and Management Plan will be required for each individual development project or grouping of projects within the Specific Plan area</p>					
4.2	Individual development projects shall, to the extent feasible, develop plans that will preserve and protect existing wetland areas.					
4.3	Where wetland avoidance is not feasible, a wetland mitigation plan will be developed before site disturbance to mitigate all wetland impacts. Mitigation plans will be prepared in accordance with all state and federal regulations and in conjunction with the request for permits from regulatory agencies.					
4.4	Wetland feasibility studies will be prepared to ensure successful establishment of the compensation wetlands in conjunction with the request for permits from regulatory agencies.					
4.5	Compensation wetlands will be constructed within designated open space areas of the Plan Area, or wetland mitigation credits will be purchased from the USFWS approved mitigation bank, or land at an off-site location will be purchased to preserve and/or construct mitigation wetlands, or a combination of these alternatives will be implemented.					

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4.6	Maintenance and monitoring of wetland compensation areas will be conducted in accordance with requirements of USACE and pursuant to the issuance of a Section 404 permit.					
4.7	Maintenance of wetland compensation areas will be the responsibility of a County Service Agency (CSA) or other funding mechanism satisfactory to USACE and Placer County.					
4.8	Monitoring of the efficacy of the mitigation program will comply with federal agency requirements and the California Clean Water Act and DFG Code, Streambed Alteration Agreements, and all DFG provisions.					
4.9	Maintenance and monitoring programs will be required for compensation wetlands purchased in mitigation banks.					
4.10	Only passive recreation activities compatible with natural communities will be allowed in wetland preserve areas.					
4.11	Hunting, dumping, operation of motorcycles, or any other activities that could be detrimental to the wetland ecosystems are strictly prohibited.					
4.12	Biological surveys will be conducted to identify potentially occurring special status species before disturbance of habitat areas and in conjunction with requests for permits from regulatory agencies.					
4.13	Where special-status species habitats are indicated, project-specific mitigation measures will be developed in consultation with Placer County, DFG, and/or USFWS.					
4.14	Where state or federally listed special-status species may be adversely affected, required consultation will be conducted and/or appropriate permits obtained before disturbance of habitat areas.					
4.15	Oaks and other native trees with trunk diameters of 6 inches or greater, measured at breast height, will be preserved wherever feasible.					
4.16	Location and preservation of oaks and other native trees will be indicated on site-specific, tentative maps.					
4.17	Mitigation for trees removed from existing riparian or improved drainage corridors will be accomplished according to the following procedures: <ul style="list-style-type: none"> <li>• For each riparian tree removed, one 15-gallon tree, one 2-inch by 10-inch tube container (Deepot 40) seedling for each inch of diameter of the removed tree, and three 1-gallon shrubs will be planted in the riparian or improved drainage corridors.</li> <li>• For each oak tree greater than 6 inches diameter at breast height that is removed, one 15-gallon tree, one 2-inch by 10-inch tube container (Depot 40) seedling for each inch of diameter of the removed tree, and three 1-gallon shrubs will be planted.</li> </ul>					
4.18	Site-specific design and tree preservation, removal, and mitigation will be identified on an individual project basis and shall conform to the requirements developed in the Mitigation, Monitoring, and Reporting Program.					

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4.19	During construction, brightly colored, temporary plastic fencing that is at least 4 feet tall will be erected 1 foot outside the outermost edge of the tree's dripline or around the combined dripline of groves or lines of trees for protection. Signs will be erected in accordance with the Placer County Tree Preservation Ordinance.					
4.20	Soil disruptions within driplines of existing oaks and other native trees identified for preservation will be avoided where feasible. Paving shall not be placed in the driplines of trees to be preserved.					
4.21	Grading and landscaping will be designed to prevent overspray or runoff within tree driplines.					
4.22	Irrigation will not occur within the driplines of indigenous oaks, except as prescribed by the project arborist or landscape architect.					
4.23	Plantings within driplines of indigenous oaks will be limited to species that require no irrigation and are tolerant of the natural semi-arid habitat of the oaks.					
4.24	<p><b>Storm water Quality Improvements:</b></p> <p>Storm water management improvements disbursed through the Plan Area provide treatment to runoff before it enters the natural drainage conveyance systems in open space areas. In addition, by integrating the storm water management system throughout the Plan Area, individual parcels can provide specific storm water management elements that respond to the particular site conditions. This will promote the removal of various potential pollutants from each parcel before they are discharged into the drainage system. The following standards will apply to development projects.</p> <ol style="list-style-type: none"> <li>1. During construction, BMPs shall be provided to stabilize soils in place and minimize the amount of sediment entering the storm drain system and drainageways. BMPs shall generally consist of a combination of the following measures: minimizing soil disturbance, hydroseeding, fiber rolls, inlet protection, and stabilized construction access.</li> <li>2. After construction, regional water quality facilities identified in the Master Project Drainage Report shall be constructed concurrently with the backbone drainage infrastructure for permanent water quality treatment.</li> <li>3. Development projects shall provide on-site, site-specific post-construction water quality treatment facilities to capture and remove the pollutants before they are discharged from the site. Water quality treatment facilities shall generally consist of a combination of the following measures: vegetated swales, infiltration trenches/basins, filter strips, sand/oil separators, trench drains, and porous pavement.</li> </ol>					
4.25	<p><b>Low-Impact Development Design:</b></p> <p>To the extent feasible, site-specific development projects shall incorporate low impact development design strategies that may include:</p> <ol style="list-style-type: none"> <li>1. Minimizing and reducing impervious surfaces of site development (e.g., roadways, sidewalks, driveways, parking areas, and rooftops);</li> </ol>					

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	2. Breaking up large areas of impervious surface and directing flows from these areas to stabilized vegetated areas; and					
4.26	<p>Site grading will be undertaken and controlled so that sediment runoff is minimized. In locations approved by the County, detention basins may be located in open space areas so as to minimize increases in peak flows from the site. The basins may facilitate groundwater recharge, but to a limited degree because of the predominance of clay soils in the area. To minimize runoff, paved parking areas will be designed to provide the minimum amount of paving area necessary to meet required parking and circulation standards. The following standards apply to site-specific development projects.</p> <ol style="list-style-type: none"> <li>1. Storm water management plans will be prepared that comply with all standards and requirements of the National Pollutant Discharge Elimination System (NPDES) and the grading, erosion, and improvement standards in the Placer County Storm water Management Plan.</li> <li>2. Grading plans submitted for Placer County review and approval will contain an erosion and sediment control plan that includes erosion control measures to protect waterways from erosion and debris during and after construction activities.</li> <li>3. Grading plans will be designed to minimize run-off and the area of disturbance during construction.</li> <li>4. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared and implemented for site-specific projects.</li> <li>5. Concurrent with construction of site improvements, storm water BMPs will be constructed and maintained in accordance with the SWPPP as approved by the Central Valley Regional Water Quality Control Board.</li> <li>6. Drainage reports will be prepared for site-specific projects and shall comply with the Placer County Storm Water Management Manual, Land Development Manual, and the PV Master Project Drainage Report.</li> </ol>					
4.27	<p><b>Impacts on Streams and Riparian Areas:</b></p> <p>Impacts on Curry Creek and Dry Creek shall be avoided through the conveyance of open space buffers and the location of adjacent land uses. A 100-foot setback shall be provided for perennial streams (Curry Creek). The majority of the active floodplain of Dry Creek lies on the opposite bank and not within the reach of Dry Creek adjacent to the Plan Area. Adequate open space protection has been designated in the Specific Plan to mitigate impacts on Dry Creek. Implementation of the Specific Plan will also ensure that there would be no net loss of riparian habitat (see Policy 4.17).</p>					
4.28	<p>Construction of stream crossings or other improvements in the Dry Creek and Curry Creek corridors will be kept to the absolute minimum necessary and will meet the following standards:</p> <ol style="list-style-type: none"> <li>1. A Streambed Alteration Agreement will be obtained from the DFG before commencement of construction of stream crossings.</li> <li>2. Areas adjacent to finished improvements in Curry Creek and Dry Creek that are disturbed during</li> </ol>					

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	<p>construction activities will be hydroseeded and revegetated.</p> <ol style="list-style-type: none"> <li>3. Disturbed areas in Curry Creek and Dry Creek not actively being developed will be planted, mulched, or otherwise protected by an acceptable means for the duration of the winter.</li> <li>4. Construction activities will not be permitted within Curry Creek or Dry Creek that would result in disturbed areas being left unprotected between October 15 and March 15.</li> <li>5. Construction roads crossing creek systems will be used only when necessary and other access routes are not feasible.</li> <li>6. Construction roads crossing creek systems will incorporate culverts if roads remain in place during the winter season.</li> <li>7. Erosion control measures will be in place before the onset of the rainy season, but no later than October 15 during construction.</li> <li>8. Permanent roadway stream crossings will be designed for a 100-year flood event.</li> <li>9. Stream crossings will be designed with approaches as close to a right angle wherever feasible.</li> <li>10. Stream crossings will be designed to reduce erosion and stream degradation by the placement of structures.</li> <li>11. Rock energy dissipaters or other Placer County–approved methods will be used at outflow points of all culverts.</li> </ol>					
<b>4.29</b>	Developers shall provide a schedule of construction projects to Placer County. Placer County will provide inspection of construction sites to ensure that erosion control measures are operative through the winter period.					
<b>4.30</b>	Maintenance access easements will be dedicated to Placer County on all portions of open space and stream corridors as identified on the tentative maps of development projects and approved by the County.					
<b>4.31</b>	Maintenance access easements will include areas required for preserving trees, special-status species habitat, and wetland resources.					
<b>4.32</b>	<p>Use of low-water-consumption plant materials and irrigation systems will be encouraged by Placer County and the following standards will be met and implemented by site-specific development projects.</p> <ol style="list-style-type: none"> <li>1. Where available and feasible, recycled water will be used to irrigate all parks, schools, and public rights-of-way. Irrigation equipment shall be compatible with the use of reclaimed water.</li> <li>2. Low-volume spray irrigation systems shall be utilized for turf and groundcover areas and drip irrigation systems for shrubs and trees.</li> <li>3. Where recycled water is available, water-intensive landscaping may be used.</li> <li>4. Landscaping in improved common areas will incorporate drought-resistant varieties where practical and consistent with Placer County design guidelines.</li> </ol>					

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	5. Landscaping within medians should be by subsurface drip irrigation systems.					
<b>4.33</b>	Use of currently available water conservation devices will be encouraged by Placer County in all existing development. To accomplish this, Placer County will meter the use of potable water, and new construction must meet the following standards. 1. Water-conserving design and equipment will be required in all new construction. 2. Recycled water will be used for irrigation where feasible.					
<b>4.34</b>	Require the preservation of other open space/agricultural lands elsewhere in Placer County at a ratio of 1 acre of land for each acre of land affected within the Plan Area.					
<b>4.35</b>	No additional agricultural land dedications shall be required beyond the 1:1 open space dedication required under Policy 4.34 so long as a substantial portion, as determined by County staff, of the open space lands acquired are: 1. In agricultural production or have the potential to support agriculture; 2. Undeveloped and have an NRCS soils classification of the same or greater value than lands being impacted within the Specific Plan project; or 3. Undeveloped and have the same or higher value CDC categorization as lands being impacted within the Specific Plan project property at issue. In-kind mitigation is not required for agricultural land developed within the project area.					
<b>4.36</b>	All residential units will be developed in compliance with State of California Title 24 energy conservation measures.					
<b>4.37</b>	Use of passive and active solar devices such as solar collectors, solar cells, and solar heating systems, integrated into the building designs, are encouraged.					
<b>4.38</b>	Building and site design should take into account the solar orientation of buildings during design and construction.					
<b>4.39</b>	Local area source emissions shall be minimized through a variety of strategies: 1. Promote low-emission energy use by requiring building design features that accommodate and encourage use of alternative energy sources. 2. Promote low-emission energy use by incorporating landscaping conducive to passive solar energy uses: a. Buildings that are oriented in a south-to-southwest direction, where feasible; b. Deciduous trees that are planted on the west and south sides of structures; c. Landscapes with drought-resistant species and groundcovers rather than pavement to reduce heat reflection; and d. Maximum parking lot shading at all non-residential developments.					

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<b>4.40</b>	Provide, on a project-specific basis, adequate buffers designed to separate emission and nuisance sources from residential uses, consistent with the Placer County General Plan.					
<b>4.41</b>	Construction activities will comply with all requirements of grading permits and PCAPCD.					
<b>4.42</b>	PCAPCD may replace or supplement air pollution control measures for individual projects as new technology and feasible measures become available over the course of the Plan buildout.					
<b>4.43</b>	Grading shall be performed in a manner to prevent the occurrence of standing water or other areas suitable for the breeding of mosquitoes or other vectors. Water detention and related surface water conveyance features shall also be designed to prevent the breeding of mosquitoes.					
<b>4.44</b>	The Placer Mosquito Abatement District shall be granted access in perpetuity to perform vector control in all common areas, including drainage, open space corridors, and park areas. Such access shall be a condition of approval of all tentative maps approved within the Plan Area.					
<b>4.45</b>	<p>Edge treatments and building orientations along arterial streets will reduce outdoor noise levels to 60 dB DNL or less for residential uses and 70 dB DNL for commercial uses such as offices. In those instances where the noise level is in excess of the standard, design practices shall be implemented to reduce noise levels in outdoor use areas.</p> <ol style="list-style-type: none"> <li>1. Future residential or sensitive development along arterials and collectors shall not exceed County noise standards. Creative site planning shall be the primary means to achieve a 60 dB DNL noise level at the outdoor use area (i.e., side and rear yards, patios, balconies, decks, or enclosed courtyards). When necessary, building facades and noise barriers may be placed between the arterial roadway and the outdoor use areas (see Policy 6.44, "Edge Treatments for Use in Low- and Medium-Density Residential Area.")</li> <li>2. Commercial uses along Baseline Road and Watt Avenue and some residential uses along interior arterial streets may be exposed to excessive noise levels. Where it is not possible to reduce noise in outdoor activity areas to 60 dB DNL or less in residential developments using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 dB DNL may be allowed, provided that available noise level reductions have been implemented and interior noise levels are not in excess of 45 dB DNL. Acoustical analyses shall be prepared for all uses exposed to levels in excess of "normally acceptable" noise levels to show how both the outdoor uses areas and indoor noise thresholds shall be met in these locations.</li> <li>3. All residences, hotels, motels, churches, nursing homes, and theaters uses exposed to a noise level in excess of 60 dB DNL will require sound-rated windows, added wall insulation, and mechanical ventilation capable of achieving the indoor noise requirements of 45 dB DNL, as determined by an acoustical analysis.</li> <li>4. To determine compliance with noise standards, site specific acoustical analyses shall be required as a</li> </ol>					

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	<p>part of the Subsequent Conformity Review process, during the submittal of tentative subdivision designs and grading maps. Acoustical analyses shall be used to determine appropriate noise attenuation measures (i.e. setbacks, berms, building orientation, noise walls and other noise mitigation measures within the Placer County General Plan Noise Element and the design guidelines found under Section 6.4.3 “Walls, Fences, and Screening” of this Specific Plan) required to reduce traffic noise to levels that meet County noise level standards.</p> <p>5. “The Landscape Master Plan” that will be subsequently prepared for the project shall include the design of noise attenuating features within the landscape setbacks and landscape corridor lots in the Plan Area, especially along Baseline Road, Watt Avenue, and Dyer Lane, where the greatest noise impacts are anticipated to occur</p>					
4.46	<p><b>Impacts of noise-generating uses will be minimized.</b></p> <p>Impacts of noise-generating uses will be minimized. Noise attenuation strategies shall be incorporated into all potential noise generating uses, and may include the following:</p> <ol style="list-style-type: none"> <li>1. Outdoor use spaces shall be located behind buildings so that the building mass shields noise-sensitive uses from the noise sources.</li> <li>2. Noise barriers shall be constructed between commercial uses and residences.</li> <li>3. Limitations on hours of operation, maximum sound levels, and types of uses may be placed on the proposed uses of amplified sound at schools, parks, bars, restaurants, clubs, and other events.</li> <li>4. Mechanical equipment noise at commercial and residential areas must be controlled. Methods may include quiet equipment, sound-attenuating enclosures, and noise barriers.</li> <li>5. Full disclosure shall be required for all residential uses that are adjacent to, or directly across from schools, houses of worship, neighborhood parks, playgrounds, nightclubs, bars, and restaurants with live music and entertainment venues. The disclosure should state the typical hours of operation and noises associated with the use.</li> <li>6. Additional acoustical analysis may be required for specific noise-generating activities that have the potential to adversely affect adjacent residences or other noise-sensitive uses (e.g., hospitals, retirement homes, day-care centers, and schools) The analysis should identify the potential noise level and the means by which outdoor and indoor noise levels can be controlled to achieve the acceptable standards under the County Noise Ordinance.</li> </ol>					
4.47	<p>Construction noise shall be controlled to meet applicable County codes and minimize annoyances on surrounding land uses. Construction noise abatement is critical in later phases of Placer Vineyards development when portions of residential neighborhoods are already in place. Mitigation measures to reduce constructing noise impacts may include the following:</p> <ol style="list-style-type: none"> <li>1. Construction noise emanating from any construction activities for which a grading and building permit is</li> </ol>					

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	<p>required is prohibited on Sundays and federal holidays and shall only occur:</p> <ol style="list-style-type: none"> <li>a. Monday through Friday, 6 a.m. to 8 p.m. (during Daylight Savings Time);</li> <li>b. Monday through Friday, 7 a.m. to 8 p.m. (during Standard Time); and</li> <li>c. Saturday, 8 a.m. to 6 p.m.</li> </ol> <p>2. Truck traffic shall be routed through less noise-sensitive areas.</p>					
5.1	<p><b>Level of Service Standards:</b></p> <p>Within the boundaries of the Specific Plan Area and on its boundaries, the Placer Vineyards roadway system will be developed and managed to accommodate a Level of Service (LOS) D. Outside the Specific Plan Area, roadways shall conform to General Plan Standards that require the County to develop and maintain a minimum LOS "C" for rural and urban/suburban roadways, except within 1/2 mile of state highways where the standard shall be LOS "D," or as provided in Policy 5.2.</p>					
5.2	<p><b>Exceptions to General Plan Level of Service Standards:</b></p> <p>The County will allow exceptions to these LOS standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:</p> <ol style="list-style-type: none"> <li>1. The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard</li> <li>2. The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations</li> <li>3. The right-of-way needs and the physical impacts on the surrounding properties</li> <li>4. The visual aesthetics of the required improvement and its impact on community identity and characters</li> <li>5. Environmental impacts, including air quality and noise impacts</li> <li>6. Construction and right-of-way acquisition costs</li> <li>7. The impacts on general safety</li> <li>8. The impacts of the required construction phasing and traffic maintenance</li> <li>9. The impacts on quality of life as perceived by residents</li> <li>10. Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards</li> </ol> <p>Exceptions to the standards will be allowed only after all feasible measures and options are explored, including alternative forms of transportation.</p>					
5.3	<p><b>Roadway System:</b></p> <p>The roadway system shall comply with Figure 5.2, the street sections in Figure 5.3, and the policies and design guidelines presented in this chapter and in Chapter VI, "Community Design." Figure 5.2 is intended to</p>					

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	be a guide to internal roadway traffic needs. As each area is developed, additional roundabouts or traffic signals may be added in the future, as determined necessary by the County, for traffic flow and traffic calming. Local streets providing property access are not indicated in Figure 5.2.					
5.4	<p><b>Street Section Design:</b></p> <p>The project shall dedicate rights-of-way of sufficient width to accommodate all future anticipated lanes, including auxiliary lanes, and intersection widening for dual left-turn lanes and free right-turn lanes. Refer also to Chapter VI, "Community Design," for more specific landscape and streetscape design guidelines and to Appendix C for traffic intersection designs.</p> <ol style="list-style-type: none"> <li>1. The landscape rights-of-way and parkways of all streets shall be dedicated at the same time as street rights-of-way.</li> <li>2. The roadway measurements indicated in Figure 5.3 are measured to the back of the curb.</li> <li>3. Thoroughfares: Base Line Road and Watt Avenue. The General Plan describes thoroughfares as major arterial streets designed to carry high volumes of thru-traffic with limited travel delay. Base Line Road and Watt Avenue shall be designed as thoroughfares with on-street bike lanes adjacent to 50-foot landscape corridors and meandering bike and pedestrian trails. They shall also include 20-foot-wide landscape medians. Drive-through breaks shall be provided at intervals along the roadway with medians at a spacing to be determined by the Department of Public Works in consultation with the California Department of Forestry. The County will maintain all median landscaping with funding provided by a County Services CFD. Base Line Road is projected to become 6 lanes divided by a raised median. Figure 5.3, Section A, illustrates the proposed street sections for Base Line Road. At ultimate build-out, Watt Avenue is anticipated to be 6 to 8 lanes with 2 lanes dedicated for bus rapid transit (BRT) right-of-way. Figure 5.3, Section B, illustrates the proposed initial phasing and ultimate build-out street sections for Watt Avenue with and without the BRT system. Thoroughfares will provide limited access at the locations indicated in Figure 5.2. No new connections shall be allowed on thoroughfare roads in addition to those shown in Figure 5.2, unless it can be shown that the new connection will benefit overall traffic flows. Access points shall be coordinated with the County to prevent driveways with parking along thoroughfare streets.</li> <li>4. Arterials: Dyer Lane and 16th Street. Arterial streets are high-volume streets with limited, controlled intersections. Their proposed street sections are illustrated in Figure 5.3, Sections D and E. Local and collector streets feed arterial streets to provide linkages between neighborhoods and major retail and employment centers. Arterial streets shall be designed to be 4-lane divided streets with 14-foot medians, on-street bike lanes, and 35-foot landscape corridors with a separated, multi-use trail. Drive-through breaks shall be provided at intervals</li> </ol>					

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	<p>along the roadway with medians at a spacing to be determined by the Department of Public Works in consultation with the California Department of Forestry. Arterials will provide limited access with minimum intersection spacing at approximately every 1/4 mile (1,200 feet). Right-in and right-out access points without median breaks may be provided at a minimum spacing of 600 feet. To the extent possible, the street alignment for Dyer Lane shall be designed to avoid removing and/or disturbing the existing oak trees on Dyer Lane.</p> <p>5. Major Collector Streets: Palladay Road, Tanwood Avenue, and 14th Street. Major collector streets carry moderate traffic volumes. Major collector street sections are illustrated in Figure 5.3, Section F. Major collector streets provide access to individual development areas, neighborhoods, schools, parks, and other community amenities. Major collector streets are generally characterized as 2-lane roadways with on-street bike lanes, parallel parking, and separated tree lined sidewalks. The minimum distance from intersections to driveways shall be 600 feet or a distance determined appropriate by the County for safe access and traffic flow.</p> <p>6. Collector Streets Collector streets carry light to moderate traffic volumes. Collector street sections are illustrated in Figure 5.3, Sections G, H, TC1, and TC2. Collector streets provide access to individual development areas, neighborhoods, schools, parks, and other community amenities. Collector streets are generally characterized as 2-lane roadways with on-street bike lanes, parallel parking, and separated tree-lined sidewalks. For properties located adjacent to a neighborhood commercial development, the minimum distance from intersections to driveways shall be 300 feet or a distance determined appropriate by the County for safe access and traffic flow. The minimum distance from intersections to driveways may be less than 300 feet if determined appropriate by the County for safe access and traffic flow.</p> <p>7. Commercial Streets Commercial streets serve parcels within the commercial, business park, power center, and town center areas. They typically do not include bike lanes. Standards for commercial streets not included in the town center are shown in Figure 5.3, Section C. Standards and street sections for the town center commercial streets are provided in Figures 6.9 through 6.11 of Chapter VI, "Community Design."</p> <p>8. Local Streets Local streets are not located in the circulation diagram. They provide access to neighborhoods within the Plan Area and include non-residential and residential streets. Local streets are low traffic volume, 2-lane roadways with parallel parking, separated sidewalks, and tree-lined landscape parkways. Local streets will be determined in conjunction with specific site development at the time of tentative map submittal. Sections for local residential streets</p> <p>9 Residential Alleys Residential alleys, as shown in Figure 5.3, Section R4 shall be designed to the following standards:</p>					

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	<p>a. Residential alleys are encouraged to be continuous through a block. However, if dead end alleys are allowed. Dead end alleys shall be no more than 150 feet long and shall provide visibility from one end of the alley to the other.</p> <p>b. Landscaping shall be provided, consistent with Policy 6.6-4.</p>					
5.5	<p><b>Private Local Streets:</b> Private local streets will be allowed within a development site subject to the review and approval of the County. Where access is to be provided by private local streets, the private street easement width can be less than 40 feet but cannot be less than the roadway dimensions (from back of curb to back of curb) shown on the street sections in Figure 5.3. Setbacks for private streets shall be measured from the back of the sidewalk. 12.5 feet wide public utilities easements (PUE) shall be provided adjacent to the private road for the benefit of utility companies serving the development. Exceptions to the 12.5 feet wide PUE may be granted upon approval by utility providers, if such easements are not needed. Private streets shall be created as either a private roadway, public utility and emergency access easement, or as a separate parcel to be owned and maintained by a private entity, such as a Homeowner's Association. Placer County or a CSA will not accept the dedication or maintenance of private streets.</p>					
5.6	<p><b>Locust Road Circulation Study:</b> Prior to approval of improvement plans for any Phased Improvements to be constructed as part of the first Development Phase approved by the County, the Developer and/or Development Group shall fund a study shall be undertaken by the County to identify and review the feasibility of alternatives to retaining Locust Road as a through roadway between Base Line Road and West Town Center Drive. The study shall be funded by developers as provided in the Development Agreement. Any such study shall:</p> <ol style="list-style-type: none"> <li>1. Review the impacts upon the roadway systems in the Specific Plan and adjacent jurisdictions and identify the need for new or additional infrastructure, if any;</li> <li>2. Examine the application of strategies contained in the County's Neighborhood Traffic Management Program and evaluate their effectiveness at addressing residents' concerns;</li> <li>3. Include an analysis of the necessary amendments to the Specific Plan, the County General Plan, and/or the Dry Creek West Placer Community Plan to implement any such alternatives;</li> <li>4. Identify the costs associated with any such alternatives; and</li> <li>5. Specify compliance with the California Environmental Quality Act and any other applicable legal requirements. The County shall utilize the study to determine whether modifications to Locust Road are in the best interests of the County. The developers acknowledge that modifications to this Plan, the Plan Area roadway system, and required infrastructure, including the Backbone infrastructure, as the County may determine is necessary to effectuate the intent of this policy, may be required.</li> </ol> <p>The County shall utilize the study to determine whether modifications to Locust Road are in the best</p>					

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	interests of the County. The developers acknowledge that modifications to this Plan, the Plan Area roadway system, and required infrastructure, including the Backbone Infrastructure, as the County may determine is necessary to effectuate the intent of this policy, may be required.					
5.7	<p><b>Regional Transportation Improvements:</b></p> <p>Relative to the traffic impacts generated by the project Placer Vineyards Landowners and the County shall define Development Agreements to ensure that the project pays for its fair share of transportation improvements.</p>					
5.8	<p><b>Off-site Transportation Improvements:</b></p> <p>Placer Vineyards shall provide traffic signals and off-site intersection improvements, in conjunction with development in the Plan Area at the following locations:</p> <ol style="list-style-type: none"> <li>1. Riego Road and East Natomas Road</li> <li>2. Riego Road and Pleasant Grove Road</li> <li>3. Base Line Road and Pleasant Grove Road</li> <li>4. Watt Avenue and PFE Road</li> </ol>					
5.9	<p><b>On-site Transportation Improvements:</b></p> <p>The Placer Vineyards development shall fund and construct all transportation network improvements, including roadway design, traffic signalization, and traffic calming, necessary to support the new development when and as they are needed.</p>					
5.10	<p><b>Concurrency:</b></p> <p>Roadway improvements shall be constructed to coincide with the demands of new development as required to satisfy minimum level of service standards, as set by this Specific Plan.</p>					
5.11	<p><b>Local Intersection Improvements:</b></p> <p>Placer Vineyards shall provide local intersection improvements as guided by Figure 5.2.</p> <ol style="list-style-type: none"> <li>1. Signalized intersections for the thoroughfares, Base Line Road and Watt Avenue, are provided in Figure 5.2 at the following locations: <ol style="list-style-type: none"> <li>a. On Base Line Road, signalized intersections shall be located on Locust Road, Dyer Lane (west), Palladay Road, 16th Street, 14th Street, 12<sup>th</sup> Street, Tanwood Avenue, Watt Avenue, Dyer Lane (east), and Park Street.</li> <li>b. On Watt Avenue, signalized intersections shall be provided at A Street, Town Center Drive (east), Oak Street, and Dyer Lane.</li> <li>c. On Dyer Lane, signalized intersection shall be provided at A Street (east and west), Town Center Drive (east and west), 18th Street, Palladay Road, 16th Street, Tanwood Avenue, and 11th Street.</li> <li>d. For commercial developments on A Street, signalized intersections shall be provided at Palladay</li> </ol> </li> </ol>					

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	<p>Road, 16th Street, 14th Street, and 12th Street.</p> <ol style="list-style-type: none"> <li>2. Base Line Road and Watt Avenue intersections shall be planned and designed to accommodate the needs of thru-traffic. This will include traffic synchronization and intersection designs that favor through movements and minimize conflict points. This may also include additional turning lanes or other special features, such as pedestrian amenities that highlight intersection crossings.</li> <li>3. Roundabouts shall be located along the major east-west collector streets and lower volume traffic streets, focused at the intersections of residential neighborhoods.</li> <li>4. Roundabouts shall be considered as an alternative, where all-way stops or traffic signals are indicated in the future (i.e., project build-out).</li> <li>5. The County shall also reserve the right during the large lot or small lot tentative map process to require additional traffic signals or roundabouts, as determined to be necessary for traffic flow or safety.</li> <li>6. The County shall also reserve the right to modify the minimum distance from a street intersection to a development driveway, as determined to be necessary for the traffic flow or safety of a specific site condition.</li> </ol>					
5.12	<p><b>Access within the Development Site:</b></p> <p>Primary access to development will be avoided on high-volume arterial and thoroughfare roadways, and instead will be provided on collector or neighborhood streets and shall comply with the following standards:</p> <ol style="list-style-type: none"> <li>1. Thoroughfares shall provide limited access. No driveways shall be permitted on Base Line Road or Watt Avenue. Access to properties fronting on Base Line Road shall be provided mainly from A Street and to a lesser extent from the roads that connect A Street to Base Line Road. Access to parcels from these connector roads shall be located at sufficient distance from Base Line Road so as not to impede the flow of traffic or create safety issues.</li> <li>2. Access to development sites from thoroughfares and arterials allowing for left turns into and out of the sites shall be limited to the identified signalized intersections in the Placer Vineyards Specific Plan, unless otherwise required under future development patterns.</li> <li>3. Minor right-turn-in and right-turn-out access points may be permitted by the County upon further detailed review and analysis of potential traffic and circulation impacts.</li> <li>4. See Figure 6.17 in Chapter 6, "Community Design," for conceptual site access designs for neighborhood commercial sites on high-volume roadways.</li> </ol>					
5.13	<p><b>Minimizing Barriers to Access:</b></p> <p>The circulation and site plans for individual developments proposed within the Plan Area shall minimize barriers to access by pedestrians, the disabled, and bicyclists. Handicap ramps shall be incorporated into the design of all intersections and bicycle racks shall be located convenient to all retail, office, and civic sites.</p>					

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5.14	<p><b>Fire and Emergency Access:</b> All new development shall be coordinated with the local fire department to ensure that adequate emergency access is provided to all development areas and that emergency access routes are designed to the specification of the Placer County Fire Department.</p>					
5.15	<p><b>Sound Walls:</b> Use of sound walls is discouraged. Where sound walls are required because of noise levels and traffic volumes on major streets, screen landscaping and mounding should be provided to minimize their visual impact and create a more attractive streetscape. Refer to Section 4.10 for additional policies related to noise levels and to Section 6.4.3 for wall, fence, and screening techniques and design guidelines.</p>					
5.16	<p><b>Traffic Calming Roadway Design:</b> Use of traffic calming roadway design techniques in the design of residential streets and intersections is required. Techniques may include corner bulb-outs at intersections, traffic circles and rotaries, chokers, chicanes, etc. See the chart below and Figure 5.4 for recommended traffic calming designs. In all cases, traffic calming devices shall not restrict access by emergency vehicles or limit emergency response times below the required level of service standard.</p>					
5.17	<p><b>Bus Rapid Transit System:</b> A public transit system and dedication of right-of-way corridors for future bus rapid transit with a feeder bus network shall be provided along Watt Avenue from Base Line Road to the Dyer Lane intersection just north of Dry Creek.</p>					
5.18	<p><b>Streetcar Right-of-Way:</b> Dedication of rights-of-way for a future streetcar system shall be provided along the north side of Town Center Drive, extending from the transit center on Watt Avenue to the town center, ending at 16th Street.</p>					
5.19	<p><b>Multi-modal Transit Center:</b> A transit center site is located on Town Center Drive to serve as a transfer point for regional and local transit services. The transit center site shall be of sufficient size to accommodate all future anticipated uses. It will include covered shelters, bus staging areas, park-and-ride lots, and bicycle storage facilities.</p>					
5.20	<p><b>Transit Service and Facilities:</b> Placer Vineyards shall participate in regional service with connection to light rail transit on Watt Avenue in Sacramento County, Regional University, Galleria Mall, and other regional centers. As each parcel is developed, provisions for bus stops, turnouts, shelters, park-and-ride lots, bike lockers, lighting, and other transit-support facilities will be examined and constructed.</p>					

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5.21	<p><b>Provision of Park-and-Ride Lots:</b></p> <p>Park-and-ride lots shall be established and maintained at the town center and transit center at the east village center. The majority of the park-and-ride spaces shall be accommodated in the transit center where a majority of local and regional commute trips will be concentrated. A minimum of 50 spaces shall be provided in the town center, established as shared parking. Other smaller park-and-ride lots are encouraged to be established as a shared parking use incorporated into the overall parking design of other commercial and office centers or adjacent to public transit. In total, a minimum of 193 parking spaces shall be distributed between the park-and-ride lots. More park-and-ride lots should be provided, especially adjacent to neighborhood activity centers, transit routes, and major transit corridors to encourage ridesharing, promote use of public transit and reduce air pollution.</p>					
5.22	<p><b>Class I Bike Paths &amp; Multi-Purpose Trails System:</b></p> <p>Class I Bike Paths and Multi-Purpose_Trails shall be provided as identified by Figure 5.6, “Class I Bike Paths and Multi-Purpose Trails Diagram.”</p>					
5.23	<p><b>Class I Bike Paths and Multi-Purpose Trails:</b></p> <p>Class I bike paths and multi-purpose Trails shall offer a variety of experiences, including connections within and between parks and other public open space lands or to schools, and connections to regional trails and transit facilities within and outside of the Plan Area.</p>					
5.24	<p><b>Provision of Provision of Class I Bike Paths and Multi-Purpose Trails:</b></p> <p>Private developers shall incorporate Class I bicycle paths and multi-purpose trail routes that are within their proposed tentative maps as identified in the Class I Bike Paths and Multi-Purpose trails diagram (see Figure 5.6). Placer Vineyards Class I bike paths and multi-purpose trails shall conform to the following standards:</p> <ol style="list-style-type: none"> <li>1. In the Dry Creek corridor only, Class I bicycle paths shall be 12-foot wide hard surface paving with a 2-foot-wide decomposed granite path on one side of the paving. Class I bike paths adjacent to roadways with Class II bike lanes shall be hard paved with a minimum width of 8-feet. In all other areas, Class I bike paths shall be 10-feet wide with hard surface paving.</li> <li>2. In open space areas, natural surface (gravel, earth) multi-purpose trails may be set a minimum of 10 feet off the hard surface paved trail (for activities such as equestrian riding and mountain biking).</li> <li>3. Informational signs will be placed throughout the trail system (e.g., “2.4 miles to town center”).</li> <li>4. Class I Bike Paths and Multi-Purpose_Trails will be set back a minimum of 10 feet from residences.</li> <li>5. Class I Bike Paths and Multi-Purpose_Trails will be set back a minimum of 25 feet from preserved or reconstructed wetlands, whenever possible.</li> <li>6. Collapsible bollards or other similar devices approved by the County will be placed at entries to restrict vehicular access where trails and streets intersect.</li> <li>7. Class I Bike Paths and Multi-Purpose Trail crossings of drainage ways will occur at appropriate intervals.</li> </ol>					

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	<p>8. Traffic calming methods and signage shall be used to enhance the safety of the trail systems where they cross major or collector streets.</p> <p>9. A Class I bike path crossing shall be provided under the Watt Avenue bridge within the Dry Creek corridor.</p> <p>10. As depicted on Figure 5.6, a Class I bike path shall also be provided on the east side of the Dry Creek bridge and along Watt Avenue, extending to the Placer/Sacramento County line. The Class I bike path on the east side of the bridge will be separated from traffic by a railing.</p>					
5.25	<p><b>Construction of Class I Bike Path &amp; Multi-Purpose Trail Improvements:</b></p> <p>Class I Bike path and multi-purpose trail improvements are planned to connect Morgan Creek to Gibson Ranch Park. Landowners shall design and construct Class I bike path and multi-purpose trail improvements within the open space portions of their property, according to the following standards and provisions of the Development Agreement.</p> <ol style="list-style-type: none"> <li>In conjunction with the construction of a backbone roadway system, a set of backbone trails adjacent to these roadways, as described in Section 9.3 and the Public Facilities Financing Plan, shall be constructed at the same time that the core backbone roadways are constructed.</li> <li>Landowners shall install sections of the trail when they install subdivision improvements within the parcels adjacent to the open space. Trail connections to the backbone trails shall be included as part of the subdivision improvements.</li> <li>Class I Bike path sections shall be constructed and improved according to Figure 5.6, "Class I Bike Path &amp; Multi-Purpose Trails Diagram." Class I Bike path shall be designed in accordance with the County's design standards for off-street bike paths and the guidelines provided in the Specific Plan.</li> <li>Landowners shall proceed to complete the construction of Class I bike path improvements at the same time that they install and complete the balance of the subdivision improvements for the parcel(s) adjacent to the open space.</li> <li>Landowners shall be responsible for all costs associated with the design and construction of Class I bike path improvements, including the costs of preparing required plans and drawings and obtaining all required permits.</li> <li>Upon completion of Class I bike path improvements by the landowner, the County and/or the Park District shall accept the dedication of the Class I bike paths and multi-purpose trails and applicable open space area and assume ownership and maintenance of these facilities, provided that the cost of maintenance shall be funded by a Park Services CFD.</li> </ol>					
5.26	<p><b>Fire Trails/Access through Open Space:</b></p> <p>Fire access routes shall be integrated into the open space trails system and shall comply with Placer County Fire Department standards.</p>					

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	<ol style="list-style-type: none"> <li>1. Class I bike paths and multi-purpose trails shall include design features that minimize barriers to emergency response, such as knock-down bollards for emergency access at trailheads.</li> <li>2. Rolled curb access points shall be provided in open space areas. Open space access points shall be provided at each cul-de-sac that abuts an open space and spaced every 1,000 feet along streets adjacent to open space areas. These access points shall be identified with signage and painted red curbs. Emergency access easements shall be provided for each emergency access area.</li> </ol>					
5.27	<p><b>Roadway Crossings in Utility Corridors:</b> Roadway crossings shall be minimized through utility corridors to reduce the fragmentation of trails and open space.</p>					
5.28	<p><b>Provision for Multi-Purpose Trails:</b> Multi-purpose trails are located in the open space buffer areas adjacent to the SPA and next to the Placer/Sacramento County line, as indicated in Figure 5.6, "Class I Bike Paths and Multi-Purpose Trails Diagram." The multi-purpose trails planned adjacent to the SPA will be separated from the Placer Vineyards development area with landscape berms (refer to Figures 7.10-7.14 for plans and sections of the berms and buffers next to the SPA). The multi-purpose trails planned in the open space buffer areas along the Placer/Sacramento County line, shall connect to the facilities at Gibson Ranch Park and link into the multi-purpose trail system proposed along the south side of Dry Creek, as directed by the Dry Creek/ West Placer Community Plan.</p>					
6.1	<p><b>Landscape Design and Landscape Master Plans.</b> In order to ensure the implementation of a cohesive image for the community, a detailed Landscape Master Plan shall be developed and approved by the County. This Master Plan shall address the design of streetscapes, entries, and other image features. The Landscape Master Plan shall define the public landscape areas of the community. The Landscape Master Plan shall be guided by the following features:</p> <ol style="list-style-type: none"> <li>1. The landscape design treatment for Placer Vineyards shall consider the context, historical land use, and ecology of the region. Design elements consistent with the historic rural image of the area are encouraged.</li> <li>2. Use landscape materials, trees, shrubs, and ground cover that are native to the area, have low water use, and fit into the local environmental conditions. Refer to Appendix B, "Recommended Plant List."</li> <li>3. The streetscape designs described in the following sections of this chapter and the conceptual design figures that accompany them will be further refined and modified during the preparation of the Landscape Master Plan.</li> </ol>					
6.2	<p><b>View Protection.</b> Landscape elements shall be designed to create vistas and frame views of important community features, such as natural site features, significant buildings, or landmarks.</p>					

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6.3	<p><b>Natural Resource Preservation.</b></p> <p>Where possible, open space areas shall interconnect with the oak woodlands, grasslands, wetlands, and other natural resources in the Plan Area.</p>					
6.4	<p><b>Recommended Plant Palette.</b></p> <p>Appendix B of this Specific Plan contains a list of plants recommended for use in Placer Vineyards. This list should be used when designing open space, landscape buffer corridors, streetscapes, gateways, and parks. Plants similar to those listed in the table may also be used, subject to County review and approval.</p>					
6.5	<p><b>Landscape Corridors on Major Streets.</b></p> <p>Street landscape corridors will be developed along thoroughfares and arterials (i.e., Watt Avenue, Dyer Lane, and 16th Street; see Figures 6.1 and 6.2) and along major collector streets.</p> <ol style="list-style-type: none"> <li>1. These parkways are wide and heavily landscaped with double rows of street trees, ground cover, and flowering accent vegetation.</li> <li>2. Walkways shall be designed as joint-use pedestrian and bicycle paths running through the parkway.</li> <li>3. The streetscapes shall also provide linkages to neighboring open spaces, parks, schools, and major activity nodes, allowing for pedestrian and bicycle circulation as well as for other passive recreational and educational opportunities.</li> <li>4. The corridors will have walks and trails separated from the streets. Landscaping will be expanded at entries to the development and blended in with the adjoining park sites and open space areas.</li> </ol>					
6.6	<p><b>Street Landscape Corridor Design.</b></p> <p>Street landscape corridors shall be designed with different plant palettes to give a unique character to the streets. Landscaping along roadway corridors shall provide a unifying element to a neighborhood. Refer to Appendix B for a list of recommended streetscape trees, shrubs, vines, and ground covers, and Figures 6.1 through 6.2 for sample street corridor designs for Base Line Road and Watt Avenue.</p> <ol style="list-style-type: none"> <li>1. Thoroughfares: Base Line Road, Watt Avenue and Arterial Streets: Dyer Lane and 16th Street. Thoroughfares (see Figures 5.3-A, B) will have a 50-foot landscaped setback buffer and a 14-foot planted median throughout the project area. Arterial streets (see Figure 5.3-D and E) will include a 35-foot landscape setback on both sides of the street and a 14-foot planted median. Landscape buffers will include earthen berms and plants, deciduous trees, evergreen trees, and drought-tolerant shrubs and ground covers. Berms and plants, such as 3-4-foot tall hedges, should be used to screen parking areas and/ or sound walls.</li> </ol> <p>For thoroughfares and arterial streets, a row of trees for shade with drought tolerant shrubs and ground covers will be planted in the road medians. Low drought-tolerant plants shall be installed as temporary landscaping in the future BRT right-of-way on Watt Avenue. Deciduous and evergreen canopy trees will</p>					

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	<p>be planted between curbs and sidewalks, with evergreen screen trees placed between sidewalks and residential walls. Landscaping shall provide for a consistent use of plant materials for the thoroughfares and each arterial street.</p> <p>Unless recycled water is used for irrigation, irrigated turf will be limited to 25% of the total landscape corridor area. Turf areas will be limited to accent areas near intersections, project signage, buildings, and areas between the back of the curb and sidewalks.</p> <p>2. Major Collector Streets: Palladay Road, Tanwood Avenue, 14th Street. Select collector streets, as shown in Figure 5.3, Section F, will be landscaped with a 20-foot landscape setback area. A single, large deciduous canopy tree or other thematic landscape combination should be established per street. The same tree or repetition of trees will be planted within landscaped areas on both sides of the street at regular intervals for the entire road segment. In addition, other planting will consist of drought-tolerant ground covers, vines, and shrubs to screen walls or fences that abut the collector street landscape areas.</p> <p>3. Minor Collector Streets and Local Streets. Local streets will be landscaped with a single, large deciduous canopy tree planted at regular intervals (at approximately 25-30-foot intervals or at a distance that provides appropriate spacing for the type of tree selected) on both sides of the street for the entire length of the road. In addition, other planting will consist of ground covers, vines, and shrubs to screen walls that “side-on” to local streets (see Figure 5.3, Sections G, H, R1 through R3, R5, and R6 for typical street cross sections). 4. Residential Alleys. All unpaved alley setback areas shall be landscaped.</p> <p>4. Residential Alleys. All unpaved alley setback areas shall be landscaped.</p>					
6.7	<p><b>Street Tree Design.</b></p> <p>Street tree planting throughout Placer Vineyards will vary depending on the type and size of each street and the desired character of the individual neighborhoods. Street tree conditions will serve as visual screens and buffers from development.</p> <p>1. In general, street trees shall be planted at regular intervals (approximately 25- 30 feet apart), depending on the type of tree selected, to create a shaded canopy along the pedestrian travel way (see Appendix B for a recommended plant palette).</p> <p>2. Street tree planting shall also be modified to incorporate existing trees and native oaks, when possible.</p> <p>3. Street trees along major roadways shall be larger, scaled in relation to the street corridor and automobile travelers. Along thoroughfare and arterial streets, the dominant tree specified will be used 70% of the time.</p> <p>4. Neighborhood streets shall be designed to include one row of large deciduous canopy trees.</p>					
6.8	<p><b>Community Gateway Signage.</b></p> <p>Community gateway signage will consist of monument signs set in medians or on one or both sides of the</p>					

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	street. These monument signs shall be located outside the right-of-way when they are proposed along the sides of streets and may be incorporated into walls or other architectural features to emphasize the transition. A complete signage program design for Placer Vineyards will be developed as a part of the Landscape Master Plan (see Policy 6.1).					
6.9	<p><b>Minor Entries.</b></p> <p>Minor entries shall be located outside the right-of-way at intersections to the internal street system to identify and mark the transition into residential neighborhoods in Placer Vineyards. Entries are small-scale landscape or architectural features, signs, or monuments at the street corners that may include special lighting, flowering plants, or public art. These features are smaller in scale than community entries and serve as landmarks that give special identity and character to each residential neighborhood or block.</p>					
6.10	<p><b>Community Gateway Theme.</b></p> <p>All entries shall include thematic architectural or landscape design elements that incorporate a special landmark feature or public art to identify destinations in the community, representative of the Placer Vineyards character. Public art shall be subject to Design/Site Review approval.</p>					
6.11	<p><b>Northern Community Gateways and Entries.</b></p> <p>The primary northern entries will be provided on Base Line Road at Dyer Lane, 16th Street, Watt Avenue, and East Dyer Lane. Minor entries will be located at other additional collector roadways intersecting Base Line Road, as indicated in Figure 6.3.</p>					
6.12	<p><b>Southern Community Gateways and Entries.</b></p> <p>South of the project site, primary entries will be located along the Sacramento/ Placer County Line at 16th Street, Tanwood Avenue, and at Watt Avenue where it intersects with Dry Creek (see Figure 6.3).</p>					
6.13	<p><b>Lighting of Entryway Signs.</b></p> <p>Lighting of entry signs shall consist of either indirect lighting with the light source at ground level or internal halo-type lighting. In both cases, the lighting source shall not be visible from traveled roadways.</p>					
6.14	<p><b>General Sign Requirements.</b></p> <p>All signage shall be subject to the approval of a sign permit by the Placer County Planning Department and shall conform with the sign standards of the Placer County Zoning Ordinance (see Sections 17.54.170 through 17.54.200), unless this is superseded by the adoption of a separate signage program for Placer Vineyards. and cost-effective lighting.</p>					
6.15	<p><b>General Lighting Requirements.</b></p> <p>Lighting shall be designed and located to meet minimum, necessary ambient light levels for any given location consistent with public safety standards.</p>					

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	<ol style="list-style-type: none"> <li>1. Lighting shall occur at intersections, areas of major pedestrian activity, and building entries, and generally shall be minimized elsewhere.</li> <li>2. Street lighting shall be directed and regularly spaced, and shall project light down to the road surface and away from the building.</li> <li>3. Decorative pedestrian-scaled lighting fixtures shall be used in the town center, village centers, commercial centers, parks, and other major pedestrian activity areas.</li> <li>4. The selection and design of lighting fixtures shall minimize glare and excess spillage onto neighboring properties. All street lights shall utilize cut-off fixtures to minimize visibility from adjacent areas of the community and public use areas.</li> <li>5. No lighting shall blink, flash, or be of unusually high intensity or brightness.</li> <li>6. Lighting fixtures shall be energy efficient and provide a balance between energy efficiency and pleasing light color and coverage. Avoid low-pressure sodium fixtures. Acceptable light sources include mercury vapor, metal halide, and similar sources.</li> </ol>					
6.16	<p><b>Street Lights.</b> Street lights on Base Line Road and Watt Avenue shall be simple cobra-head light fixtures, located particularly at major intersections. Street lights for collectors and local streets should be decorative fixtures that are compatible with the character of the Placer Vineyards streetscape. The selection of street lights for Placer Vineyards will be addressed in the Landscape Master Plan.</p> <ol style="list-style-type: none"> <li>1. <b>Color:</b> The color of street light poles and fixtures shall be consistent throughout the community. All specified metals shall utilize anodized coatings, rather than painted colors.</li> <li>2. <b>Materials:</b> Street light poles shall be either metal or wood fixtures.</li> <li>3. <b>Town Center:</b> Street lighting in the town center shall consist of ornamental street lights flanking the roadways. Street lights shall be located in parallel pairs along the length of the street, spaced to provide illumination levels of 0.5 footcandle, and shall not exceed 14-feet in height.</li> <li>4. <b>Village Centers:</b> Village centers shall use a design in the same design family as the ornamental street lights in the town center, however, each village center shall utilize a light fixture designed to give the center a unique character and identity.</li> <li>5. <b>Base Line Road and Watt Avenue:</b> Street lights on Base Line Road and Watt Avenue shall be simple, single- or double arm, cobra-head lights, spaced as required to maintain illumination levels of 1.75 footcandle, and shall not exceed 40 feet in height.</li> <li>6. <b>Arterial Streets:</b> Street lights on arterial streets shall be selected decorative fixtures, spaced, as required, to maintain illumination levels of 1.0 footcandle on alternating sides of the street, and shall not exceed 25 feet in height.</li> </ol>					

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	<p>7. <b>Collector and Local Residential Streets:</b> Street lighting on collector and local streets in residential neighborhoods shall be ornamental or decorative street light fixtures, spaced, as required, to maintain illumination levels of 0.5 footcandle on alternating sides of the street, and shall not exceed 14 feet in height.</p> <p>8. <b>Neighborhood Entries:</b> Street lights at neighborhood entries shall consist of ornamental or decorative fixtures flanking the roadway, located in pairs,</p>					
6.17	<p><b>Pedestrian Oriented Lighting:</b> Pedestrian oriented lighting will be provided within the town center, village centers, commercial centers, parks, and major pedestrian activity areas. Pedestrian lighting shall consist of smaller pole fixtures, spaced to maintain illumination levels of 0.5 footcandle, and shall not exceed 14 feet in height.</p>					
6.18	<p><b>Recreation Areas and Athletic Facilities:</b> Lighting for athletic fields and court facilities shall be designed to minimize illumination and spillage onto neighboring uses and residential areas. Athletic facility lighting shall be provided only in the two community park facilities and the town center recreation center. Mercury vapor or metal halide lamps, mounted 30-50-foot high, are recommended.</p>					
6.19	<p><b>Public Parking Lot Lighting:</b> Parking lot lights shall be no higher than necessary to provide efficient lighting of the parking areas and shall not exceed 25 feet in height for larger parking lots, including the base. Illumination levels shall be maintained at 1.0 footcandle. Spacing between light poles shall be determined by the required level of illumination.</p> <ol style="list-style-type: none"> <li>1. The fixture design style and colors shall be compatible with the architectural design of the site.</li> <li>2. Within the town center and village centers, the design and color of parking lot light fixtures, shall be consistent with the design of street lights.</li> </ol>					
6.20	<p><b>Landscape Lighting:</b> Landscape lighting shall be limited to important landscape areas, entryway features, signage, or pedestrian areas.</p> <ol style="list-style-type: none"> <li>1. The design of landscape light fixtures shall be hidden from direct view unless designed as an integral part of the area's design.</li> <li>2. The light source shall be shielded from direct view at night, with the emphasis on the object or area being lighted. Up-lighting and mood lighting in trees and landscaping can be effective design feature for special entries, signs, water features, and landmarks.</li> <li>3. Landscape light fixtures shall be durable and easily maintained. For ease of maintenance, landscape light fixture types and lamps shall be consistent with landscape design and street lighting for each neighborhood.</li> </ol>					

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6.21	<p><b>Service Areas and Security Lighting:</b> Lighting in services areas shall be designed to avoid spillover onto adjacent properties and activity areas, and shielded from direct view of the light source at night.</p> <ol style="list-style-type: none"> <li>1. Building-mounted flood light fixtures shall not be used unless the light source is completely shielded from public view.</li> <li>2. Low-pressure sodium fixtures or other lighting types that contrast excessively with lighting in the surrounding use area shall be avoided unless completely shielded from public view. Mercury vapor, metal halide, and similar fixture types are permitted.</li> </ol>					
6.22	<p><b>Building Identification and Street Number Lighting:</b> Lighting of building identification and street numbers on buildings shall be used to help locate buildings during evening hours.</p> <ol style="list-style-type: none"> <li>1. Lighting of street identification or numbers shall be internally lit, back lit, or externally lit. External spot lighting is preferred.</li> <li>2. Street number lighting shall be subdued and not contrast excessively with the surrounding area lighting.</li> <li>3. Numbers and lighting shall be conveniently placed near the building entry and shall be visible from the street and adjoining parking lots.</li> <li>4. Buildings placed back from and not visible from the street may use freestanding lighted monuments or small pedestrian pole lights with mounted street numbers to identify the street address of the buildings from the street.</li> </ol>					
6.23	<p><b>Pedestrian Orientation:</b> Design elements that accommodate pedestrians and cyclists shall be equally treated or take precedence over elements that primarily accommodate automobiles, especially in the town center, village centers, neighborhood centers and access areas leading into parks, schools and other public facilities. Retail centers and commercial areas shall be designed to provide maximum pedestrian accessibility.</p>					
6.24	<p><b>Density within Centers of Activity:</b> The town center, village centers, and Base Line Road commercial corridor should be established at sufficient densities to support express bus transit from Placer Vineyards and other neighborhood areas in the region.</p>					
6.25	<p><b>Parking Lot Shading:</b> New parking lots serving non-residential developments shall include tree planting designed to result in 50% shading of parking lot surface areas within 15 years per the requirements of the Placer County Landscape Design Guidelines (latest edition). These shading requirements shall apply to all impervious surfaces on which a vehicle can drive including parking stalls, drives, and maneuvering areas within the property.</p>					

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6.26	<p><b>Building Heights:</b> Taller buildings will be located along the major commercial nodes, at the town center and within the office and commercial areas along Base Line Road. Lower story buildings and less intense development will be located adjacent to existing neighborhoods in the Special Planning Area to provide appropriate transitions to more intense development at the center and along the major transportation corridors in the Plan Area.</p>					
6.27	<p><b>Town Center Design:</b> The town center shall be designed to serve as the public, institutional, and social focal point for the community. The town center will contain:</p> <ul style="list-style-type: none"> <li>• A site for a centrally located government center and sheriff station that anchors and serves as a visual landmark for the town green,</li> <li>• A library site, and</li> <li>• A religious site.</li> </ul>					
6.28	<p><b>Town Center Design Standards.</b> Within the town center, the following standards shall apply. Refer also to Appendix A, Section 3.4 for Town Center Commercial development standards.</p> <ol style="list-style-type: none"> <li>1. At least 70% of the frontage at a build-to-line shall be occupied by a building with the façade placed at the back of the sidewalk (see Figure 6.6, “Town Center Design Framework” for the location of build-to-lines for the town center).</li> <li>2. At least 70% of the façade of the first floor of all buildings in the town center on the blocks with build-to-lines shall have transparent storefront glass, windows, entries, doorways or other active spaces fronting onto the public streets and sidewalks.</li> <li>3. Buildings in the town center shall be a minimum of 25 feet in height.</li> </ol>					
6.29	<p><b>Town Center Sidewalk Design.</b> Sidewalk designs shall be guided by Figures 6.8 through 6.11 and the following:</p> <ol style="list-style-type: none"> <li>1. Any sidewalk that fronts on to commercial development shall maintain a minimum 6-foot wide clearance for pedestrian traffic.</li> <li>2. All sidewalks shown in street section T2 shall be a minimum of 16’ in width. Sidewalks shown in street section T3 shall be a minimum of 12’ in width. All other sidewalks shall be guided by widths shown in the appropriate street sections.</li> <li>3. Sidewalks at outdoor eating areas shall be a minimum of 16’ in width unless buildings are designed to inset a portion of the outdoor eating area onto the commercial development site.</li> </ol>					

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	4. The width of sidewalks as part of the overall Town Center design will be reviewed during the Design/Site Review process.					
6.30	<p><b>Parking in the Town Center.</b> The following parking standards apply to the town center (refer also to Appendix A, Section VI: “Parking Standards”):</p> <ol style="list-style-type: none"> <li>1. For mixed-use projects, parking may be shared between uses, as defined in Policy 3.20.</li> <li>2. Within the town center, all on-street parking will be used in the calculation of parking requirements for all land uses. Calculation of on-street parking includes all parallel</li> <li>3. Off-street common parking areas shall be located in the middle of most blocks where feasible. Reciprocal access and use agreements shall be recorded between property owners of the businesses that use the parking facility.</li> <li>4. Off-street parking lots shall be screened with shrubs, trees, landscaped berms, and low fences, walls, or other landscape design elements.</li> <li>5. Parking structures, if required or desired, shall be architecturally incorporated into the design of surrounding buildings and landscaping in the town center.</li> <li>6. Parking structures facing onto the retail streets shall incorporate ground-floor retail uses along the street.</li> </ol>					
6.31	<p><b>Village Centers.</b> Village centers are higher density centers surrounded by high-density residential neighborhoods and located within one-quarter mile walking distance of lower density residential neighborhoods. Two mixed-use, pedestrian-oriented village centers will be created in Placer Vineyards. The east village center is located at the intersection of Watt Avenue and Town Center Drive. The west village center is located at the intersection of West Dyer Lane and Town Center Drive. Village centers incorporate civic and public uses such as a public green or plaza, day care uses, religious facilities, a post office, transit stops, and other similar uses that support civic activity and community life.</p>					
6.32	<p><b>Transit Access</b> Village centers shall be transit-oriented activity nodes. Bus turnouts, shelters, and clear pedestrian paths from the street to the commercial centers, transit centers, parks, and other public facilities should be incorporated into the design of the village centers.</p>					
6.33	<p><b>Base Line Road Commercial Corridor.</b> The Base Line Road commercial corridor offers products, services, and employment catering to the broader Placer Vineyards region. It is guided by the following standards:</p> <ol style="list-style-type: none"> <li>1. The Base Line Road commercial corridor will provide easy access and transportation connections to neighborhood areas;</li> </ol>					

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	<p>2. Direct access connections shall be avoided from Base Line Road (see Policy 5.12, Access within the Development Site);</p> <p>3. Structures in the Plan Area (not including parking and landscaping uses) located immediately south of lands in active rice farming or lands under the Williamson Act contract, shall be setback 200-feet from the existing Base Line Road northern edge of pavement (see Policy 3.28 and Figure 3.4).</p>					
<b>6.34</b>	<p><b><i>Commercial Center Design.</i></b> Commercial buildings located next to Base Line Road and a 50-foot landscape corridor shall provide buffers internally in the Plan Area to the noise and traffic generated on Base Line Road.</p>					
<b>6.35</b>	<p><b><i>Location of the Power Center.</i></b> A Power Center will be strategically located in the Base Line Road commercial corridor at the southwest corner of Watt Avenue and Base Line Road to supply large-volume goods and services.</p>					
<b>6.36</b>	<p><b><i>Neighborhood Commercial Centers.</i></b> Neighborhood commercial centers are mixed-use core areas that provide local services and retail to serve the surrounding neighborhoods. These centers will provide neighborhood commercial needs, offering professional services, public/quasi-public facilities, high density residential uses, and easy access to transit services.</p>					
<b>6.37</b>	<p><b><i>Pedestrian Access.</i></b> Neighborhood commercial centers shall be designed to encourage pedestrian access along the face of commercial buildings and along public sidewalks.</p>					
<b>6.38</b>	<p><b><i>Auto Access.</i></b> Auto access connections shall be designed to slow and discourage cut-through traffic with the use of traffic calming devices, stop signs, or delineated pedestrian crossings and other features.</p>					
<b>6.39</b>	<p><b><i>Transit Access.</i></b> Bus turnouts, shelters, and clear pedestrian paths from the street to the major commercial tenants shall be incorporated into the design of neighborhood centers.</p>					
<b>6.40</b>	<p><b><i>Lot and Development Standards.</i></b> All development in Placer Vineyards shall comply with the intensities found in Table 3.3 in Chapter III, Table 3.3 in Chapter III, "Land Use," and in Appendix A, "Land Use and Development Standards."</p>					
<b>6.41</b>	<p><b><i>Residential Neighborhood Site Design.</i></b> Residential neighborhood site design shall provide opportunities for pedestrian and bicycle connections to core areas and other neighborhoods.</p> <p>1. Streets shall be laid out in a pattern that allows for internal connections between adjacent residential</p>					

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	<p>neighborhoods without having to drive to an exterior thoroughfare or arterial street.</p> <p>2. Residential developments shall be compatible with and connect to the broader community.</p> <p>3. Residential developments shall avoid using sound walls, when possible, or site designs that insulate or separate the development.</p> <p>4 Residential development shall be designed to have single-loaded streets, located along parks, drainage ways and open space areas. Single loaded streets shall always be provided adjacent to the Dry Creek corridor. Frontages without single-loaded streets may also be approved under certain conditions. Potential conditions when side-on or back-on lot designs next to parks or open space may be approved are:</p> <p>a. In small housing development areas where fronting streets is difficult or infeasible, and</p> <p>b. Frontages along drainage corridors when frequent openings (i.e. open ended cul-de-sacs and pedestrian ways) are provided.</p> <p>When homes are planned to back onto parks, drainage ways, and open space areas, rear lot conditions shall not extend more than 400-feet without being broken with an open-ended cul-de-sac or pedestrian accessway.</p>					
6.42	<p><b>Gated Developments.</b></p> <p>Gated developments are allowed but not encouraged in the Plan Area. Gated developments will only be allowed at the discretion of the County. When evaluating gated development proposals, the County will ensure that the development is well integrated into the fabric of the Specific Plan and that public pedestrian connection areas through the gated community are provided to adjacent developments and open space areas. The County will also ensure that the design and location of the gates will provide safe and sufficient circulation for emergency service providers and the ability for vehicles to turn around in front of the gate to prevent them from backing out into the adjacent roadways. Gated communities must be designed to ensure that through streets are provided, connecting adjacent neighborhoods and developments and that overall traffic circulation within Placer Vineyards is accommodated.</p>					
6.43	<p><b>Attenuating Noise at Low- and Medium-Density Residential Areas Along Major Roadways:</b></p> <p>The following shall establish the primary and secondary means for achieving acceptable sound levels along streets that will carry varying levels of traffic. See Policy 6.44 for a description of the means of implementing these techniques.</p> <p>1. <b>Thoroughfares and Arterials.</b> Watt Avenue and Dyer Lane will carry the highest level of traffic within the community. Residential uses along these streets will be protected from sound levels in excess of the 60 dB DNL standard by the use of sound walls and landscape berms. Open ended cul-de- sacs and loop streets (see Figure 6.18, Plan A, B and D) shall be used to minimize the unbroken length of the sound walls. On Dyer Lane west of Palladay Road and on 16th Street, north of Dyer Lane, where traffic</p>					

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	<p>volumes will be lower, design features described as appropriate for collector streets shall be implemented, if approved by the County.</p> <p>2. <b>Collector Streets.</b> Many of the collector streets within the community will carry traffic volumes likely to generate noise levels requiring strategic site planning to accommodate noise impacts. Figures 6.20 and 6.21 present examples of designs for neighborhood subdivisions. The designs in these figures are discouraged and encouraged, respectively, when considering the goal of providing residential interconnections on collector and residential streets, where the use of sound walls is discouraged. Appropriate design techniques include open-ended cul-de-sacs (Figure 6.18, Plan D), front-facing development, frontage streets, and loop streets (Figure 6.18 Plans A, B, and C). Figure 6.25 shows a typical street design plan designed in accordance with these standards that minimize the impact of sound walls.</p>					
6.44	<p><b>Edge Treatments for Use at Low- and Medium-Density Residential Areas:</b></p> <p>The use of sound walls shall be considered only in conjunction with a minimum of one of the other practical design-related noise mitigation measures described below. Access through sound walls should be provided according to the guidelines listed below so long as it does not introduce noise levels into neighborhoods that exceed County General Plan Noise Element standards. Conceptual designs for a typical residential layout and neighborhood entry along a collector street are shown in Figures 6.23, 6.24, and 6.25.</p> <p>1. <b>Sound Attenuation on Collector Roadways.</b> The preferred treatment to accommodate noise levels on collector streets shall be the use of rear loaded homes fronting onto the street and buildings that act as noise barriers. Homes shall be designed such that the home and side and rear yard fence placement ensures a maximum 60 dB DNL in the outdoor activity area. The minimum sound wall opening dimension shall be 25'. Greater width openings are preferred if it is designed in accordance with County noise standards, as demonstrated by an acoustical study. The preferred noise attenuation treatment shall consist of relatively short lengths of sound wall, interrupted by street intersections, open-ended cul-de-sacs, use of landscape berms with lower built-in walls or fences, pedestrian access easements, and wall offsets (see discussion of these features in the points that follow). Sound walls shall be designed such that the entire length of a street will have a consistent appearance. The aesthetic design of sound walls shall be standardized along the streets. Sound wall designs shall be addressed in the Landscape Master Plan (See Policy 6.1). For conditions where a sound wall is required, the height of sound walls shall be no more than 6 feet measured from the adjoining finished grade on the street side of the wall and no more than 8 feet from the finished grade on the residential/ commercial side of the wall. When changes in elevation occur linearly along the wall or fence, the structure shall be stepped in equal vertical increments. No step shall exceed 18 inches in height.</p> <p>The preferred sound wall design shall be split face concrete masonry with pilasters. Trees, shrubs, and vines shall also be planted along the length of the sound wall. Unless otherwise determined by the</p>					

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	<p>Planning Director during the Subsequent Conformity Review process, for the purposes of this Specific Plan, the outdoor activity area is defined as a private outdoor living space enclosed by side and rear yard fences, or an enclosed courtyard, balcony, private patio, or deck. Alternatively, a fence or wall designed and maintained as a noise barrier can be used to obtain the 60 dB DNL transportation noise standard at the outdoor activity area. This would require an acoustical study and barrier maintaining entity, and shall be approved by the County as part of the Subsequent Conformity Review process described in Chapter IX, "Implementation." The following types of housing can be designed for acceptable noise levels while fronting on these streets: townhomes, multiunit buildings that have the appearance of a single home from the street, small lot, motor court, and large lot rear-loaded single family homes. (Refer also to Appendix A, "Land Use and Development Standards," for examples of these housing types).</p> <ol style="list-style-type: none"> <li>2. <b>Sound Walls.</b> Sound walls that may be required along Watt Avenue and high traffic sections of Dyer Lane, 16th Street, and A Street shall generally not exceed a maximum unbroken length of 400 feet. Sound walls on collector streets, shall be avoided, however, if they are required, as determined by the County, they shall not extend more than 300 feet along these streets without being broken by the use of an open-ended cul-de-sac, a section of fronting streets, or homes</li> <li>3. <b>Frontage and Loop Streets.</b> Frontage and loop streets allow residential development to face the arterial street without the need for a wall or fence along the street. The right-of-way for the frontage or loop street may be reduced in width and the sidewalk on the opposite frontage of the residences may be eliminated. See Figure 6.18, Plans A, B, and C.</li> <li>4. <b>Open-Ended Cul-de-Sacs.</b> Open-ended cul-de-sacs that end at collector streets are intended to reduce the length of sound walls facing onto the major streets and provide pedestrian and bicycle access to the roadways. See Figure 6.18, Plan D.</li> <li>5. <b>Large Lots.</b> Large lots with single-family homes or multiple dwellings are typically accessed from intersecting side streets or from the rear with the primary entries facing the street. Sound or privacy walls and fences in front yards are allowed only as specifically approved by the County.</li> <li>6. <b>Landscaped Setbacks and Buffers.</b> Additional setback buffer areas that are landscaped can be used between residential areas and streets. In this condition, local streets, loop streets, or frontage roads face onto a landscape buffer. Privacy walls or fences are not allowed in front yards of adjacent residential lots. The landscape buffer may incorporate earth berms, trees, shrubs, and other screening vegetation. The right-of-way of local streets adjacent to the landscaped buffer may be reduced in width and the sidewalk may be eliminated from the landscaped buffer side of the street.</li> <li>7. <b>Landscaped Berms.</b> Landscaped berms shall be designed not to exceed a maximum 2:1 slope. Policy 6.45 Edge Treatments at Other Areas Along Major Roadways.</li> </ol>					

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6.45	<p><b>Edge Treatments at Other Areas Along Major Roadways:</b></p> <p>1. <b>Compatible Land Uses.</b> All parks, houses of worship, and other noise sensitive uses shall be protected from exposure to noise levels in excess of 60 dB DNL. See noise policies in Chapter IV, “Environmental Resources.” Commercial, office, public and other nonresidential uses are planned along the major arterial thoroughfares, Base Line Road and Watt Avenue. These non-residential uses will not require the use of sound walls along the street. Where sound walls are required, sound walls shall be designed according to the standards found in Policy 6.44(2), “Sound Walls.” A variety of landscaping, berming, or other screening techniques should be used to screen parking lots from pedestrian sidewalks.</p> <p>2. <b>Front-Facing Development.</b> Buildings facing onto the street are the preferred treatment in the Town Center, high-density residential developments throughout the Plan, and along collector streets. Residential uses exposed to transportation noise in excess of 60 dB DNL will be required to design effective mitigation measures to reduce noise in outdoor activity areas to 60 dB DNL and noise in interior spaces to 45 dB DNL.</p> <p>Appropriate noise mitigations will give preference to proper site planning and design over the use of noise barriers or sound walls. For example, high-density projects should be designed such that active outdoor spaces are shielded from noise impacts by buildings or parking areas between the street and the building or active outdoor space. Building may also be designed with sound-rated windows and added wall insulation to act as noise barriers, capable of achieving the indoor noise requirement of 45 dB DNL. Sound walls shall only be considered after all other practical design-related noise mitigation measures have been integrated into the project. The applicant may be required to prepare a study demonstrating how these standards shall be met.</p>					
6.46	<p><b>Edge Treatment at Corner Lots on Neighborhood Streets.</b></p> <p>The side-yard treatment occurs in conjunction with intersecting side streets, open-ended cul-de-sacs, or loop streets. Privacy walls and fences may be used for side yard conditions along the street. These privacy walls and fences on side yards shall not overlap the front house façade. This side yard wall or fence should be terminated 3 feet behind the front façade. Buildings on corners shall provide windows and entries that orient toward the street corners. This treatment does not apply to rear loaded lot conditions (see Figure 6.24).</p>					
6.47	<p><b>Single Loaded Streets Fronting Open Spaces and Parks.</b></p> <p>This condition occurs when local streets, loop streets, or frontage roads are facing onto an open space corridor or park adjacent to the arterial roadway (see Figure 7.9). The additional open space setback provides a buffer between the residential units and the arterial street. Privacy walls or fences are not allowed in the front yards. Low fences or view fences are preferred (see Policies 6.49 and 6.50).</p>					

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6.48	<p><b>Variation in Edge Treatments.</b> Variations in the recommended edge treatments identified above will be allowed as determined by Placer County if one or more of the following conditions apply:</p> <ol style="list-style-type: none"> <li>1. The treatment fails to provide adequate noise protection.</li> <li>2. The proposed development provides an alternative treatment that meets the goal and intent of the edge treatment policies of this Specific Plan.</li> </ol>					
6.49	<p><b>Lot and Yard Privacy Fences or Walls.</b> Privacy fences or walls also occur along lot lines between individual lots and structures. Generally privacy fences or walls between lots are placed on the lot line and shall not be visible from major public streets or public use areas. Privacy fences or walls shall be subject to the following design standards.</p> <ol style="list-style-type: none"> <li>1. A solid “good neighbor” fence or wall provides for privacy, security, and occurs in either the side- or rear-yard conditions.</li> <li>2. Fences (including lattice and similar attachments) and walls (measured from the finished grade of the public street side) shall be no more than 6 feet high. If located within the clear site distance triangle or within a required front yard setback, the maximum height of a wall or fence shall be 3 feet (refer to the residential setback standards in Appendix A).</li> <li>3. Design of private fences shall be compatible, complement the building architecture, and should be consistent within each residential neighborhood or development phase.</li> <li>4. Fences or walls shall be constructed of durable materials, and shall present a finished appearance from both properties.</li> <li>5. For corner lots, street side fencing shall not overlap with the front façade of the building (see Policy 6.46). Fences or walls that connect two separate units and are visible from the public streets and public use areas should be of the same materials and color, and should be compatible with and complement the building architecture.</li> <li>6. The visual prominence of walls and fences can be reduced through the use of landscape screening, trees, vines, shrubs, and hedge plants.</li> <li>7. Front, side, and rear yard fences may consist of wood-picket fencing, wood-rail fencing, decorative iron fencing, or split-rail fencing in keeping with the historic rural character of Placer Vineyards.</li> <li>8. Wall or fences along rural residential and agricultural areas adjacent to Placer Vineyards shall incorporate fencing designs characteristic of rural, agricultural fencing types to provide a transition into these areas. Use of wood-rail fences, split-rail fences, wire fencing, rock walls, or wrought iron or picket fences is preferred. Where possible, view fences should be used (see Design Guidelines for View Fences that follow).</li> </ol>					

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6.50	<p><b>Security Fences.</b> Security fences are restricted to be used only to enclose large facilities in the Plan Area, such as the power substation and corporate yard. The use of wrought iron is encouraged. Chain link fencing with wood slats may be used for security fencing in these conditions. Use of barbed wire or razor wire at the top of security fencing is not allowed.</p>					
7.1	<p><b>Park Recreational Facilities.</b> Recreational facilities required by the General Plan are listed in Table 7-1, "Summary of Recommended Park Facilities." Facility needs identified in the table will be met on either public or private park sites or on school sites through joint use agreements with the school district.</p>					
7.2	<p><b>Dedication of Parks and Open Space.</b> Landowners shall offer for dedication the areas within their property planned for parks and open space, including both active- and passive-use parks. The location and size of parks and open space are indicated in Figure 7.1. The final location of parks will be shown on small lot tentative maps for individual projects. The timing for the development of parks and open space for individual projects and details regarding park fees, land dedications, and on-site park development shall be described in the Public Facilities Financing Plan and defined in the Development Agreement.</p>					
7.3	<p><b>Operation and Funding for Recreation Programs and Park Maintenance.</b> Recreation programs and the maintenance of parks, trails and open space shall be operated by the County and/or Park District with funding provided from the Park Services Community Facilities District (CFD). The recreation program will include typical urban recreation services such as sports leagues, senior programs, youth programs, teen programs, and aquatic programs as determined by the County and/or Park District with input from future Plan Area residents.</p>					
7.4	<p><b>Construction of Community Parks.</b> The planning, design and construction of community park facilities, is the sole responsibility of the County and/or the Park District, subject only to the participating Placer Vineyards property owners obligation to pay Development Mitigation Fees and establishment of maintenance funding through a Park Services CFD or similar funding mechanism approved by the County.</p>					
7.5	<p><b>Neighborhood Park Design.</b> Neighborhood parks shall be located and designed according to the following specifications.</p> <ol style="list-style-type: none"> <li>1. Designated neighborhood parks within the Plan Area shall be developed in the locations indicated in Figure 7.1, "Parks and Open Space Diagram."</li> <li>2. There are 98 total acres of neighborhood parks designated in the Specific Plan, which includes 22 acres of</li> </ol>					

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	<p>private neighborhood parks and the 3.5 acre town green.</p> <ol style="list-style-type: none"> <li>3. Approximately 35 acres of neighborhood parks may be joint-use parks, shared with and located adjacent to schools. These parks shall be a minimum of 4 acres in size.</li> <li>4. Neighborhood parks shall be sited and designed to maximize their visibility along streets and thereby enhance the public right-of- way and neighborhood character.</li> <li>5. Neighborhood parks shall generally have street frontage on all sides, except where they abut open space, drainageways, schools or public uses. Street frontage should be on collector or residential streets, as appropriate, however no more than one frontage shall be on a collector street (see Figure 7.8).</li> <li>6. Neighborhood parks shall be designed with different character or themes, landscape treatment, and uses, in order to encourage variety between residential neighborhoods. These elements will be defined in the Parks and Recreation Master Plan.</li> <li>7. Parking for neighborhood parks shall be provided on nearby streets, at adjacent schools, or on-site as required by the needs of the park as determined by the County and/or Park District.</li> <li>8. Potential Joint-use parks may be designed to operate independently of adjacent school facilities.</li> </ol>					
7.6	<p><b>Construction of Neighborhood Parks.</b></p> <p>Property owners shall design and install park improvements for a neighborhood site(s) planned for the property, according to the funding and timing mechanism identified in the Development Agreements, Public Facilities Financing Plan and the following provisions, which are included in the Development Agreements.</p> <ol style="list-style-type: none"> <li>1. The number, size, and location requirements for neighborhood park sites shall be satisfied. In addition, when more than one park site is proposed for the property, tentative subdivision maps shall identify the appropriate phases responsible for the construction of the park sites. Property owners shall dedicate neighborhood park sites to the County and/or Park District as provided for in the Development Agreement.</li> <li>2. Each park site shall be improved at the time of development of the applicable neighborhood assigned to the development of the park site. Park facilities will be constructed and improved according to a plan for the site prepared by the property owner and approved by the County and/or Park District.</li> <li>3. Park facilities will be designed in accordance to the guidelines of the Specific Plan, and the standards for facility improvements provided by the County and/or Park District.</li> <li>4. Property owners are responsible for all costs associated with the preparation and approval of the park improvement plans as defined by the Development Agreement.</li> <li>5. Upon satisfactory completion of neighborhood park improvements, the County and/or Park District shall assume responsibility for park maintenance as provided for in the Development Agreement.</li> </ol>					

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7.7	<p><b>Private Parks.</b> Private parks shall qualify for up to 50 percent credit toward the park dedication subject to the provisions of Section 16.08.100-I of the Placer County Zoning Code as well as the following requirements:</p> <ol style="list-style-type: none"> <li>1. The park and its facilities satisfy all other requirements of this Specific Plan.</li> <li>2. The facilities shall be privately owned and maintained by future residents of the development.</li> <li>3. The facilities are restricted for park and recreational uses by covenants, conditions, and restrictions.</li> <li>4. Residents are not charged additional fees for the use of the park and its facilities.</li> </ol>					
7.8	<p><b>Types of Open Space Land.</b> The Placer Vineyards Plan satisfies the County requirement for the dedication of 5 acres of passive park land per 1,000 Plan Area residents. The following types of open space will be considered passive parks and count toward meeting the passive park requirement:</p> <ul style="list-style-type: none"> <li>• Floodways</li> <li>• Site protected wildlife corridors</li> <li>• Greenways with potential for trail development</li> <li>• Open water (ponds, lakes, and reservoirs)</li> <li>• Protected woodland areas</li> <li>• Protected sensitive habitat area, provided that interpretive displays are provided (i.e., wetlands and habitat for rare, threatened, or endangered species)</li> </ul>					
7.9	<p><b>Dedication of Open Space Land.</b> The Specific Plan contains 692.8 acres of open space land (approximately 21.8 acres per 1,000 residents exclusive of the SPA area). A minimum of 5 acres per 1,000 residents of passive recreation area will be provided with the total open space area to satisfy County passive park requirements. As provided for in the Development Agreement, open space land shall be dedicated to Placer County. Upon formation of the Park District, the County shall transfer open space areas to the District subject to the County's reservation of access easements over all drainage areas including drainageways, channels, detention or retention ponds or other such ancillary drainage facilities as more fully described in the Development Agreement. It is understood that the County retains the right, but not the obligation to maintain the drainage facilities described above (refer to Policy 7.10). Where restrictions must be placed on open space lands so as to meet environmental permitting and protection requirements (i.e., preservation, protective setbacks), such land shall be restricted from public access.</p>					

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7.10	<p><b>Maintenance of Open Space Land.</b> Maintenance of open space land and improvements therein will be provided by the Park District, the County or other management entity with funding provided by the Park Services Community Facilities District as more fully described in the Development Agreement and the Public Facilities Financing Plan.</p>					
7.11	<p><b>Facilities in Open Space.</b> Specific design features and functions of open space corridors shall be defined by the Specific Plan.</p>					
7.12	<p><b>Facilities in Open Space Areas.</b> Recreation facilities in open space and buffer areas shall accommodate passive uses such as walking, jogging, bird watching, picnics, interpretative signage and teaching areas, rest stops, and overlooks.</p>					
7.13	<p><b>Buffer Areas Adjacent to the Special Planning Area.</b> Buffers shall be provided along the entire edge of the Special Planning Area. Figure 7.10, the “Conceptual Special Planning Area Berm and Open Space Buffers Diagram” provides the required open space buffer setbacks and lot design treatments adjacent to the SPA. Refer also to Policy 3.28, “Compatibility to Adjoining Large-Lot Rural and Agricultural Uses.”</p>					
7.14	<p><b>Buffers along the County Line.</b> A 200-foot wide buffer with single loaded streets along its northern side shall be designed along the Placer/Sacramento County line from Tanwood Avenue to Palladay Road. A 50-foot wide buffer with single loaded street along its northern side shall be provided along the Placer/Sacramento County line, adjacent to Gibson Ranch Park (see Figures 7.15 and 7.16).</p>					
7.15	<p><b>Oak Grove Open Space Areas.</b> Concentrations of significant oak trees on the site shall be preserved in 2 large oak grove open space areas. One will be located at the northwest corner of Dyer Lane and 12th Street and the other will be located on the east side of the Plan Area along the Dry Creek Corridor (see Figure 7.1). These open spaces shall preserve the existing stands of oak trees and serve as passive open space areas that provide a visual and educational resource to the community.</p>					
8.1	<p><b>Public Facilities Implementation:</b> The following policies provide the framework for implementation of public facilities:</p> <ol style="list-style-type: none"> <li>1. New development and the public facilities to serve new development shall be planned and developed according to the Specific Plan Development Agreement, master plans and local state standards.</li> <li>2. The Development Agreement between Placer Vineyards landowners and the County shall ensure that the project pays for its share of construction costs.</li> <li>3. All public facilities shall be constructed and publicly dedicated as reflected in this Specific Plan and as specified in the Development Agreement.</li> </ol>					

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	<p>4. Reasonable efforts shall be made to facilitate future connections to the system of public utilities and roads.</p> <p>5. Utility lines shall be placed underground to the extent feasible.</p> <p>6. Utilities shall be designed and constructed to minimize future operation and maintenance costs to users.</p>					
8.2	<p><b>Public Utilities and Services to the Special Planning Area:</b>                      Specific Plan infrastructure (water, wastewater, and drainage) shall be sized for the subsequent extension of these services into the Special Planning Area (SPA). However, property owners in the SPA will be responsible for the costs of extending infrastructure to their property, including any hook-up, Plan Area, or Special District fees. Developers of properties west of Dyer Lane that abut the eastern project boundary of the SPA shall be required to stub water and sewer mains of a size adequate to serve the SPA to their western project boundary and shall provide any easements necessary to accommodate this infrastructure. The specific number, location, and timing of such extensions shall be established at such time as subdivision tentative maps are approved for these properties</p>					
8.3	<p><b>Agricultural Water Supply.</b>                      Development within the Plan Area should assist in the provision of agricultural water to surrounding agricultural lands. Sources of such agricultural water include reclaimed and retained water and newly developed surface water sources. Placer Vineyards shall pay agricultural water development fees to the Placer County for use in improvement projects that will increase the storage and supply of recycled water for agricultural customers in southwest Placer County.</p>					
8.4	<p><b>Service Standards.</b>                      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.</p>					
8.5	<p><b>Drainage Standards for Individual Projects.</b>                      Individual projects shall provide appropriate short- and long-term best management practices and source controls consistent with the land use.</p>					
8.6	<p><b>Beaver Dam Management</b>                      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.</p>					
9.1	<p><b>Native American Cultural Places:</b>                      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.</p> <p>1. For purposes of this policy, a Native American Cultural Place is any of the following:</p>					

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	<ul style="list-style-type: none"> <li>• A Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine;</li> <li>• 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</li> <li>• A site that includes Native American historic or prehistoric ruins, a Native American burial ground, or Native American inscriptions or rock art.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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.</li> </ul> <p>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.</p> <p>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.</p>					
9.2	<p><b>Modification of the Land Use Diagram:</b> 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:</p> <ul style="list-style-type: none"> <li>• The Planning Director has determined that the proposed residential project is consistent with the</li> </ul>					

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	<p>approved Specific Plan and with land use patterns and assumption analyzed in the Specific Plan EIR;</p> <ul style="list-style-type: none"> <li>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;</li> </ul> <p>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.</p>					
9.3	<p><b>Property 5C Land Use Exchange:</b></p> <p>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.</p> <p>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.</p>					
9.4	<p><b>Backbone Infrastructure:</b></p> <p>Development and the required infrastructure and public facilities shall be timed to be available for new development in the Plan Area as the development proceeds. Construction of the Backbone Infrastructure system consistent with provisions in the Development Agreement will provide access to the infrastructure and services required to develop a DP. Any property owner in the Plan Area may develop, provided that they build and fund the necessary infrastructure and public facilities as set forth in the Development Agreement, the Public Facilities Financing Plan, and the Urban Services Plan.</p>					
9.5	<p><b>Landscape Master Plan:</b></p> <p>A substantially complete Landscape Master Plan was submitted to the County for review and approval in concept prior to the submittal of the first Development Phase and Phasing Plan. The Board of Supervisors shall approve the Landscape Master Plan prior to the approval of the first Development Phase and Phasing Plan.</p>					

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9.6	<p><b>Approval of Urban Services Financing Mechanisms:</b>                      The Urban Services Plan, as described in Sections 9.3.2 and 9.4.3 of this Specific Plan, shall be used to decide financing through a Community Facilities District (Services CFD) or County Service Area (CSA). In preparing and establishing the Urban Services Financing Mechanisms, cost estimates developed during the preparation of this Specific Plan and the Urban Services Plan shall be updated and final project taxes for the Services CFD and assessments for the CSA shall be defined. Any necessary Services CFD or CSA shall be formed as specified in the Development Agreement.</p>					
9.7	<p><b>General Public Facilities Financing Policy:</b>                      The following policies shall be followed in implementing the Public Facilities Financing Plan for the Plan Area:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>4. The Public Facilities Financing Plan establishes methods to time the availability of infrastructure funding to the need for said infrastructure.</li> <li>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.</li> <li>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.</li> <li>7. Before properties can be developed, two Community Facilities Districts shall be formed for the purposes of funding park maintenance and County services as more fully described in the Development Agreement. Parcel maps that are found by the applicable hearing body to be for bonafide agricultural uses and are consistent with their current agricultural zoning are exempt from this policy.</li> </ol>					

## PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

Policy No.	Policy	Timing (1)	Responsible County Department	Policy Verified	Verifier	Date
9.8	<p><b>General Urban Services Financing Policies:</b> The following policies shall be followed in implementing the Urban Services Plan for the Plan Area:</p> <ol style="list-style-type: none"> <li>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.</li> <li>Ensure timing for funding of urban and county-wide services is coordinated so that services are available when needed as the population and employment grows.as possible based on a project’s fair share of required improvements and as described in the Public Facilities Financing Plan and the Development Agreement.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>Before properties can be developed, two Community Facilities Districts shall be formed for the purposes of funding park maintenance and County services as more fully described in the Development Agreement. Parcel maps that are found by the applicable hearing body to be for bonafide agricultural uses and are consistent with their current agricultural zoning are exempt from this policy.</li> </ol>					
9.9	<p><b>Other Financing Mechanisms:</b> 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.</p>					
9.10	<p><b>Infrastructure Not Included in Financing Plan:</b> The construction of in-tract subdivision infrastructure shall not be included in the Public Facilities Financing Plan; however, the maintenance of such public infrastructure is included in the Urban Services Plan.</p>					

[1] DP = Development Plan & Phasing Plan; TM = Tentative Subdivision Map; FM = Final Map; BP = Building Permit; IP = Improvement Plan; D/SR = Design/Site Review