

Before the Board of Supervisors County of Placer, State of California

In the matter of:

AN ORDINANCE APPROVING THE FIRST AMENDMENT TO SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN THE COUNTY OF PLACER AND PLACER 400 INVESTORS, LLC RELATIVE TO PROPERTY 1A OF THE PLACER VINEYARDS SPECIFIC PLAN

Ordinance No.: 5941-B

Introduced: _____

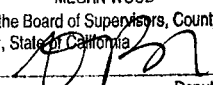
The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held February 26, 2019, by the following vote on roll call:

Ayes: GORE, WEYGANDT, HOLMES, UHLER

Noes: NONE

Absent: MONTGOMERY

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE ATTEST

MEGAN WOOD
Clerk of the Board of Supervisors, County of Placer, State of California

Deputy Clerk

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, on July 16, 2007, the Placer County Board of Supervisors ("Board") approved the Placer Vineyards Specific Plan ("Specific Plan") and, pursuant to adoption of Ordinance 5477-B, the County entered into twenty-one (21) separate development agreements (individually a "Development Agreement" and collectively the "Development Agreements") with certain of the landowners owning property within the boundaries of the Specific Plan, and

WHEREAS, on February 14, 2012, pursuant to adoption of Ordinance 5665-B, the County entered into twenty-two (22) separate Amended and Restated Development Agreements (individually a

“Development Agreement” and collectively the “Development Agreements”) with certain of the landowners owning property within the boundaries of the Specific Plan, and

WHEREAS, on September 11, 2012, pursuant to adoption of Ordinance 5686-B, the County entered into twenty-two (22) separate First Amendment to the Amended and Restated Development Agreements with certain of the landowners owning property within the boundaries of the Specific Plan, and

WHEREAS, on January 6, 2015, pursuant to adoption of Ordinance 5759-B, the County entered into twenty-two (22) separate Second Amended and Restated Development Agreements (individually a “Development Agreement” and collectively the “Development Agreements”) with certain of the landowners owning property within the boundaries of the Specific Plan. The Second Amended and Restated Development Agreements replaced and superseded all prior Development Agreements for the Specific Plan area and is collectively referred to as “Second Amended and Restated Development Agreement”, and

WHEREAS, on January 24, 2019, the Placer County Planning Commission (“Planning Commission”) held a duly noticed public hearing pursuant to Placer County Code Section 17.58.240 to consider the terms of the proposed First Amendment to the Second Amended and Restated Development Agreement, which if approved would change land use, circulation, dwelling units, etc. for Property 1A, as well as to provide options to satisfy active parkland acreage requirements.

WHEREAS, on January 24, 2019, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed First Amendment to the Second Amended and Restated Development Agreement for Property 1A, and

WHEREAS, on February 26, 2019, the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.240 to consider the recommendations of the Planning Commission, staff’s presentation, report and all supporting studies and documents related to the proposed First Amendment to the Second Amended and Restated Development Agreement for Property 1A and to receive written and oral testimony on the same, and

WHEREAS, notice of all hearings required by Section 17.58.240 of the Placer County Code and Section 65867 of the Government Code have been given and all hearings have been held as required by statute and ordinance to adopt this ordinance and approve the First Amendment to the Second Amended and Restated Development Agreements for Property 1A, and

WHEREAS, having considered the recommendations of the Planning Commission, having reviewed the terms of the proposed First Amendment to the Second Amended and Restated Development Agreement, having received and considered the written and oral comments submitted by the public thereon, the Board finds as follows:

- a. The County has conducted environmental review of the proposed First Amendment to the Second Amended and Restated Development Agreement pursuant to the California Environmental Quality Act (“CEQA”) and the Board has adopted by Resolution No. 2019-038 an Addendum to the Certified Final Environmental Impact Report for the Placer Vineyards Specific Plan supported by findings thereto;
- b. The First Amendment to the Second Amended and Restated Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the Placer

County General Plan and the Placer Vineyards Specific Plan, as approved in 2015, and as herein amended;

- c. The First Amendment to the Second Amended and Restated Development Agreement is compatible with the uses authorized in, and the regulations proscribed for the Placer Vineyards Specific Plan, as approved in 2015 and as herein amended;
- d. The First Amendment to the Second Amended and Restated Development Agreement is in conformity with public convenience, general welfare and good land use practice;
- e. The First Amendment to the Second Amended and Restated Development Agreement will not be detrimental to the health, safety and general welfare of persons residing in Placer County;
- f. The First Amendment to the Second Amended and Restated Development Agreement will not adversely affect the orderly development of property or the preservation of property values in the Placer Vineyards Specific Plan area.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

Section 1: The First Amendment to the Second Amended and Restated Development Agreement by and between the County of Placer and Placer 400 Investors, LLC, a California limited liability company, a true and correct copy of which is attached hereto as Exhibit 1 and incorporated herein by reference, is hereby approved. (Property 1A).

Exhibit 1 – First Amendment to the Second Amended and Restated Development Agreement

EXHIBIT 1 PLACEHOLDER

Michele Kingsbury with the CEO's Office has the original DA.

NOTE: All signatures must be notarized and document requires recordation once signed.

**RECORD AND WHEN RECORDED
RETURN TO:**

**County of Placer
Attn: Clerk of the Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603**

FIRST AMENDMENT TO SECOND AMENDED AND RESTATED

DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE COUNTY OF PLACER

AND

PLACER 400 INVESTORS, LLC

RELATIVE TO PROPERTY 1A OF THE

PLACER VINEYARDS SPECIFIC PLAN

**FIRST AMENDMENT TO SECOND AMENDED AND RESTATED DEVELOPMENT
AGREEMENT BY AND BETWEEN THE COUNTY OF PLACER AND PLACER 400
INVESTORS, LLC, RELATIVE TO PROPERTY 1A OF THE PLACER VINEYARDS SPECIFIC
PLAN**

This First Amendment to the Second Amended and Restated Development Agreement ("First Amendment") is entered into this 26th day of February, 2019, by and between the County of Placer, a political subdivision of the State of California ("County") and Placer 400 Investors, LLC, a California limited liability company ("Landowner"), pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

- A. Second ARDA. County and Landowner entered into that certain Second Amended and Restated Development Agreement Relative to Property 1A of the Placer Vineyards Specific Plan ("Second ARDA"), which was approved by the Board of Supervisors of the County ("Board") on January 6, 2015, and recorded on February 6, 2015, in the Official Records of County as Document No. 2015-0008350-000. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Second ARDA.
- B. Purpose of Amendment. County and Landowner intend for this First Amendment to vest additional land use entitlements for the Property approved by the Board subsequent to recordation of the Second ARDA and reaffirm Landowner's agreement to abide by the provisions of the Second ARDA.
- C. Property. This First Amendment affects Property 1A of the Placer Vineyards Specific Plan ("Specific Plan") and shall run with the land described in Exhibit "A" ("Property") and depicted on Exhibit "B" attached hereto.
- D. Environmental Review. On February 26, 2019, the Board, in Resolution No. 2019-038 adopted an Addendum to the EIR in accordance with CEQA, in connection with its approval of this First Amendment.
- E. Consistency with General Plan. The Board has found and determined that this First Amendment is consistent with the General Plan, as amended, the Dry Creek – West Placer Community Plan, as amended and the Specific Plan.
- F. Authorization. This First Amendment is authorized by Section 1.4 of the Second ARDA.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS

- 1. Amendment of Second ARDA. The definition of "Entitlements" in Recital H is revised and Exhibit 2.2 is deleted and replaced as follows:

- A. **Recital H - Entitlements**. The term "Entitlements" set forth in Recital H of the Second ARDA is hereby revised to include the Specific Plan, as amended and adopted by Resolution No. 2019-039, the small lot vesting tentative subdivision map, including all conditions of approval related thereto, as adopted, and this First Amendment, as adopted by Ordinance No. 5941-B. In consideration, thereof, Landowner hereby reaffirms its agreement to abide by the provisions of the Second ARDA, as modified hereby, and the conditions of approval imposed in connection with the approved small lot tentative subdivision map.
 - B. **Revised Exhibit 2.2**. Exhibit 2.2 to the Second ARDA is deleted and replaced with Exhibit "C" attached hereto.
2. **Amendment Limited to Property**. This First Amendment is limited to and applies only to development of the Property and does not affect or apply in any manner with respect to the development of any other property within the Plan Area.
 3. **Effect of Amendment**. This First Amendment amends, but does not replace or supersede, the Second ARDA, except as specified herein. As amended hereby with respect to the Property, the Second ARDA remains in full force and effect.
 4. **Satisfaction of Park Obligations**. In order to comply with the General Plan active parkland standard of 5 acres per 1,000 residents, the Specific Plan provides for the development of 139 acres of creditable active parkland (including 11 acres of creditable active parkland on the Property), payment of the Dedication In Lieu Fee, and a park maintenance facility. Because the 2015 Specific Plan amendment calculated the amount of required active parkland acreage based upon the entire Specific Plan residential population (excluding the Special Planning Area) rather than property by property, the Second ARDA requires the Development Group to administer the Land Equalization Fee Program, unless and until County elects, in its sole discretion, to assume administration thereof, in order to equalize the land dedication obligations between the Participating Developers and other Plan Area properties as described in Section 2.5.7 and Exhibit 2.5.7.3 thereof.

As set forth in the "Summary of Public Land Dedication Equalization Program" (Second ARDA Exhibit 2.5.7.3), the Land Equalization Fee Program anticipates adjustments to the fair share allocations "...if and when the amount or location of Public Land Dedications and/or the amount or location of land uses within the Participating Properties upon which these allocations are based are changed during the planning and development of the Project." County hereby acknowledges that subsequent to this First Amendment and based on Landowner's additional commitments below, the Land Equalization Fee Program should be updated to account for the Property's total land dedication in comparison to the obligations of the Participating Developers and other Plan Area properties. County agrees to support said update. Developer acknowledges at the time of this First Amendment, the Land Equalization Fee Program is administered

by the Development Group. In the event the Land Equalization Fee Program is not updated, as provided herein, County may assume administration thereof pursuant to Section 2.5.7 of the Second ARDA. In consideration of County's commitments in this Section, Landowner agrees as follows:

- A. Additional Private Active Parkland. Landowner shall construct an additional 1.3 acres of private active parkland amenities within the Property to serve the Project, for which Landowner shall receive credit for an additional 0.65 acres of active parkland.

- B. Additional Class I Trail Connection. Prior to issuance of the 412th building permit within the Project, Landowner shall construct a Class I trail connection on County-owned property between the existing Class 1 trail in the Doyle Ranch subdivision and the proposed Class 1 trail on the southwest corner of the Property as depicted on Exhibit "D" attached hereto, for which Landowner shall receive credit for an additional 0.10 acres of active parkland. County shall provide a right of entry to Landowner to construct the additional Class I trail connection across the County-owned property.

- C. Additional Active Public Parkland. Landowner shall provide an additional 2.43 acres of active public parkland through any of the following options or combinations thereof.
 - i. The PVSP Fee Program is defined in Section 2.5.6 of the Second ARDA and has not yet been formed. Landowner may seek to include the equivalent of 2.43 acres of active parkland credit within the PVSP Fee Program. If Landowner so chooses, Landowner shall prior to adoption of the PVSP Fee Program provide the County a letter from the Participating Developers pursuant to the provisions of Section 1.4.1 of the Second ARDA consenting to the inclusion of the equivalent of 2.43 acres of active parkland credit into the PVSP Fee Program.

 - ii. Alternatively, if Landowner wishes to move forward prior to adoption of the PVSP Fee Program, then prior to issuance of the 900th building permit within the Project, Landowner shall provide an additional 2.43 acres of active parkland through any of the following options or combinations thereof:
 - 1. Construct an additional 2.43 acres of active public parkland amenities within the Project.

 - 2. Pay to County an in-lieu fee equivalent to the value of 2.43 acres of developed active public parkland in the amount of

\$887,314.00. Said fee shall be adjusted annually by the percentage change in the 20-Cities Construction Cost Index in the Engineering News Record.

3. Subject to County's sole discretion, dedicate in fee, at no cost to County, an additional 2.43-acre park site within the Plan Area equal and pay to County a lump sum of \$529,740.00. Said fee shall be adjusted annually by the percentage change in the 20-Cities Construction Cost Index in the Engineering News Record.


4. As may otherwise be agreed to by County.

Except as expressly provided for by this First Amendment, all dedicated areas and any other property to be conveyed in fee or by easement to County pursuant to this First Amendment shall comply in relevant part with the provisions of Section 3.3.8 of the Second ARDA.

Minor adjustments to acreages and fee amounts contemplated by this Section may be made by written authorization of the Director of Public Works or designee.

5. **Form of Amendment; Execution in Counterparts.** This First Amendment is executed in two duplicate originals, each of which is deemed to be an original.
6. **IN WITNESS WHEREOF**, the County of Placer, a political subdivision of the State of California, has authorized the execution of this Agreement in duplicate by the Chair of the Board and attested to by the Board Clerk under authority of Ordinance No. 5941-B, adopted by the Board of Supervisors on the 26th day of February, 2019.


COUNTY OF PLACER,
a political subdivision

By: 

Chair, Board of Supervisors


PLACER 400 INVESTORS,
a California limited liability company

By: AKT Investments, Inc.,
a California corporation
Its: Manager,

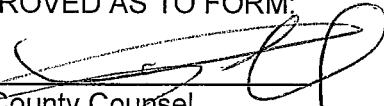
By: 

Name: Chrysanthy Demos
Title: President and CEO

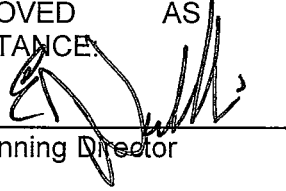
ATTEST:

By: 
Megan Wood Board Clerk

APPROVED AS TO FORM:

By: 
County Counsel

APPROVED AS TO
SUBSTANCE:

By: 
Planning Director

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Placer)

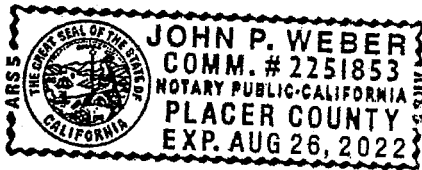
On 3-5-19 before me, John P. Weber, Notary Public,
Date

personally appeared Kirk Uhler
Names(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature John P. Weber
Signature of Notary Public

Place Notary Seal Above

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

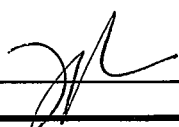
On January 10, 2019 before me, Tawny Por, Notary Public
(insert name and title of the officer)

personally appeared Chrysanthy Demos,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)

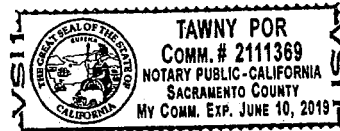


EXHIBIT A

Description of Property

Exhibit "A" Legal Description

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, CITY OF ROSEVILLE, DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL THAT REAL PROPERTY BEING THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN LAND PATENT FROM THE STATE OF CALIFORNIA TO JOHN B. HICKEN, RECORDED IN BOOK E OF PATENTS, PAGE 265, PLACER COUNTY.

EXCEPTING THEREFROM THOSE STRIPS OF LAND DESCRIBED IN BOOK "NN" OF DEEDS AT PAGE 255, AND BOOK 191 AT PAGE 328, OFFICIAL RECORDS PLACER COUNTY.

THE ABOVE LEGAL DESCRIPTION IS PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 14, 2006 AS INSTRUMENT NO. 2006-0098445, OFFICIAL RECORDS OF PLACER COUNTY.

APN: 023-221-058

PARCEL TWO:

ALL THAT REAL PROPERTY BEING THE SOUTHWEST QUARTER OF SECTION 6, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE FROM THE TRUE POINT OF BEGINNING, NORTH 00 DEGREES 50 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 2,661.83 FEET; THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 33 MINUTES 13 SECONDS EAST, A DISTANCE OF 2,528.33 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 2,546.36 FEET; THENCE SOUTH 28 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 69.20 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 54 SECONDS EAST, A DISTANCE OF 49.02 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 57 SECONDS WEST, A DISTANCE OF 367.27 FEET; THENCE SOUTH 29 DEGREES 20 MINUTES 12 SECONDS WEST, A DISTANCE OF 400.87 FEET; THENCE SOUTH 13 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE OF 118.81 FEET; THENCE NORTH 78 DEGREES 54 MINUTES 51 SECONDS WEST, A DISTANCE OF 170.35 FEET; THENCE SOUTH 57 DEGREES 17 MINUTES 24 SECONDS WEST, A DISTANCE OF 233.54 FEET; THENCE SOUTH 83 DEGREES 32 MINUTES 54 SECONDS WEST, A DISTANCE OF 260.36 FEET; THENCE NORTH 32 DEGREES 48 MINUTES 43 SECONDS WEST, A DISTANCE OF 170.52 FEET; THENCE SOUTH 84 DEGREES 33 MINUTES 39 SECONDS WEST, A DISTANCE OF 76.95 FEET; THENCE SOUTH 51 DEGREES 09 MINUTES 56 SECONDS WEST, A DISTANCE OF 160.84 FEET; THENCE SOUTH 16 DEGREES 53 MINUTES 36 SECONDS EAST, A DISTANCE OF 72.75 FEET; THENCE SOUTH 52 DEGREES 09 MINUTES 57 SECONDS WEST, A DISTANCE OF 115.15 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 28 SECONDS WEST, A DISTANCE OF 179.79 FEET; THENCE SOUTH 49 DEGREES 14 MINUTES 03 SECONDS WEST, A DISTANCE OF 261.14 FEET; THENCE SOUTH 05 DEGREES 37 MINUTES 47 SECONDS EAST, A DISTANCE OF 92.50 FEET; THENCE SOUTH 35 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 145.48 FEET; THENCE SOUTH 49 DEGREES 55 MINUTES 39 SECONDS WEST, A DISTANCE OF 677.60 FEET TO A POINT ON THE WEST LINE OF

SAID SECTION 7; THENCE NORTH 01 DEGREES 00 MINUTES 09 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,466.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE STRIPS OF LAND DESCRIBED IN BOOK "NN" OF DEEDS AT PAGE 255, AND BOOK 191 AT PAGE 328 OF OFFICIAL RECORDS, PLACER COUNTY RECORDS,

APN: 023-221-002 AND 057

PARCEL THREE:

ALL THAT REAL PROPERTY BEING THE SOUTHEAST QUARTER AND FRACTIONAL NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN LAND PATENT FROM THE UNITED STATES TO JOHN B. HICKEN, RECORDED IN BOOK C OF PATENTS, PAGE 475, PLACER COUNTY RECORDS.

THE ABOVE LEGAL DESCRIPTION IS PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 14, 2006 AS DOCUMENT NO. 2006-0098446, PLACER COUNTY OFFICIAL RECORDS.

APN: 023-200-005




EXHIBIT B
Depiction of Property

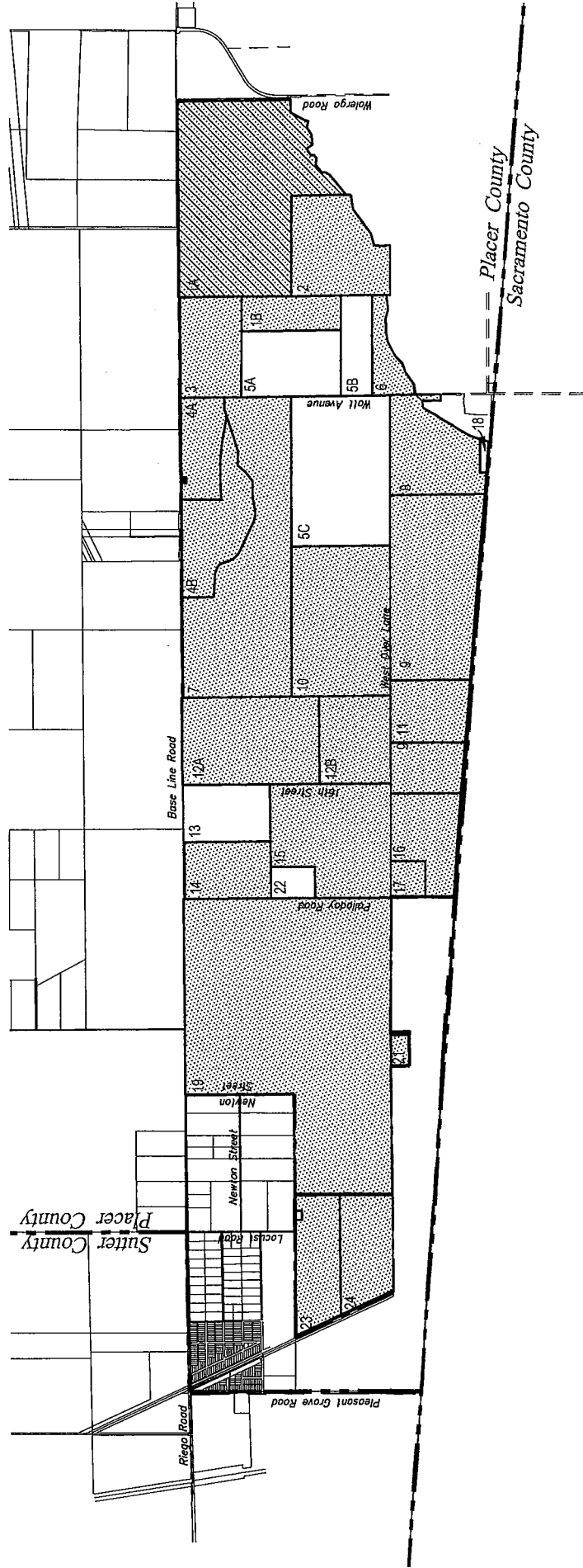
EXHIBIT B PROPERTY MAP PLACER VINEYARDS SPECIFIC PLAN

Placer County, California

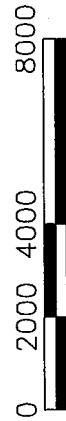
January, 2019

LEGEND:

-  Development Agreement Participants
-  SPA Boundary
-  Subject Property



MACKAY & SOMPS
CIVIL ENGINEERS, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
ROSEVILLE, CALIFORNIA



SCALE: 1" = 4000'

PROPERTY 1A

EXHIBIT C

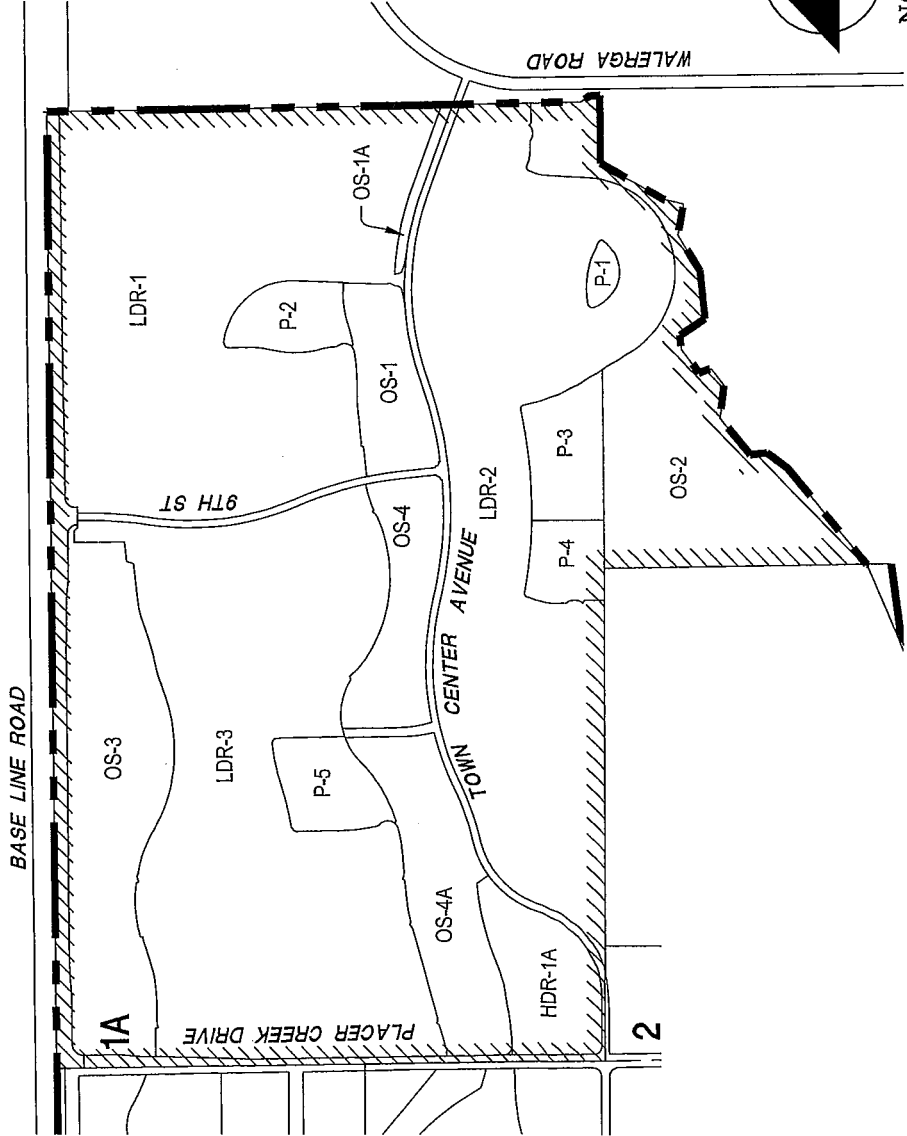
Plan Area Land Uses/Zoning

EXHIBIT C
PROPERTY SPECIFIC LAND USE PLAN
PROPERTY 1A
PLACER VINEYARDS SPECIFIC PLAN

January, 2019

LAND USE BY PARCEL TABLE			
PARCEL	LAND USE	ACREAGE	UNITS
LDR-1	LOW DENSITY RESIDENTIAL *	82.6	386
LDR-2	LOW DENSITY RESIDENTIAL *	80.4	360
LDR-3	LOW DENSITY RESIDENTIAL *	84.1	371
HDR-1A	HIGH DENSITY RESIDENTIAL *	9.8	168
OS-1	OPEN SPACE	8.1	
OS-1A	OPEN SPACE	1.2	
OS-2	OPEN SPACE	32.5	
OS-3	OPEN SPACE	26.0	
OS-4	OPEN SPACE	10.3	
OS-4A	OPEN SPACE	15.6	
P-1	PARK	1.1	
P-2	PARK	5.1	
P-3	PARK	6.9	
P-4	PARK	4.3	
P-5	PARK	5.9	
TOTAL	MAJOR ROADS	25.9	1285

* AGE RESTRICTED



LEGEND






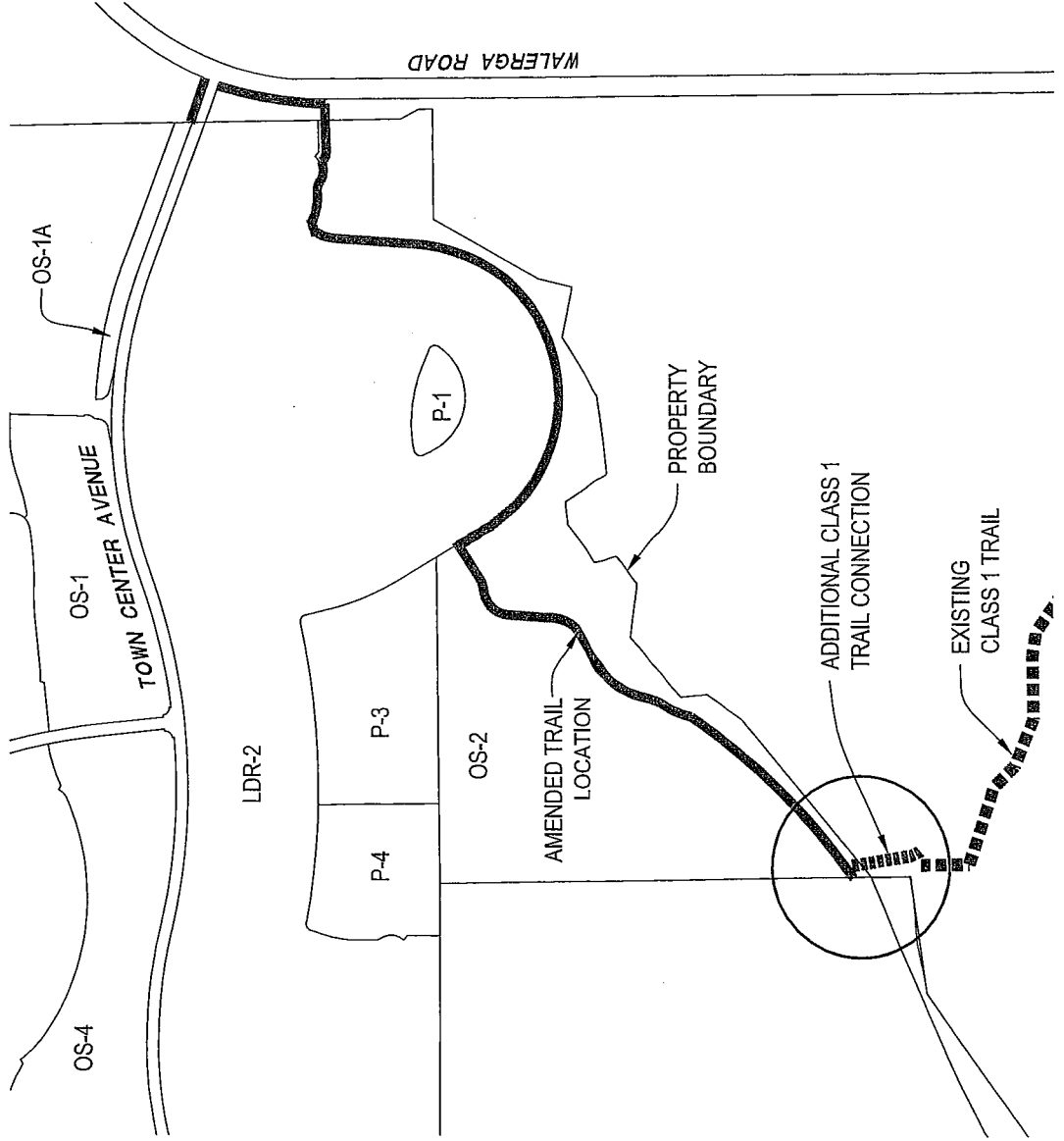
 NORTH
 LDR-2 PARCEL ID
 OWNERSHIP BOUNDARY
 5 PROPERTY ID NO.
 SUBJECT PROPERTY BOUNDARY

EXHIBIT D

Depiction of Class I Trail Connection

EXHIBIT D
ADDITIONAL CLASS 1 TRAIL CONNECTION
PROPERTY 1A
PLACER VINEYARDS SPECIFIC PLAN

January, 2019



LEGEND

- LDR-2 PARCEL ID
- CLASS 1 TRAIL
- ADDITIONAL TRAIL CONNECTION
- EXISTING CLASS 1 TRAIL