

COUNTY  
OF

**Placer**<sup>®</sup>

December 10, 2019

# PLACER Ranch

## SPECIFIC PLAN

COUNTY  
OF

**Placer**



# Placer Ranch

# PLACER Ranch

## SPECIFIC PLAN

**ADOPTED BY**

Placer County Board of Supervisors  
December 10, 2019

Resolution No. 2019-244



Community Development Resource Agency  
3091 County Center Drive  
Auburn, CA 95603

# acknowledgements

## County of Placer

### BOARD OF SUPERVISORS

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**Larry Sevison**, At-Large East of Sierra Crest

**Wayne Nader**, At-Large West of Sierra Crest

### EXECUTIVE OFFICE

**Todd Leopold**, County Executive Officer

**Michele Kingsbury**, Principal Management Analyst/Project Manager

### PROJECT TEAM

Kevin Bell, Lisa Carnahan, Leigh Chavez, Amber Conboy, Dan Dottai, EJ Ivaldi, Sarah Gillmore, Ken Grehm, Crystal Jacobsen, Gregg McKenzie, Richard Moorehead, Steve Pedretti, Shawna Purvines, Emily Setzer, Karin Schwab, Rebecca Taber

## Project Team

### PROPERTY OWNER

**Placer Ranch Incorporated**

Holly Tiche, President

### CONSULTING TEAM



Community Design & Specific Plan  
Wastewater & Storm Drainage

**Fehr & Peers**, Traffic

**HydroScience**, Water & Recycled Water Utility Systems

**Capitol Utility Specialists**, Dry Utilities

**LIST OF ABBREVIATIONS**

<b>Acronym</b>	<b>Definition</b>
BOC	Back of Curb
BOW	Back of Sidewalk
CMU	Commercial Mixed Use
CP	Campus Park
DRP	Design Review Permit
FTES	Full Time Equivalent Students
GC	General Commercial
HDR	High Density Residential
HE	Highway Easement
LDR	Low Density Residential
LDR-A	Low Density Residential - Age Restricted
LE	Landscape Easement
MDR	Medium Density Residential
MPE	Multi-Purpose Easement
OS	Open Space
PE	Pedestrian Easement
PF	Public Facilities
PL	Property Line
PR	Parks & Recreation
PRDG	Placer Ranch Design Guidelines
PRDS	Placer Ranch Development Standards
PRSP	Placer Ranch Specific Plan
ROW	Right of Way
SAP	Sunset Area Plan
SSPC	Sac State Placer Campus
TC	Town Center
UZ	University
WELO	Water Efficient Landscape Ordinance
WRS�	Western Regional Sanitary Landfill

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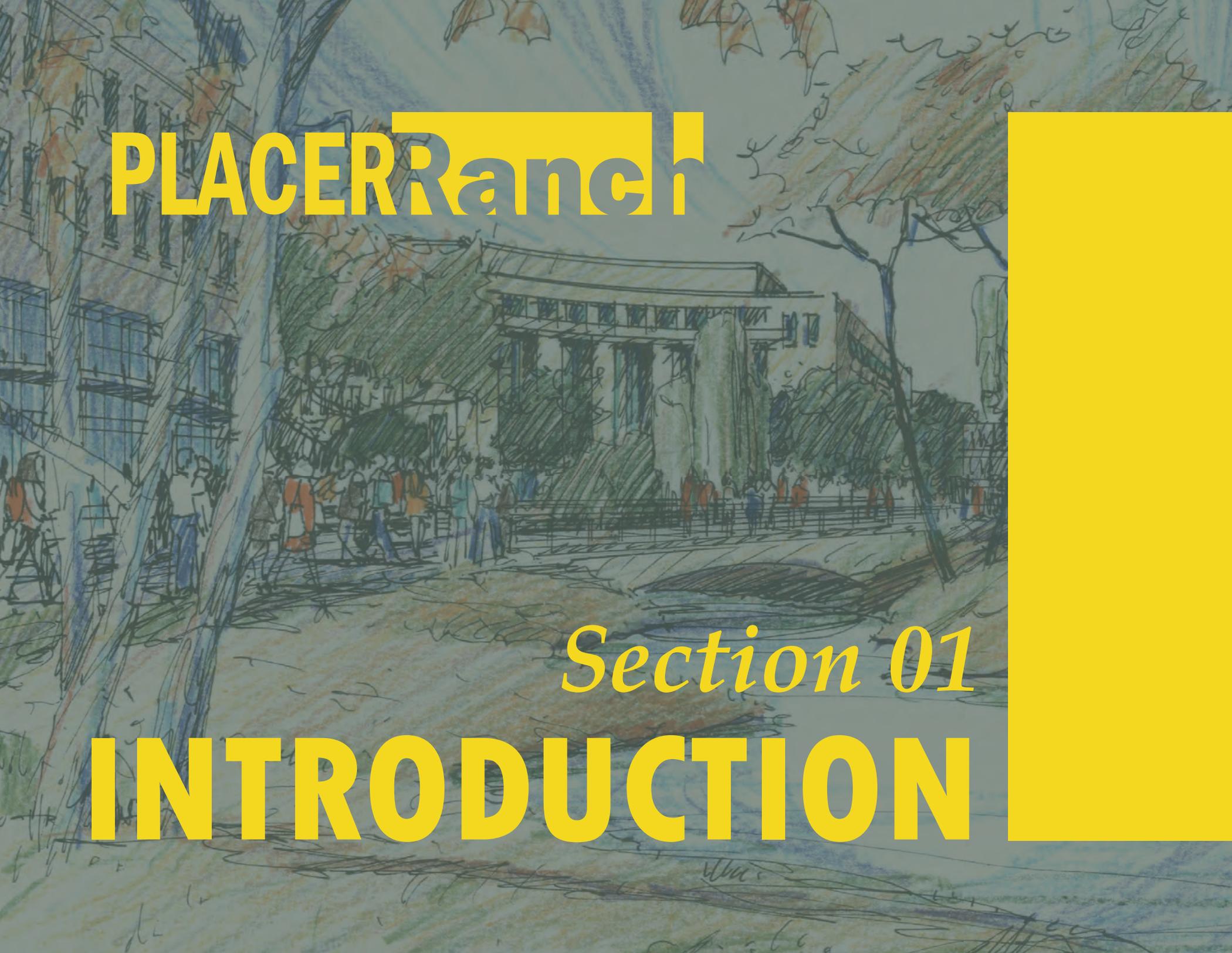
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An architectural sketch of a street scene. On the left is a multi-story building with a grid of windows. In the center is a large, modern building with a flat roof and a prominent vertical element. The street is filled with people, some walking and some standing. There are trees with sparse foliage on the right side. The overall style is a loose, expressive line drawing with some color washes in shades of blue, green, and orange. A large yellow vertical bar is on the right side of the image.

# PLACER Ranch

*Section 01*

# INTRODUCTION

COUNTY  
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# Placer Ranch

# 01

## introduction

- A.** A Unique Opportunity  
in Placer County's Sunset Area
- B.** A Bold Endeavor for Placer County
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- F.** Specific Plan Framework
- G.** Companion Documents

# 01 introduction

## A UNIQUE OPPORTUNITY IN PLACER COUNTY'S SUNSET AREA

Placer Ranch is a distinctive master planned community that is uniquely positioned in the South Placer area. With a planned employment center, town center, university, expansive parks, and natural open spaces, the community has significant internal connectivity to new large-scale job clusters, shopping and dining hubs, and diverse residential neighborhoods via an extensive bikeway network. Placer Ranch provides high-quality services and amenities to support the future population that a new employment center and university bring to the South Placer area.

The new community offers extensive benefits and creates opportunities to:

- Re-position the County's Sunset Area to effectively compete for new industry clusters in the region
- Catalyze creation of a diverse employment core in the South Placer area, with corporate business parks, innovation centers, entertainment uses, eco-industrial uses, and supportive housing
- Bring a university to the South Placer area
- Expand the job base in the South Placer market area to significantly advance towards its role as a regional population center
- Establish a new vision and refreshed identity for the Sunset Area
- Attract new industries and job sectors, including start-up's, biotechnology, manufacturing, and other business sectors that desire proximity to a university
- Establish an urban, town center district with a vibrant mix of uses
- Create a diverse residential community with connectivity to surrounding jurisdictions and job centers
- Weave an open space network throughout the community that preserves vistas and creates a framework for an extensive bikeway system

With Placer Ranch, opportunity abounds.





## A BOLD ENDEAVOR FOR PLACER COUNTY

Nestled among the jurisdictions of Lincoln, Rocklin, and Roseville, Placer Ranch is one component of the County's larger Sunset Area. For many years, the Sunset Area has been envisioned to become a major job center in South Placer. With the Placer County Board of Supervisors' actions in 2014 to update the Sunset Area's development plan, its emphasis was shifted away from creating an industrial-focused job center, to creating a diverse employment hub with corporate business parks, innovation centers, entertainment uses, eco-industrial uses, and supportive housing. Placer County's leadership recognized that a reimagined plan is not enough, and that something else was needed to incentivize development in order to achieve the vision.

Enter Placer Ranch – a game-changer for the Sunset Area.

Placer Ranch fits within the visionary framework of the Sunset Area Plan. With plans for a large employment center, a new urban town center, a university, and diverse residential neighborhoods, Placer Ranch catalyzes development of the entire Sunset Area.

In 2016, seizing the opportunity to bring a university to South Placer, the Board of Supervisors took the bold action of initiating a County-lead effort to comprehensively plan for development in Placer Ranch. The campus-sized business parcels and the university site are the keystone for the Sunset Area. As the community builds out, supporting business sectors and the university will follow. The momentum created by Placer Ranch will create significant economic development opportunities for Placer County, ultimately helping redefine the Sunset Area and allowing it to mature as a major job center in the region.

# 01 introduction

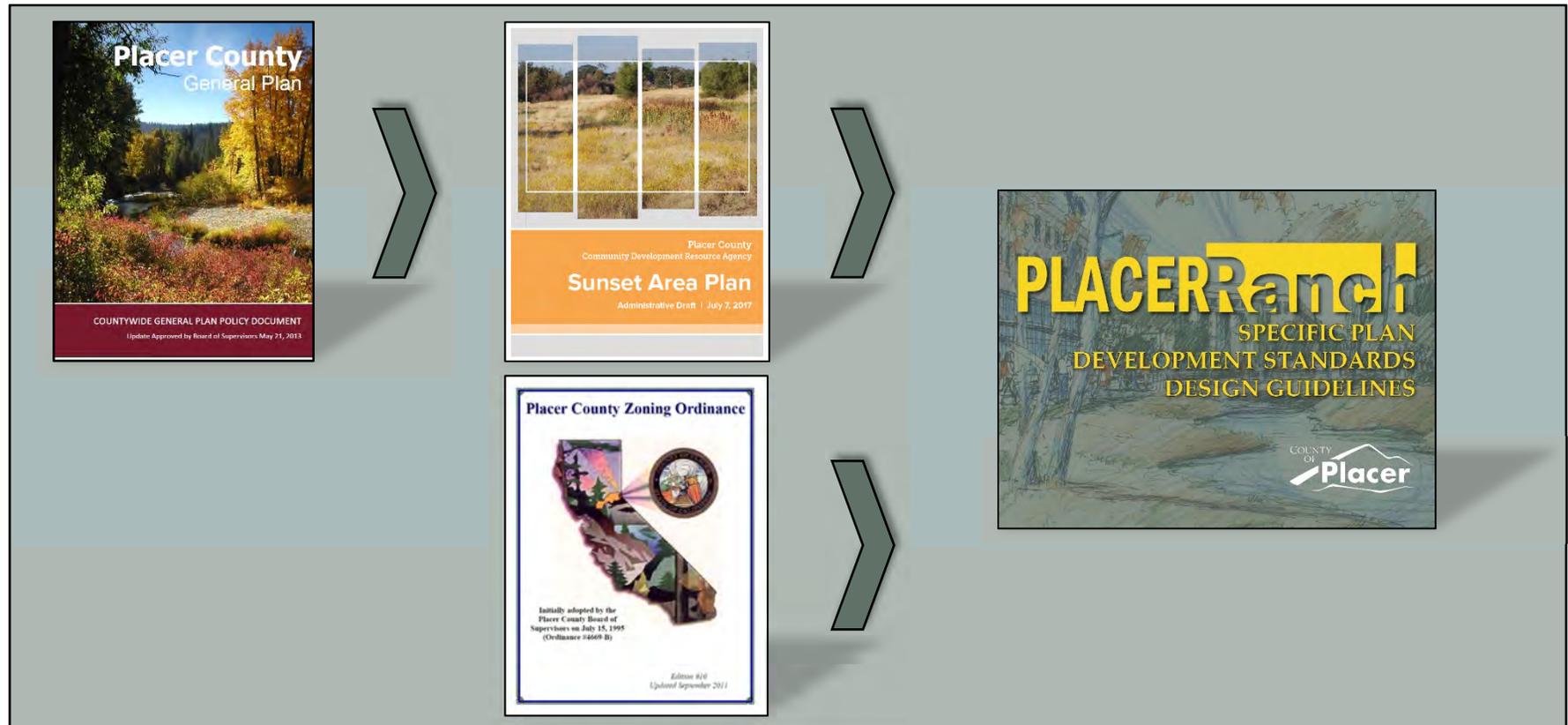
## SPECIFIC PLAN PURPOSE

The Placer Ranch Specific Plan is the regulatory document that guides and implements development activity in the 2,213-acre Plan Area over the long term. It implements the County General Plan, Sunset Area Plan, and Zoning Ordinance by establishing the fundamental development framework, distribution of land uses, roadway alignments, residential unit allocations, and all related provisions for parks, trails, utilities, public services, and infrastructure financing. The PRSP works in tandem with two companion documents: The Placer Ranch Development Standards and the Placer Ranch Design Guidelines. Together, these documents augment the Specific Plan and provide the appropriate standards and guidelines to ensure that future development projects in Placer Ranch are consistently implemented through buildout to achieve the desired vision.

## PROJECT OBJECTIVES

Placer Ranch's development plan, including its land use organization, roadway alignments, and resulting balance of residential and non-residential uses, are guided by the following Project Objectives:

- **Conduct Comprehensive Planning:** Prepare a Specific Plan and associated regulatory documents that collectively create a comprehensive development plan for Placer Ranch, which facilitates development in the Sunset Area in a consistent and orderly manner and that assists in accommodating Placer County's share of the region's future population growth.
- **Integrate Placer Ranch with the Sunset Area Plan:** Ensure that development of the Placer Ranch community is designed to function as a stand-alone project that is consistent with the goals and policies of



- the Sunset Area Plan (SAP), and contributes to development in the SAP and adjacent development areas in Roseville, Rocklin, and Lincoln.
- **Provide a Balanced Land Use Mix:** Provide for a mix of residential and employment generating land uses, which at buildout, can feasibly support the development plan including provisions for parks, schools, a university, backbone infrastructure, and other public facilities, as well as the project's planned commercial and employment centers.
  - **Catalyze Development of the Entire Sunset Area:** Create business development opportunities that will catalyze the grander vision of creating a large-scale job center in the Sunset Area Plan, which provides land for a new university and supporting employment center, retail, and residential land uses.
  - **Establish a Site for California State University, Sacramento – Placer Campus:** Provide 300± acres to the California State University system (CSU) for development of a Sacramento State (Sac State) off-campus center in Placer County, which is sized to potentially accommodate up to 30,000 students (25,000 Sac State and 5,000 Sierra College).
  - **Establish a Major Employment Center:** Create a large-scale job center that supports a wide range of employment opportunities, which implements Placer County's vision for the Sunset Area by planning for uses that allow research and development, office, retail and commercial, innovation/technology, and light manufacturing uses.
  - **Incorporate a Town Center:** Establish a land use framework to create a mixed-use, urban center adjacent to employment centers and the university site, which will provide retail goods, services, and multi-family housing that benefit from proximity to job clusters.
  - **Provide Diverse Housing Opportunities:** Establish places for construction of a diverse array of housing types including single-family homes in conventional and compact development patterns, townhomes, apartments, lofts, active-adult housing, dormitories, faculty housing, and housing in mixed-use buildings.
  - **Meet Regional Housing Needs Allocation:** Aid the County in achieving a fair share of its obligation to accommodate a percentage of the region's forecasted population growth, as mandated by the California Department of Housing and Community Development and as directed by the Sacramento Council of Governments, including applicable provisions of Senate Bill 812.
  - **Supply Land Areas for Public Uses:** Ensure that the development plan provides an appropriate balance of land uses to economically support development of community-wide public and civic facilities, including an elementary school, middle school, neighborhood parks, mini parks, and open spaces.
  - **Integrate Plans for Placer Parkway:** Establish a corridor for the future construction of Placer Parkway, including land areas for roadway interchanges at Foothills Boulevard and Fiddymont Road.
  - **Establish Open Space for Habitat Conservation:** Create a balanced plan for on-site habitat conservation and development through the creation of open space corridors that will permanently protect sensitive resource areas and drainage ways.
  - **Participate in the Placer County Conservation Plan (PCCP):** Participate in the PCCP to facilitate the permanent preservation of several types of natural resources and biological communities located throughout western Placer County.
  - **Ensure Economic Viability:** Provide land use phasing and public facilities financing plans that enable the Plan Area to develop in an economically-feasible manner.
  - **Create a Fiscally-Responsible Plan:** Ensure that the development plan creates a balanced community that can be implemented in a fiscally-responsible manner, with neutral or positive impacts to Placer County and the provision for revenue sources for the long-term maintenance of open space areas, park facilities, landscape corridors, public services, and infrastructure.
  - **Foster Sustainable Community Design:** Aid the County in achieving its objectives for long-term sustainability through project design and building practices that incorporate measures to reduce energy usage, conserve water, incorporate water efficient landscaping, treat stormwater, and reduce reliance on the automobile.
  - **Enable Blueprint Consistency:** Create a development plan that is consistent with the growth principles identified in the Sacramento Area Council of Government's Blueprint, which consists of providing higher-density residential neighborhoods, more compact forms of development, alternative transportation options such as Bus Rapid Transit and bicycle use, and an interconnected network of residential neighborhoods, commercial nodes, and employment centers.

# 01 introduction

## BENEFITS FOR PLACER COUNTY RESIDENTS

As Placer Ranch builds out over time, it will gain strong name recognition in the region – Placer Ranch. It's a place to work in one of several office parks or industrial complexes. It's home to Sac State – Placer Campus. It's a place to live in one of many diverse neighborhoods. It's a place to shop and eat in a new Town Center that boasts a lively, energetic vibe. It's a place to recreate in one of the community's expansive parks. It's a place to enjoy the outdoors along a widespread network of multi-use pathways for pedestrians and bicyclists.

Placer Ranch – it's a place to call home. Several features of the development plan provide numerous benefits to Placer County's residents.

## Campus Park Employment Center

A new kind of job center is envisioned for Placer Ranch: The Campus Park. At approximately 335 acres, the Campus Park is situated along the Placer Parkway corridor, adjacent to university and commercial uses. This employment core allows for a diverse mix of job clusters to accommodate start-up technologies, biotech, research and development, corporate campuses, and other emerging businesses. Businesses in the Campus Park can benefit from the ability to collaborate with the university's students and faculty, as well as the services and dining opportunities in the nearby Town Center. Placer Ranch's Campus Park furthers the vision for the Sunset Area Plan by facilitating creation of a major job center in South Placer.



## California State University, Sacramento – Placer Campus

Placer Ranch includes a site for development of an off-campus center of the California State University, Sacramento. Sierra College is planning to partner with Sacramento State in this endeavor and envisions having a permanent presence on campus, allowing students who start at the Community College level to transfer directly to the Sac State – Placer Campus (SSPC). At approximately 300 acres, the university site is centrally located in Placer Ranch, giving it significant visibility in the community. Initially, the university is envisioned to function as an off-campus center of the California State University, Sacramento. The campus is planned to grow in response to demand from the region. The first phase is anticipated to result in a population of 500-2,500 full time equivalent students (FTES), with 12,000 FTES estimated for the 20-year planning horizon. In addition, Sierra College is estimated to add 1,000 FTES during the first phase, with 5,000 FTES at the 20-year planning horizon. Ultimately, the university site is sized to accommodate 25,000 FTES from the SSPC and 5,000 FTES from Sierra College.



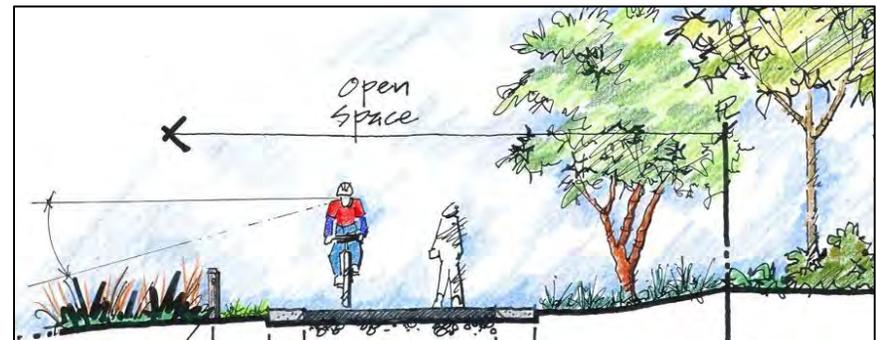
## Recreational Amenities Abound

An extensive system of parks and open space is planned in Placer Ranch. Neighborhood parks have frequent locations throughout the residential neighborhoods, providing actively-programmed spaces for residents to play and relax. Formal park spaces are augmented by a large network of open space preserves, which weave through the community and are an organizing element of the community's urban form. This system of "green" infrastructure is further enhanced by a network of open space paseos consisting of landscaped passageways with shared-use paths, which link parks, schools, and open space areas with the residential districts, Campus Park, university, and the Town Center.



## Shared-Use Paths & Bikeways

The shared-use pathway system is a key component of Placer Ranch's recreation plan. Within paseos and open space areas, several miles of street-separated shared-use paths are planned that give pedestrians and cyclists the unique opportunity to travel through the entire community without riding on the street. This network links together the Town Center, Campus Park, university site, parks, residential neighborhoods, as well as other regional bikeways to the south. To bolster this network, an extensive on-street Class II bikeway system is planned with the bicycle commuter in mind. This system allows cyclists to efficiently move throughout the community in designated on-street bike lanes, offering an alternative transportation mode that is efficient and convenient.



# 01 introduction

## Town Center

Located adjacent to the Campus Park and university site, the Town Center is the place where people go to shop, dine, obtain services, and gather with friends and colleagues. The overall development pattern of this district is modeled after a traditional, mixed-use downtown setting. At approximately 200 acres, the Town Center is comprised of a mix of retail establishments, office spaces, and apartment/ loft-style homes, which places it in proximity to the Campus Park's daytime workforce and the university's students and faculty. When mature, the Town Center is envisioned to accommodate major anchors such as a neighborhood grocer, movie theater, church, and hotel, with supporting restaurants, cafes, lounges, retail shops, and service-type businesses that collectively make the Town Center a one-stop destination.



## A Place to Call Home

A diverse mix of housing opportunities are provided throughout the community. Within the Town Center, sites are provided to facilitate development of higher-density housing for the emerging community's population. For neighborhoods located west of Fiddymont Road, sites are provided for development of conventional single-family housing for families and new professionals entering the workforce. Placer Ranch's residential development provides neighborhoods for all population segments. This includes areas that can support age-restricted housing, entry-level housing, and move-up housing, plus mid and high-density areas for construction condominiums, apartments, and lofts. Additionally, the opportunity for mixed-use residential developments is provided in the Town Center's commercial areas.



## SPECIFIC PLAN FRAMEWORK

The Placer Ranch Specific Plan is organized into the following sections:

### 01 – Introduction

Provides an overview of the master-planned community, identifying the unique opportunities for Placer County, the benefits to the County's residents and businesses, and Placer Ranch's project objectives.

### 02 – Setting & Context

Illustrates the project's location relative to the Sunset Area and nearby cities, and describes various regional opportunities, existing conditions and uses, and factors that influenced the development plan.

### 03 – Community Framework

Explains the overarching vision for the long-term buildout of Placer Ranch, including the key urban design and community form elements of the development plan. Also describes the various districts of Placer Ranch and the high-level development goals for each area.

### 04 – Land Use

Provides a land use diagram illustrating location and distribution of land uses, including descriptions for all land uses and allowable use types. Also includes a summary of land use data and development potential, with parcel-specific acreages, unit allocations, and holding capacities.

### 05 – Community Employment

Describes the employment-generating attributes of the Campus Park, university, and commercial land uses, including estimates for potential job creation and non-residential buildout projections.

### 06 – Population & Housing

Outlines the population estimates for the various household types and describes the housing plan, including provisions for affordable housing.

### 07 – Mobility

Provides high-level plans for the community's automobile circulation system and alternative transportation modes with the multi-use Class I trail system, Class II on-street bike lanes, and pedestrian network. Also addresses provisions for public transit.

### 08 – Public Services

Describes the approach and plans for various community services, including parks and recreation facilities, open space areas, schools, library services, law enforcement, and fire and emergency services.

### 09 – Utilities

Illustrates high-level plans for backbone infrastructure improvements, addressing potable water, recycled water, and wastewater utility systems, solid waste provisions, stormwater drainage, water quality measures, and dry utilities for energy, voice, and data communications.

### 10 – Implementation

Describes the components that implements long-term project build-out, including the Specific Plan's regulatory authority and relationship to County plans and policies, infrastructure phasing and financing, subsequent entitlements and approvals, amendment procedures, and residential unit transfers.

# 01 introduction

## COMPANION DOCUMENTS

The Placer Ranch Specific Plan relies on two companion documents to guide buildout of the community. These include:

### Placer Ranch Development Standards

Adopted by Ordinance, the Development Standards document provides zoning regulations and standards for development projects in the Plan Area.

This includes standards for:

- Permitted uses and development standards for all land uses (property line setbacks, building height, etc.)
- Roadway design sections
- Bikeways, including design standards for shared-use pathways
- Wall and fencing requirements
- Signage for community monuments



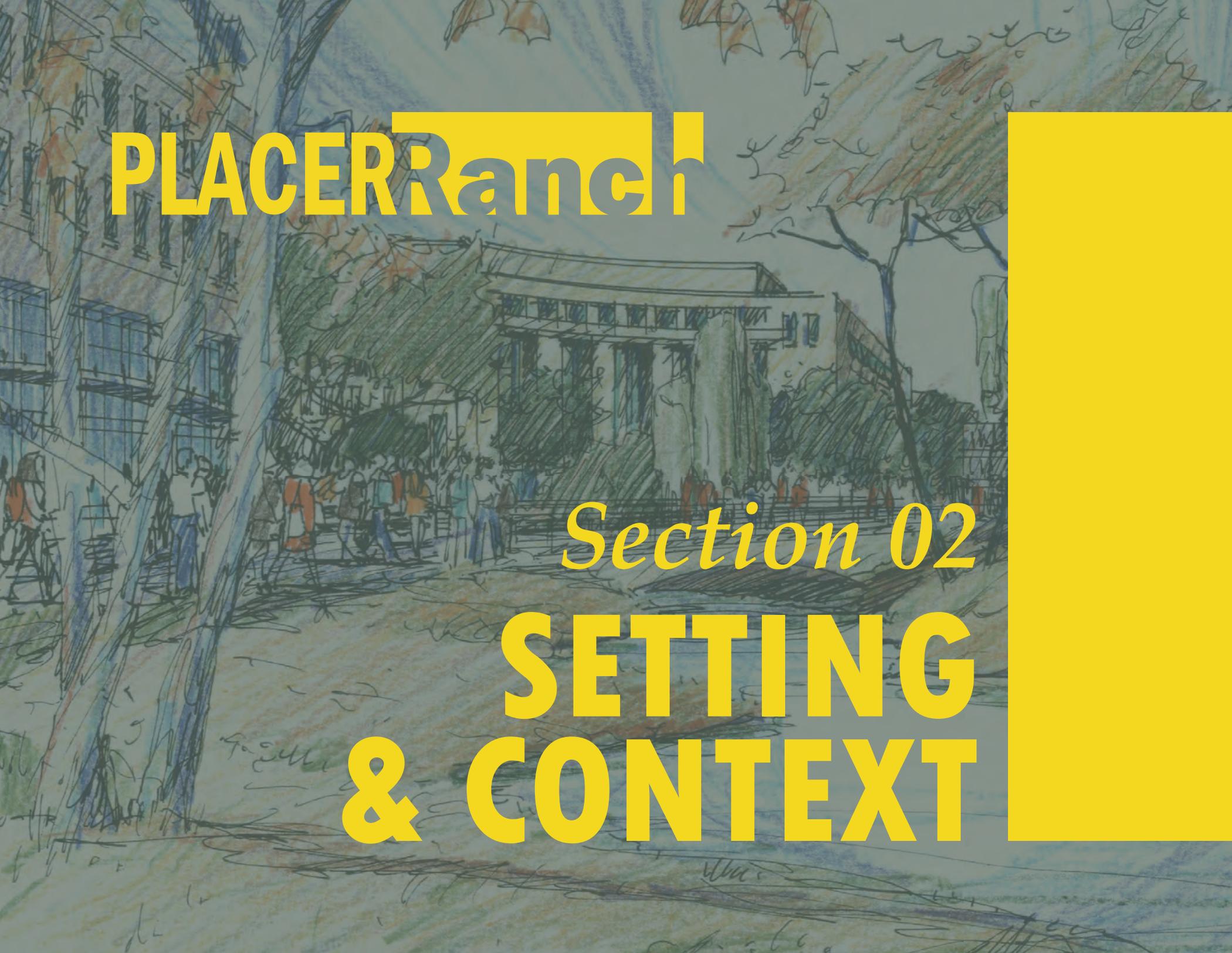
### Placer Ranch Design Guidelines

Adopted by Resolution, the Design Guidelines document provides design guidance for various community attributes that influence the appearance of the public realm.

This includes provisions for:

- Landscape architecture for streetscape planning concepts
- Street tree master plan and plant palettes
- Entry features, including community gateways and neighborhood entries
- Parks and paseos, including conceptual site plans
- Residential design guidelines for subdivisions and architecture
- Town Center, including its urban form and development pattern





# PLACER Ranch

*Section 02*

# SETTING & CONTEXT

COUNTY  
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**Placer Ranch**

# 02 setting & context

- A.** Evolution of Placer County's Sunset Area
- B.** Project Location
- C.** Sunset Area Plan  
& Relationship to Placer Ranch
- D.** Relationship to Other Developing Areas
- E.** Site Conditions and Uses
- F.** Land Use Opportunities
- G.** Factors Influencing the Development Plan

# 02 setting & context

## A. Evolution of Placer County's Sunset Area

For more than 50 years, Placer County has envisioned the Sunset Area as a core employment-generating center that would serve as an economic engine for South Placer County. As a component of the County's General Plan, the Sunset Industrial Area Community Plan was adopted by the County in 1997. It covered nearly 14 square miles (approximately 8,100 acres) between the cities of Lincoln, Rocklin, and Roseville. Figure 2-1 shows the relationship of the Sunset Area with surrounding jurisdictions.

The original plan sought to create a major job center by capitalizing on proximity to Highway 65, rail lines, and the growing communities of Roseville and Lincoln. By the mid 2010's, some industrial development had occurred, mostly in proximity to Sunset Boulevard and Highway 65.

In 2014, the Placer County Board of Supervisors directed the initiation of a planning effort that established a new vision and development plan for the Sunset Area. This resulted in a new name: The Sunset Area Plan. With a new strategy and plan for the Sunset Area, the County repositioned the land area to attract large, mixed-use developments, commercial uses, universities, advanced manufacturing, corporate campuses, and entertainment venues. With an orientation toward employment-generating uses, the Sunset Area Plan provides a major opportunity to continue expanding the job base in the South Placer area, thereby achieving its role as a regional employment center.

Critical to achieving the success within the Sunset Area Plan was the advancement of the Placer Ranch Specific Plan. Located entirely within the Sunset Area Plan, Placer Ranch included plans for large employment centers, higher-education, an urban, mixed-use core, and diverse residential neighborhoods.

In 2016, the Placer County Board of Supervisors directed the initiation and preparation of the Placer Ranch Specific Plan. This comprehensive planning effort was conducted concurrently with preparation of the Sunset Area Plan, which allowed the Placer Ranch area to be master-planned within the development framework being established for the Sunset Area Plan. This action was a unique step to crystalize the County's long-standing vision and activate development throughout the entire Sunset Area.

## B. Project Location

The Placer Ranch Specific Plan (PRSP) is nearly 3.5 square miles in size and is located in the southern portion of Placer County's Sunset Area. The Plan Area is located entirely within unincorporated Placer County, south of the City of Lincoln, west of the City of Rocklin, and immediately north of the City of Roseville.

Relative to major roadways, the PRSP is approximately one mile west of Highway 65, one mile north of Blue Oaks Boulevard, and one mile south of Athens Avenue. The site is accessible from several roadways, including Sunset Boulevard and Foothills Boulevard in the eastern area, Fiddymont Road through the central area, and Sunset Boulevard West along a portion of the site's northern edge. In addition, Woodcreek Oaks Boulevard is stubbed to the southern edge of the site.

Figure 2-1 shows the project's location relative to surrounding communities and major roadway corridors.



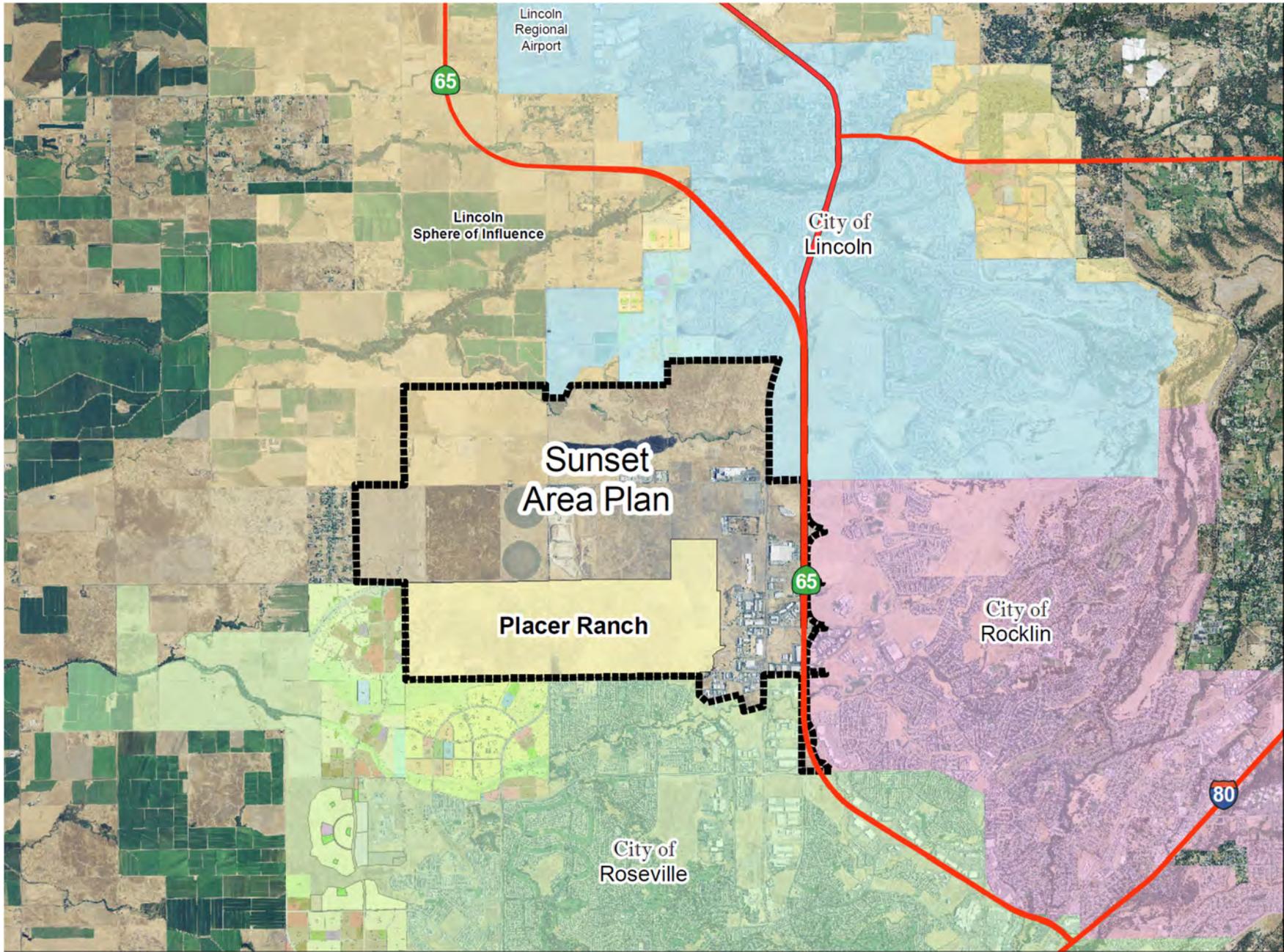


FIGURE 2-1: PROJECT LOCATION MAP

# 02 setting & context

## C. Sunset Area Plan & Relationship to Placer Ranch

The Sunset Area Plan (SAP) defines vision for development in the Sunset Area. The SAP is well-positioned in the marketplace to catalyze a strong share of South Placer's job creation. The SAP seeks to maximize proximity to South Placer's growing areas, the Thunder Valley Casino Resort on Athens Avenue, and market forces.

The SAP incorporates a land use framework for creation of several distinct employment districts consisting of Business Park, Entertainment Mixed-Use, Commercial, Innovation Center, Eco-Industrial, and Light Industrial. The SAP also recognizes Placer Ranch as a Specific Plan area within its boundaries, which has a refined development plan. The SAP includes goals and policies that embrace the development potential of Placer Ranch.

The Placer Ranch Specific Plan (PRSP) implements the SAP by providing specific details to facilitate the Plan Area's long-term development, as required by State law. It establishes a comprehensive development plan, with accompanying regulations and guidelines, to implement the project. The PRSP is consistent with the goals and policies of the SAP, however in instances where the SAP's provisions differ from those in the PRSP, the PRSP's regulations prevail.

The SAP has been crafted to ensure that development of the entire Sunset Area would be economically viable in the long-term and would result in the originally-envisioned job center for the South Placer area.

Figure 2-2 illustrates the SAP's distribution of land uses.



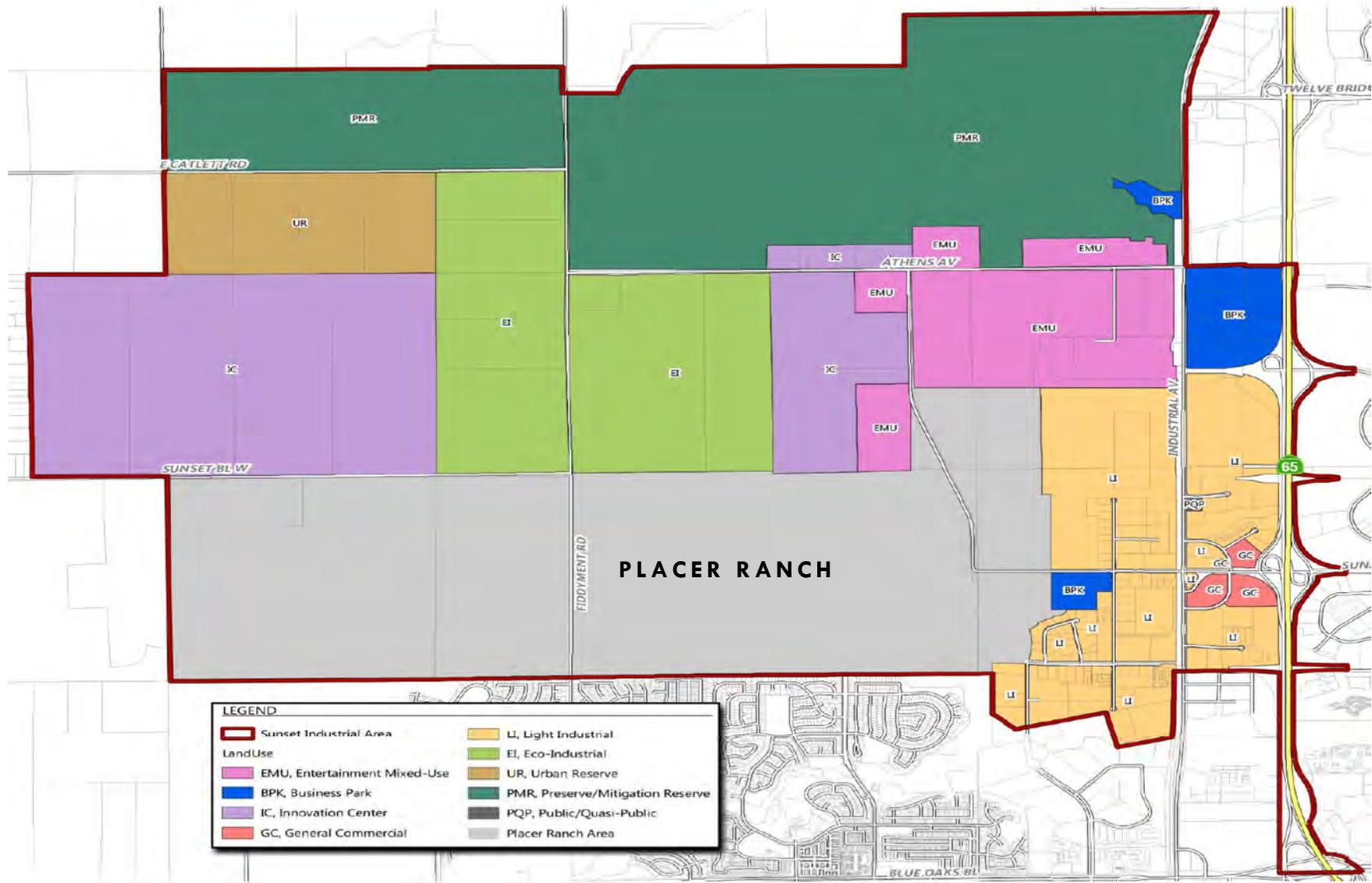


FIGURE 2-2: SUNSET AREA LAND USE PLAN

# 02 setting & context

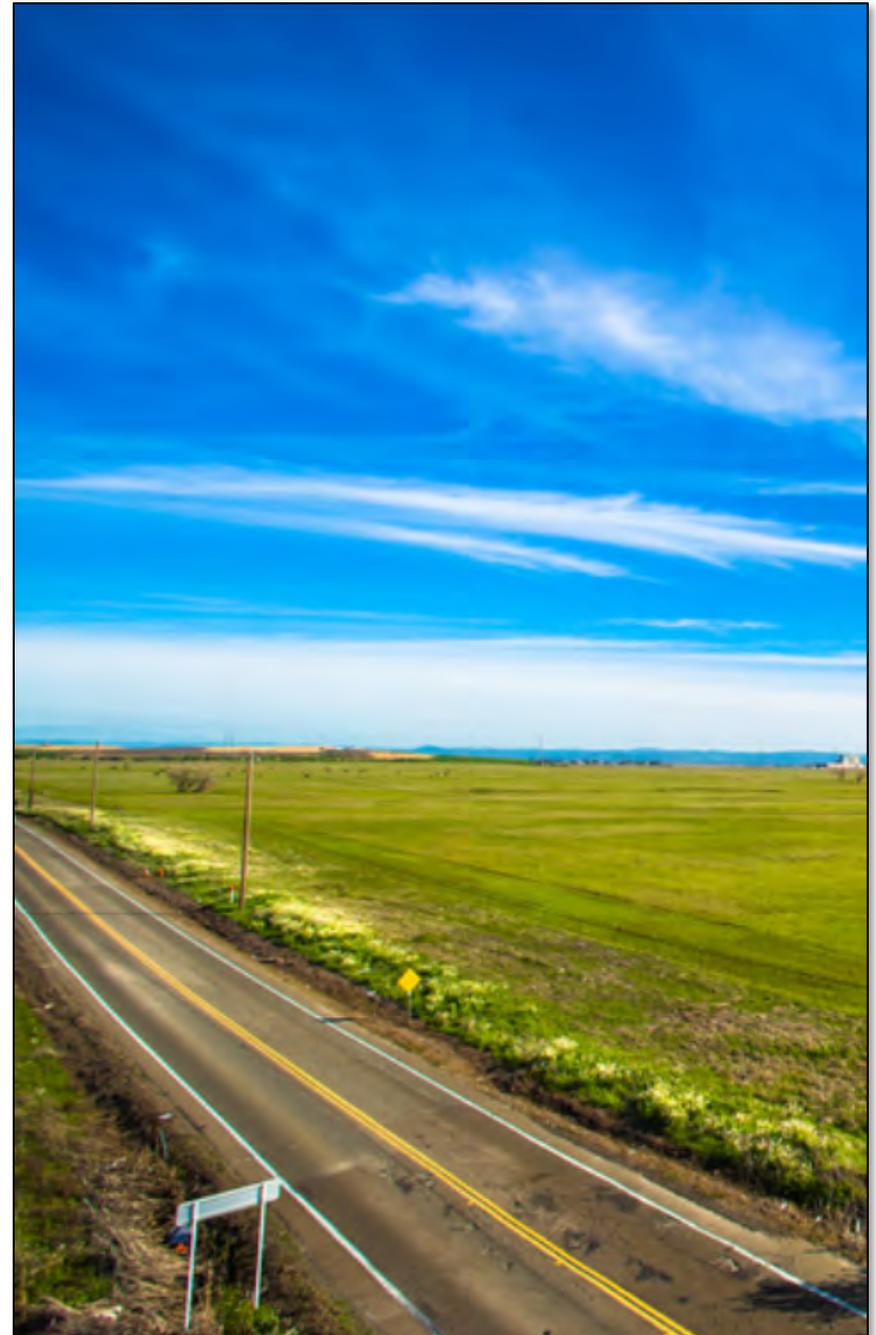
## D. Relationship to Other Developing Areas in South Placer

At the time of Specific Plan approval, the Sunset Area and Placer Ranch were nearly surrounded by newly developing areas in adjacent jurisdictions in South Placer, which collectively created opportunities for the PRSP to compete for a strong share of the region's growth.

To the north in the City Lincoln, the Village 7 and Twelve Bridges Specific Plan areas were building out. To the east in the City of Rocklin, the Whitney Ranch Specific Plan was underway. And to the south in the City of Roseville, several specific plan areas were building out, including the West Roseville, Creekview, and Amoruso Ranch Specific Plans.

The southern edge of the City of Lincoln's Sphere of Influence is approximately one mile north of the PRSP and overlaps a portion of the SAP's northern area. Lincoln's General Plan provides for a wide array of residential uses, as well as open space preserves, along the northern portion of the Sunset Area, in proximity to Placer Ranch.

The proximity of Placer Ranch to other developing areas is illustrated in Figure 2-3.



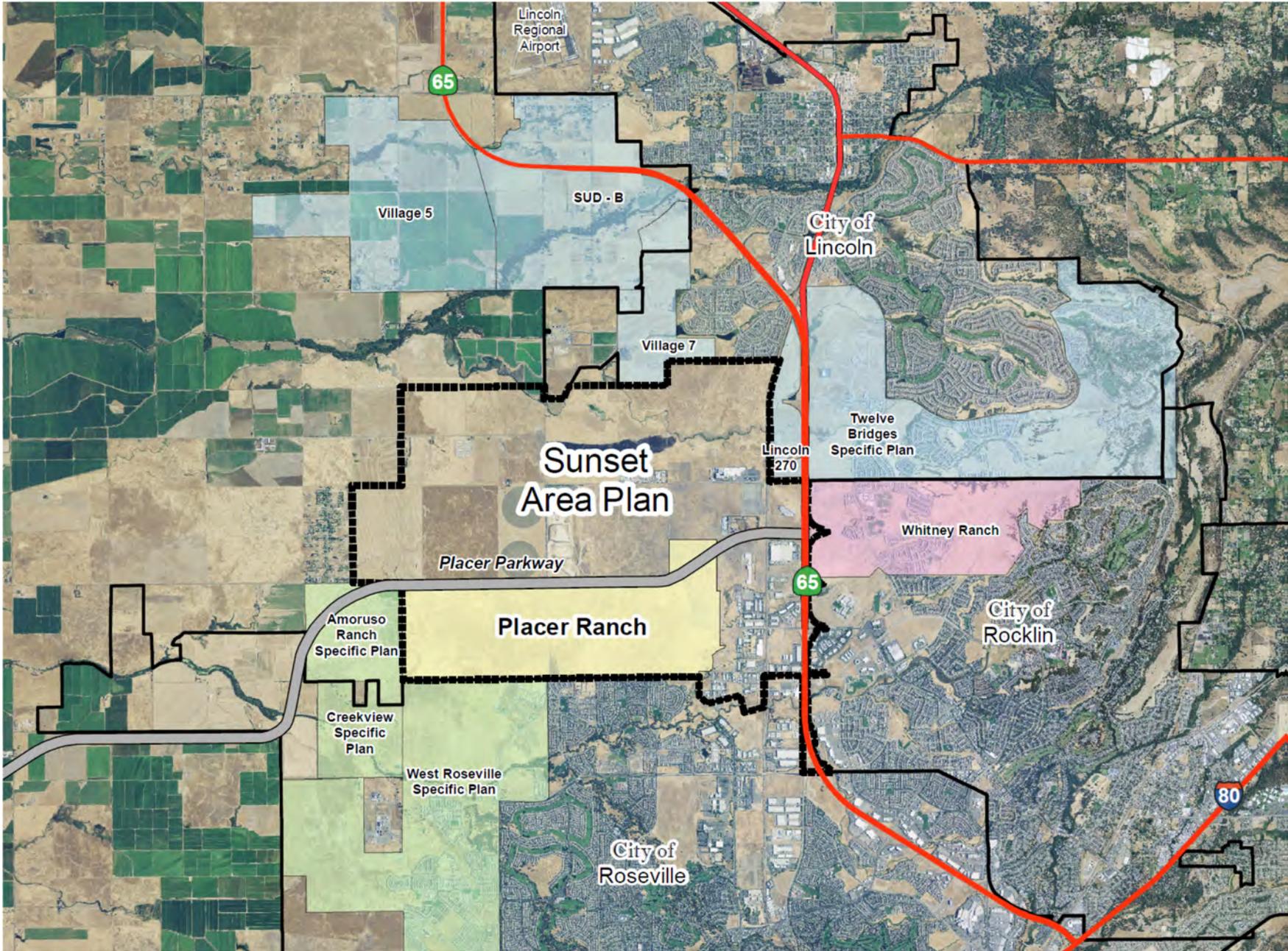


FIGURE 2-3: PLACER COUNTY DEVELOPMENT AREAS

# 02 setting & context

## E. Site Conditions and Uses

At the time of Specific Plan approval, the Placer Ranch site was primarily undeveloped and characterized by areas of flat and gently rolling terrain with non-native grasslands. Portions of the site have been previously used for agricultural purposes, including cattle grazing and the production of wheat, hay, and rice.

Several drainage ways are located in the site. The most pronounced is a riparian corridor located in the southeast corner of the site, which flows southward to Pleasant Grove Creek. In addition, several smaller drainages are located throughout the site and converge to form a drainage way named University Creek. The site's relatively flat topography, combined with slow draining soils, contributes to the formation of wetlands throughout the site.

Several utilities are located in the Plan Area. An approximately 125'-wide, 230 kV PG&E powerline corridor traverses the eastern portion of the site in a diagonal manner. This corridor accommodates several high voltage, overhead electric transmission lines and associated towers. In addition, a 12kV overhead powerline is located along the eastern edge of Fiddyment Road. Near the southeastern corner of the site, the City of Roseville owns and operates Roseville Power Plant 2, a peaking facility that is used to generate electricity. Finally, an underground high-pressure natural gas line diagonally traverses the site near the eastern boundary. This gas line is contained within a 10'-wide easement and extends from the southeast corner of the site in a northeasterly direction.

Several roads are located within the Plan Area. Fiddyment Road is a two-lane, north/south roadway that bisects the center of the site. Sunset Boulevard is a two and four-lane, east-west roadway located in the eastern portion of the site, which extends from the SR 65/Sunset Boulevard interchange. Sunset Boulevard terminates and transitions to Foothills Boulevard, which is a two-lane north/south roadway that extends from Sunset Boulevard northward through the site. Foothills Boulevard extends northward from its southern terminus at Sunset Boulevard within the site, ending at Athens Avenue near Thunder Valley Casino Resort. In addition, a separate and non-connecting east/west segment of Sunset Boulevard (named Sunset Boulevard West) is located along a portion of the PRSP's northern boundary, which extends westward from Fiddyment Road. The various site features are identified on Figure 2-4.



*Westward view of site from Sunset Boulevard at Cincinnati Avenue*



*Southwest view from Sunset Boulevard and Foothills Blvd..*



*Southeast view from northwest corner of site on Sunset Blvd. West*



*Northeast view from Grove Hill Way in Fiddyment Farm*

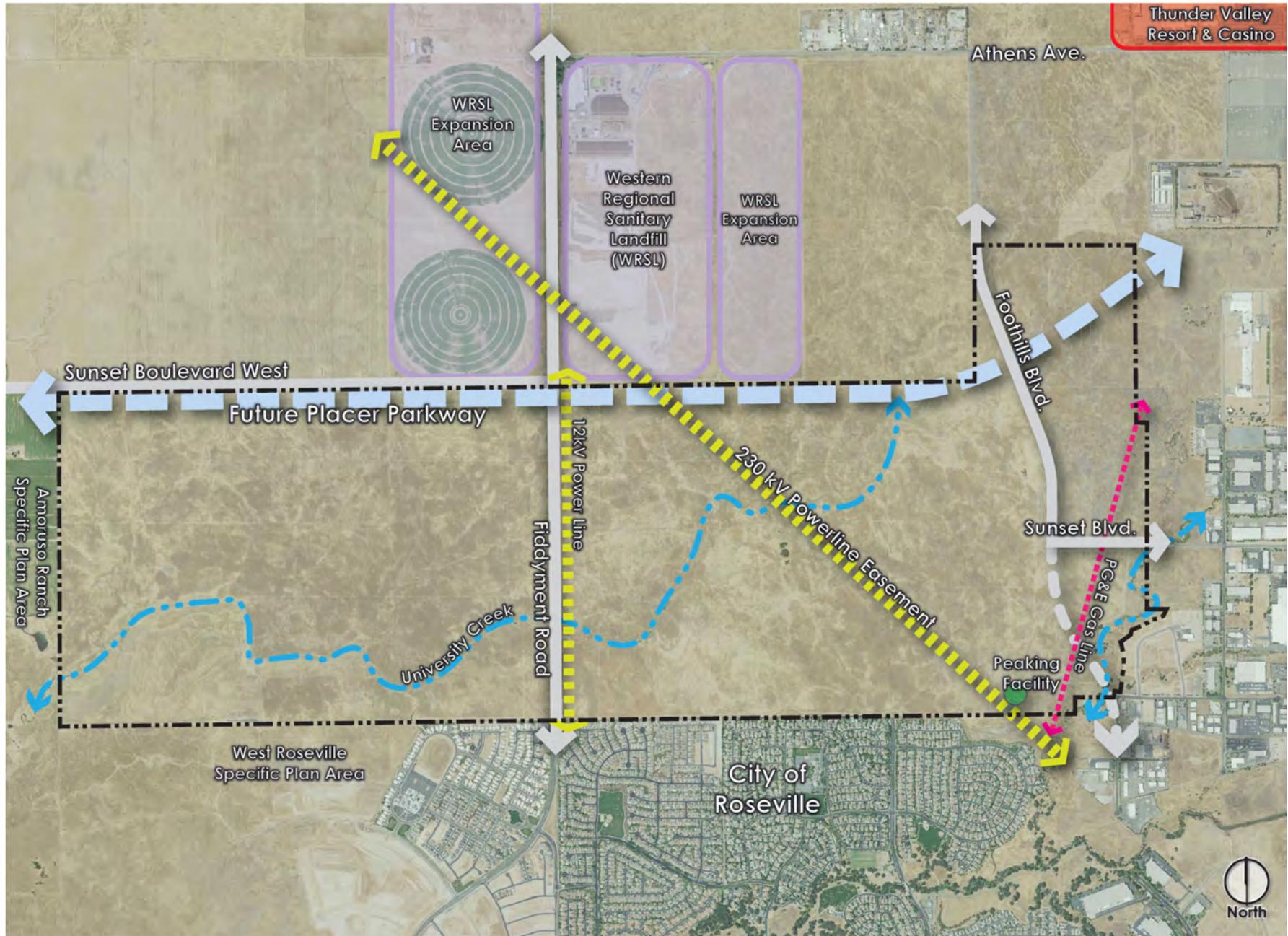


FIGURE 2-4: SITE AERIAL AND EXISTING FEATURES

# 02 setting & context

## F. Land Use Opportunities

Placer Ranch's land use mix creates numerous opportunities:

- The PRSP includes a blend of non-residential uses that include the Campus Park, a major job center, with office, research and development, commercial, warehouse, and light industrial uses. These uses complement development envisioned in the balance of the Sunset Area Plan.
- The PRSP provides a land use mix that represents a viable and sustainable community. This land use mix draws the community together, supports the related needs of the planned university, and provides housing opportunities to support needs of employees in the emerging job clusters within both Placer Ranch and the balance of the Sunset Area.
- The degree and type of land uses provided in the PRSP are an attractor of job-generating uses. Combined with a wide range of housing opportunities, the PRSP enhances South Placer County's job/housing balance. The number of potential jobs provided within the Plan Area is anticipated to create a job/housing balance that allows local residents to remain within the Plan Area for employment.
- The PRSP provides an appropriate intensity and use transition between residential and non-residential development.
- Residential land uses are designed to facilitate housing that utilize the principles of smart growth. Residential densities are higher than the typical 3 to 5 dwelling units per acre that are common in other master-planned communities in the region. Residential uses also account for housing types that are typical to a business park setting and provide opportunities for the local workforce and students to reside within the Plan Area.

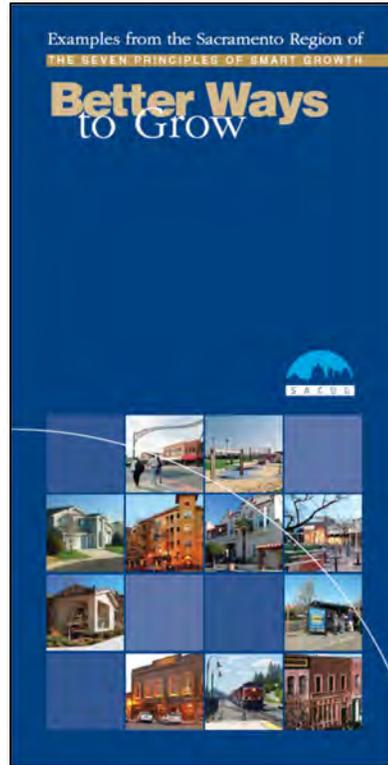
## G. Factors Influencing the Development Plan

The evolution of Placer Ranch's development plan was influenced by several factors: physical site constraints, County policies, location within the Sunset Area Plan, project objectives, and long range opportunities. Collectively, these factors shaped the form of the land use plan, the distribution of uses, and the location of roadways. The key elements that bear importance to the final development plan include:

- **Project Objectives:** The project objectives influenced the development plan's land use design in several manners, such as establishing a major job center and providing a site for a university, as well as providing for a balanced community that supports a mixture of residential, commercial, and employment generating uses.
- **Sunset Area Plan:** The PRSP is located within the Sunset Area Plan, which is planned to accommodate a major employment center in the South Placer region. To that end, planned uses along the PRSP's northern and eastern boundaries honor the SAP's vision by providing a mixture of employment and commercial areas that complement each other.
- **Placer Parkway:** Placer Parkway is a planned 15-mile, limited access roadway that will connect SR 65 in western Placer County to SR 70/99 in south Sutter County. In 2009, the South Placer Regional Transportation Authority (SPRTA) approved a corridor for the construction of Placer Parkway and approximately 3 miles of this facility passes through the PRSP. The land use plan for Placer Ranch establishes an alignment for the construction of Placer Parkway, which is consistent with SPRTA's overarching vision.
- **Western Regional Sanitary Landfill:** This 280-acre facility is located adjacent to a portion of the PRSP's northern boundary, along Fiddymont Road and south of Athens Avenue. The Placer County General Plan and Sunset Area Plan both include policy guidance that addresses land uses in proximity to the landfill.
- **Physical Site Constraints:** The Plan Area includes several physical attributes that influenced the land use planning effort. Various wetland features including tributaries to Pleasant Grove creek are located throughout the site. The highest quality wetland features are planned for preservation as permanent open space. Additionally, to the east of Fiddymont Road, the planned land uses and parcel

shapes/orientation respond to the powerline corridor that diagonally traverses the eastern portion of the site, and an electric peaking facility and high-pressure natural gas line, both located along the southeastern edge of the Plan Area. Collectively, these physical site constraints influenced how land uses throughout the site were placed.

- **Sacramento Region Blueprint:** In 2004, the Sacramento Area Council of Governments (SACOG) adopted a “Preferred Blueprint Scenario” for growth in the region’s six counties. For Placer County, the preferred scenario anticipated that a significant portion of future growth would occur in the in the “greenfield” areas of South Placer County. The Preferred Blueprint Scenario included seven key growth principles that are to be applied to newly-developing greenfield areas. The key principles include: Transportation Choices, Mixed-use Development, Housing Choices, Compact Development, Natural Resource Conservation, and Quality Design. The PRSP embraces all of these principles and incorporates community design and planning elements that make the development plan consistent with the Blueprint. Specifically, the PRSP establishes parcels for the creation of higher-density neighborhoods; creates a district for construction of a mixed-use Town Center, which anchors an employment district, compact housing district, and a university; fosters transportation choices by providing a comprehensive bikeway network and establishing a route for future Bus Rapid Transit; promotes compact development to generate a variety of housing choices for multiple market segments; conserves sensitive natural resources by establishing corridors that will be permanently preserved as open space; and includes Design Guidelines to ensure that implementation of the PRSP will result in an attractive, quality community within Placer County.



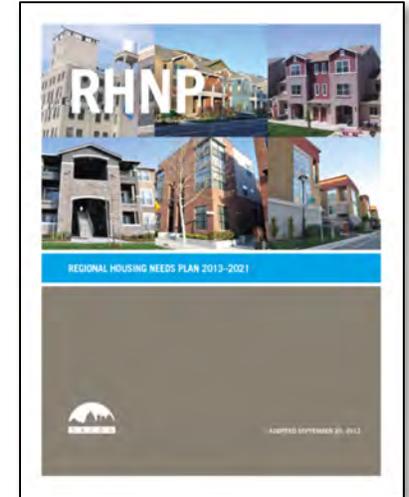
- **Placer County Conservation Plan (PCCP):** The PCCP consists of two separate, but complementary programs: The Western Placer County Habitat Conservation Plan and Natural Community Plan (HCP/NCCP) and the Western Placer County Aquatic Resources Program (CARP). The PCCP is a County-initiated program intended to facilitate a streamlined wetland permitting process. When finalized, the PCCP will function as a Habitat Conservation Plan (HCP) under the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act.
- **Interface with City of Roseville:** The southern edge of the Plan Area is contiguous with several residential neighborhoods and open space areas in the City of Roseville. In addition, the north/south alignments of Fiddymont Road, Woodcreek Oaks Boulevard, and Foothills Boulevard provide opportunities for street and utility connections between Roseville and the Sunset Area. The PRSP’s development plan incorporates low-density residential and open space land uses along the southern edge of the Plan Area in order to create a compatible interface with uses in the City of Roseville. These uses are buffered by planned walls and fences that maintain the integrity of Roseville’s residential neighborhoods and that protect open space preserves. The PRSP also incorporates roadway connections, shared-use pathway linkages, and utility tie-in’s at several points along the shared edge with Roseville.

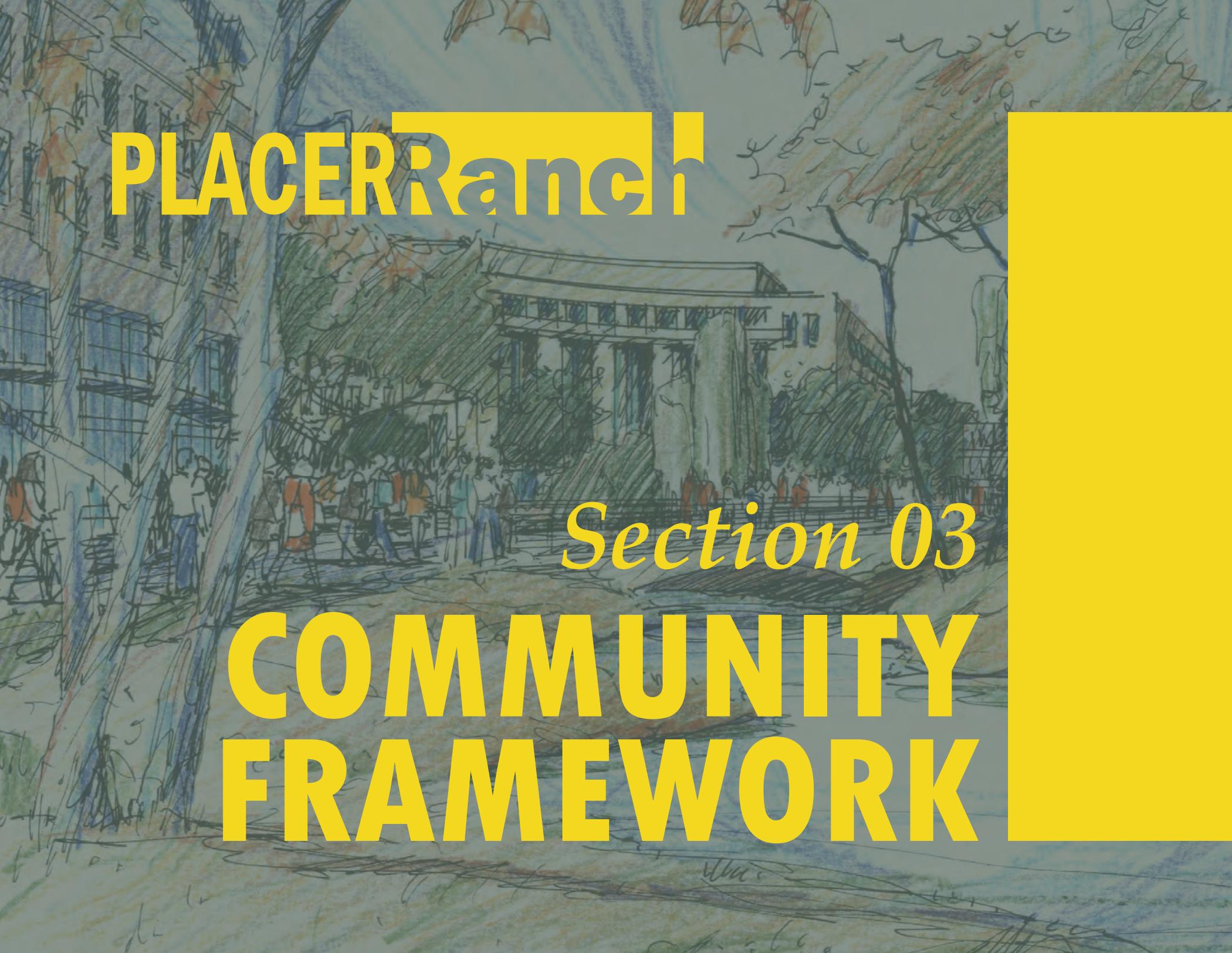
# 02 setting & context

→ **Metropolitan Transportation Plan/ Sustainable Communities Strategy (MTP/SCS):** In 2016, SACOG adopted a MTP/SCS that links the regional needs for land uses, air quality, and transportation. The MTP/SCS supports the Sacramento Region Blueprint, which implements smart growth principles, including housing choice, compact development, mixed-use development, and natural resource conservation. The MTP/SCS includes transportation improvements to serve the region's projected land use pattern and population growth. It also provides increased transportation options while reducing congestion, shortening commute times, and improving air quality. The PRSP's development plan implements the goals of SACOG's MTP/SCS by including a multi-modal transportation system that supports smart land use patterns, by ensuring long-term fiscal vitality, by creating opportunities for businesses and residents to easily access services, jobs, and housing, and by facilitating creation of a sustainable master-planned community.



→ **Regional Housing Needs Allocation:** The Sacramento Area Council of Governments' has adopted a Regional Housing Needs Plan that specifies the amount of housing that Placer County must plan to provide. This allocation constitutes the County's "fair share" of the regional housing need. To help the County meet these requirements, the PRSP's development plan designates land areas for the construction of 5,636 new residential units, of which nearly 30% are allocated as high-density. In addition, there is the potential for on-campus housing at the university site. Details regarding the provisions for new housing opportunities are outlined in the Land Use and Population & Housing sections of the PRSP.





**PLACER Ranch**

*Section 03*

**COMMUNITY  
FRAMEWORK**

COUNTY  
OF

**Placer**



# Placer Ranch

# 03 community framework

- A. Vision for Placer Ranch
- B. Elements of a Flagship Community
- C. The Districts of Placer Ranch

# 03 community framework

## A. Vision for Placer Ranch

Placer Ranch is a flagship community in South Placer; a place that is distinguished by its uniquely identifiable sense of place, job center, university campus, urban town center, and top-quality recreational amenities. Emphasis is placed on the design of the public realm, with tree-lined streets and wide landscaped parkways that establish a unified framework on which to build distinctive residential neighborhoods, office complexes, commercial centers, and neighborhood parks, and an extensive Class I trail system for pedestrians and bicyclists. The nucleus of Placer Ranch is its job center, comprised of the Campus Park, university campus, and Town Center.

Placer Ranch is located within the County's Sunset Area Plan (SAP), which is envisioned to become a large-scale employment hub in the region. Development of Placer Ranch is intended to contribute to the creation of a major employment center in the Sunset Area by providing a mix of supporting uses to spur development.



## PLACER RANCH AN EXCEPTIONAL REGIONAL LOCATION

The development potential of Placer Ranch benefits significantly from its geographic location in the region. Amidst several large professional job centers, residential communities, and regional-serving retail establishments in the surrounding communities of Lincoln, Rocklin, and Roseville, Placer Ranch and the surrounding Sunset Area can become a major hub along the Highway 65 corridor. As the South Placer area continues to grow, Placer Ranch is well-positioned to provide new regional attractors that benefit the residents and businesses in the South Placer area.

Placer Ranch is founded on the notion of creating a major job center in South Placer, comprised corporate campuses, a university, and an urban town center. This embraces Placer County's vision for creating a regional job center in the Sunset Area and providing ample opportunities for professional office, research and development, and light industrial uses. In addition, Placer Ranch establishes the framework for development of higher-education facilities and the Town Center, which is modeled after a traditional downtown and provides a central place for residents, workers, and college students to shop, dine, work, and live.

The vision for Placer Ranch is to create a well-balanced community that is anchored by an employment center and public university, which strengthens South Placer as an economic hub in the Sacramento Region.

## B. Elements of a Flagship Community

Several key visionary elements influenced the planning effort for Placer Ranch's development plan. Placer Ranch is a place with:

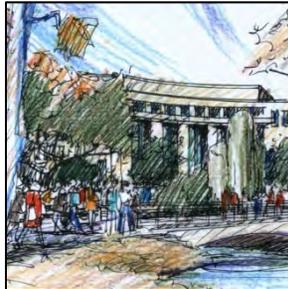
### Many Choices for Employment

Campus Park is a new kind of job center. Situated along Placer Parkway adjacent to the Town Center and university, this employment core is envisioned to support a diverse mix of job clusters. New start-up technologies, biotech firms, research and development parks, corporate campuses, and other emerging businesses can be accommodated in the Campus Park. It will provide industries that complement the new community by expanding a major job center in the Sunset Area.



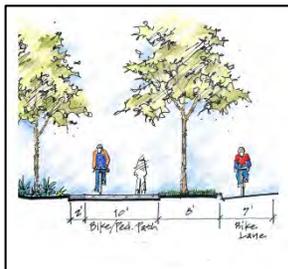
### Public Higher Education

A university site for an off-campus center of the California State University, Sacramento is a key element of the development plan. Its significance lies in the ability to provide Placer County with an institution for higher learning, provide local businesses and industry with an educated work force, and enhance the quality of life and cultural opportunities for residents of South Placer County.



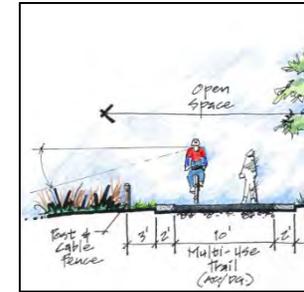
### An Extensive Pedestrian & Bikeway Network

Shared-use paths are a defining element of the Placer Ranch community. Threaded throughout the community's open space network and along wide, expansive landscape corridors, the pedestrian/bikeway system consists of multiple street-separated trails that link Placer Ranch's neighborhoods. For both bicycle riders and pedestrians, people can access the Campus Park, university site, and the Town Center from any neighborhood in Placer Ranch. This is a key element of the community's multi-modal mobility network.



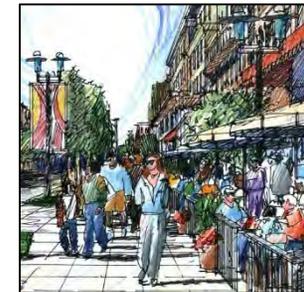
### Expansive Open Space Corridors

The open space network is a major identifying feature of Placer Ranch's development plan. To protect key natural resources and provide open vistas from streets and neighborhoods, congruent land areas are set aside as permanent open space. The open space areas are visually prominent throughout the community and function as a major amenity for residents, students, and the local workforce to enjoy in a passive manner.



### A Vibrant Mixed-Use Town Center

The Town Center is the place where people want to go. This is where the work force, students, and residents can go to eat, to shop, to play, and to gather with friends and colleagues. The Town Center is modeled after a traditional, mixed-use downtown, with commercial and residential buildings fronting along a gridded street network. At full buildout, Placer Ranch's urban core will host restaurants, cafes, lounges, retail shops, service-type businesses, apartments, and lofts that collectively make the Town Center a one-stop destination.



### Options for a Place to Live

Placer Ranch provides housing choices that are affordable for all segments of the population. From emerging professionals, families, students and faculty, and retirees, the diverse neighborhoods of Placer Ranch cater to everyone. Housing opportunities include single-family detached homes, small-lot detached homes, cluster housing, retirement communities, condominiums, apartments, lofts, and on-campus housing. In Placer Ranch, there's a home for everyone.



# 03 community framework

## C. The Districts of Placer Ranch

Placer Ranch is envisioned to develop over time and ultimately form into several distinct neighborhoods, visually knit together via a well-designed public realm and system of multi-use Class I trails for bicyclists and pedestrians. As individual development projects occur during Placer Ranch's long-term buildout, these areas will be urbanized and will evolve to become unique, identifiable districts.

Placer Ranch is designed and planned in several districts, as identified on Figure 3-1:

- **Campus Park:** Generally located along the Placer Parkway corridor, the Campus Park implements the vision for creating a major job center within the Sunset Area Plan. A mix of uses are envisioned, ranging from office, research and development, retail, and light-industrial. Given its visibility to Placer Parkway and proximity to the Town Center and university, this collection of uses could develop into several large corporate and office campuses.
- **University:** Centrally located in the heart of the Plan Area, the university site is surrounded by major roadways, making it a visible landmark from all of Placer Ranch's neighborhoods. The site's central location places it in proximity to the Campus Park and Town Center.
- **Town Center:** Surrounded by the Campus Park and university site, the Town Center is Placer Ranch's primary urban core. It is the place where people go to shop, to eat, and to gather with friends and colleagues. It supports higher intensity uses and provides the local population with goods, services, dining, and residential opportunities. The retail establishments and business services envisioned for this district are supported by both a resident population within the Town Center, as well as a resident population in the Foothill Gateway District, which is located immediately east of the Town Center.
- **University Creek Neighborhood:** Located west of Fiddymont Road, the University Creek Neighborhood is comprised of several residential villages organized around neighborhood parks and open space corridors. An elementary school and middle school are also located in this district, placing them in proximity to most of Placer Ranch's homes. This neighborhood is a place to live and play, where homes are close to Placer Ranch's recreational amenities, trail network, bikeways, and open space preserves.

- **Campus Arcade Neighborhood:** Located south of the university site, Campus Arcade consists of several residential villages that are collectively anchored by a central park space. With proximity to the Town Center and university site, this neighborhood is envisioned to be a walkable place with excellent connectivity to nearby amenities. Residential development is envisioned to consist of single-family homes that are similar in scale and density to neighborhoods located to the south in the City of Roseville.
- **Active Adult Neighborhood:** Located along the southern edge of the University Creek open space preserve, the Active Adult Neighborhood is planned to be developed as an age-restricted community. These residential villages are envisioned to include a mixture of single-family homes, with internal trails and a private recreation center that serves the neighborhood.
- **Foothill Gateway District:** Located at the eastern edge of the Plan Area, the Foothill Gateway District consists of several residential villages aligned along the Sunset Boulevard and Foothills Boulevard corridors. An age-restricted community is planned to the north of Sunset Boulevard and a conventional residential neighborhood with a compact style of development is planned to the south of Sunset Boulevard. These neighborhoods function as an extension to the Town Center district, placing residents in proximity to Placer Ranch's urban core to support its diverse range of uses.

Each district is different, and as such, has a unique purpose and corresponding development pattern. Development in proximity to the Town Center, Campus Park, and university site are intended to have a more urban appearance, characterized by a higher intensity of uses, while development south of the university site and west of Fiddymont Road is intended to have a more suburban appearance. The intent is that each district will evolve over time and become an individually-identifiable place within Placer Ranch. In addition, the development plan provides for transitional land uses that are not included in any of the districts described above, but complement the uses in adjacent districts.

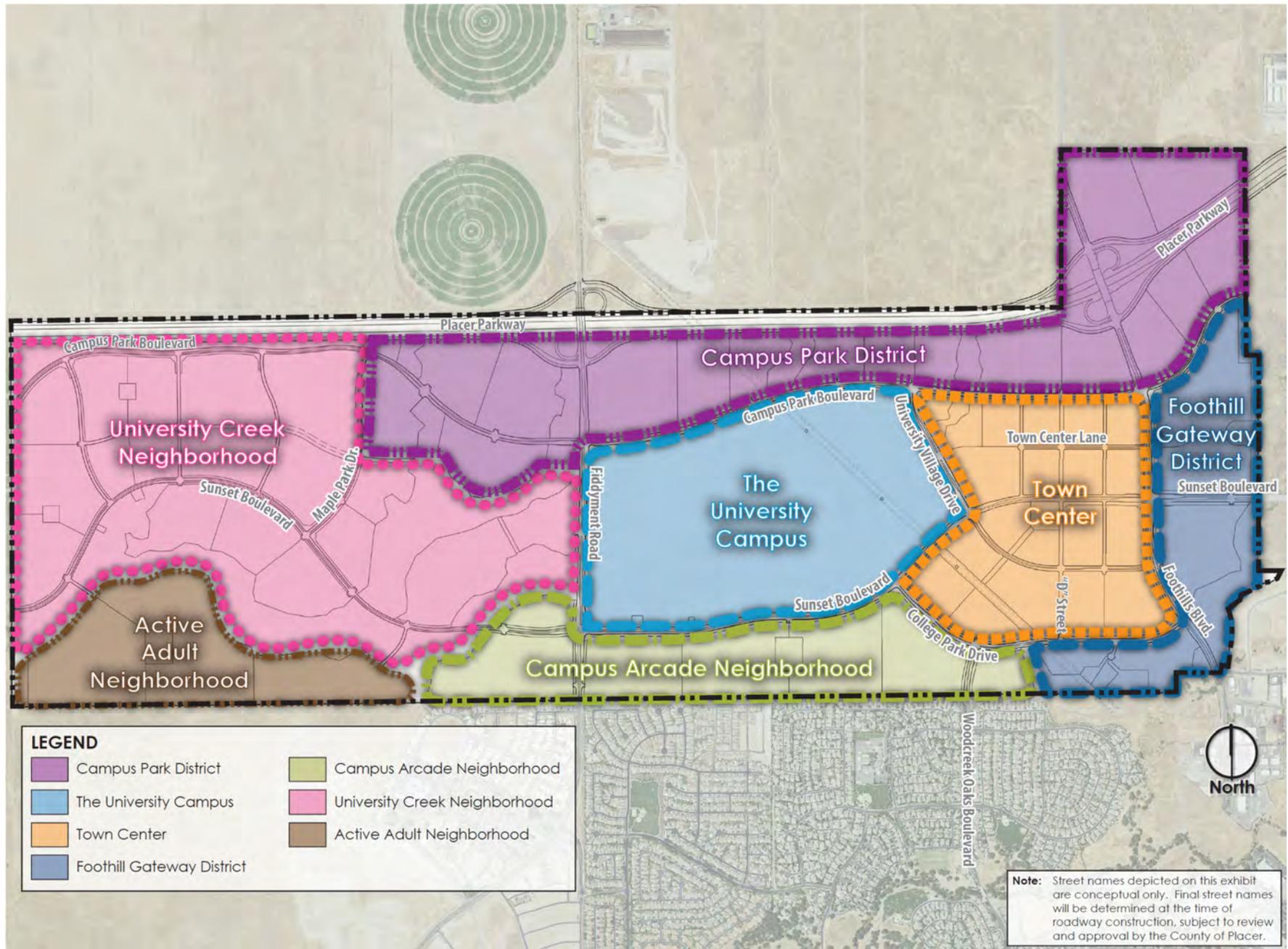


FIGURE 3-1: THE DISTRICTS OF PLACER RANCH

# 03 community framework



## CAMPUS PARK

Placer Ranch's Campus Park is a large-scale employment center comprised of approximately 335 acres, with parcels generally sited along the Placer Parkway, Fiddymont Road, and Foothills Boulevard corridors.

The Campus Park is envisioned to become one component of major job-generating hub within the Sunset Area Plan and the entire South Placer region. It is comprised of large parcel configurations that offer flexibility to be developed for a single user, for a large corporate office campus, or for multiple users. This notion reinforces Placer County's vision for the Sunset Area Plan, which calls for the creation of a major job center in this area of the County.

It is anticipated that businesses will be attracted to this area where they can operate in proximity to the university and benefit from opportunities to collaborate with faculty and staff. The Campus Park also benefits from proximity to the Town Center, which provides business services and dining opportunities for the daytime employee population. Parcels in the Campus Park have excellent visibility and access to major roadways. With parcels aligned along the Campus Park and Foothills Boulevards, this district has direct access to Highway 65 via Sunset Boulevard, and to Placer Parkway via connections at Foothills Boulevard and Fiddymont Road.

The types of uses contemplated within the Campus Park are primarily professional in nature, yet are purposely flexible to respond to market forces over time. Predominantly low and mid-rise buildings are envisioned, providing space for professional offices, and research and development, innovation, and technology-oriented businesses. Lower-scale buildings are also appropriate, supporting light industrial facilities and ancillary warehousing functions. In addition, with proximity to the Town Center and the university campus, the Campus Park allows for some retail, restaurant, hotel, and similar uses, which are focused primarily to sites where Placer Parkway crosses both Foothills Boulevard and Fiddymont Road. At buildout, the Campus Park can accommodate nearly 4.5-million square feet of non-residential uses, making Placer Ranch a major job center along the Highway 65 and Placer Parkway corridors.

## UNIVERSITY

One of the key elements of Placer Ranch is the establishment of a 301-acre site for development of the California State University, Sacramento – Placer Campus. Sierra College is participating in this endeavor and envisions having a permanent presence on campus, which would provide students who start at the Community College level the opportunity to transfer directly to the Sac State – Placer Campus (SSPC). For planning purposes, the site and planned infrastructure connections are sized to accommodate development of a full campus, akin to Sac State’s existing campus in Sacramento.

The university site is centrally located in the Placer Ranch community and is ringed by major roadways that give it visual prominence in the community. A conceptual campus land use plan (illustrated in Section 4) depicts the organization of land uses. This plan provides the initial vision and programming for the campus’ long-term buildout and is expected to evolve as the university develops over time. It is envisioned that on-site uses could include academic buildings, a student union, student/faculty-serving commercial areas, a recreation building, student and faculty housing, athletic fields, a stadium, a library, a performing arts center, outdoor gathering spaces, and other uses needed to support the SSPC.

As shown on the conceptual campus land use diagram, the central core of the site could be developed with academic buildings, support facilities, and housing, organized along a network of open space areas. Athletic fields and recreational facilities are shown in the northern areas of the site and would be accessible from Campus Park Boulevard. Because the campus land use plan is conceptual, the actual location of all facilities would be determined when a Campus Master Plan is prepared.

The campus is planned to grow in several phases in response to demand from the region. The first phase is anticipated to result in a population of 500-2,500 full time equivalent students (FTES), with 12,000 FTES estimated for the 20-year planning horizon. In addition, Sierra College is estimated to add 1,000 FTES during the first phase, with 5,000 FTES at the 20-year planning horizon. While starting small, the university site is sized to meet regional demands over time and ultimately accommodate 25,000 FTES from the SSPC and 5,000 FTES from Sierra College.



# 03 community framework



## TOWN CENTER

The Town Center (TC) is envisioned as the urban core that will anchor all districts in Placer Ranch.

Surrounded by the Campus Park, university site, and the Foothill Gateway District, the Town Center is the place where people will shop, dine, obtain services, and gather with friends and colleagues. The development pattern of this district is modeled after a traditional, urban town setting. Streets are to take the form of a gridded network, with short walkable blocks and on-street parking, with an emphasis on pedestrian mobility versus automobile travel. Along key pedestrian corridors, buildings are oriented to the street and aligned along wide sidewalks, allowing facades to define the street edge and frame the public realm. Streetscapes are further enhanced with broad tree canopies that provide shade and create an intimate, pedestrian scale at ground level, with coordinated street furnishings, signage, lighting, banners, and other elements that enrich the environment and strengthen the area's identity.

The vision for the Town Center is that buildings are comprised of a mix of retail establishments, office spaces, and apartment/loft-style homes, which directly respond to the needs of the daytime population created by the Campus Park and university's presence in the community. This urban core also supports a 24-hour population, with a local workforce that activates the TC during the daytime hours and a resident population that supports businesses during the nighttime hours. Over time, development projects in the Town Center could include major anchors such as a neighborhood grocer, movie theater, church, and hotel, with supporting restaurants, cafes, lounges, retail shops, professional offices, residential apartments and lofts, and service-type businesses that collectively make the Town Center a one-stop destination.

Because the Town Center is envisioned as an urban place, buildings are to have a mixture of uses akin to a downtown setting. Commercial, office, and residential uses are likely to be mixed horizontally or vertically on each site, meaning that a commercial building could have retail uses at the ground level with residential or office uses located above, or that a commercial/office building could share the same site with a residential building. At buildout, the Town Center supports over 600,000 square feet of commercial and/or professional office uses, plus 1,864 residential units.

## UNIVERSITY CREEK NEIGHBORHOOD

The University Creek Neighborhood is located west of Fiddymont Road, north of the University Creek open space preserve.

It is comprised of a series of residential villages anchored by two, centralized school/park nodes and framed by natural, open space corridors. North of Sunset Boulevard, residential villages are organized along a central pedestrian paseo, which links the schools and parks, and gives form to the neighborhood's overall development pattern. The parks in this district are co-located with schools and provide central spaces for active recreational facilities for local residents. As such, the parks are sized for active programming and include play fields, ball courts, and other amenities that maximize opportunities for joint-use recreational facilities with the adjacent schools.

In addition to the larger neighborhood parks, several pocket parks are provided throughout the district, which are envisioned to offer less formal, passive recreation. These smaller parks provide a centralized green space within the villages and include tot lots, shade structures, sitting areas, and open turf areas for informal play.

The recreational aspect of the University Creek Neighborhood is further enhanced by a network of shared-use paths that are designed for dual use by pedestrians and cyclists, which connect the residential villages to the central parks and schools, as well as to the nearby open space preserves. These street-separated trails are part of a larger network that ultimately provide connectivity to the Plan Area's open space preserves, shopping centers, the Campus Park, the university, and the Town Center.

Housing in this district consists primarily of low-density residential villages, with a mixture of conventional and small-lot, single-family, detached housing. In addition, higher-density, detached and attached housing opportunities are provided at the edges of this district, where sites have access to main roadways.

The University Creek Neighborhood emphasizes the ability to live and play, where development integrates the centralized recreational amenities into the form and character of each residential village.



# 03 community framework



## CAMPUS ARCADE NEIGHBORHOOD

The Campus Arcade Neighborhood is located south of the university site along Sunset Boulevard and is situated along the southern edge of the Plan Area. This neighborhood consists of a series of residential villages that are anchored by a central park space, located opposite one of the university site's potential entrances. Campus Arcade is envisioned as a walkable neighborhood in proximity to the Town Center and university.

Housing in this district consists primarily of low-density, single-family homes, with a mixture of conventional and small-lot, housing types. The density and development pattern throughout Campus Arcade is intended to mimic that of residential neighborhoods located to the south in Roseville. Villages are well-connected among one another, such that families can walk or bike to the central park space or to the amenities located in the Town Center.

## ACTIVE ADULT NEIGHBORHOOD

The Active Adult Neighborhood is located along the southern edge of the University Creek open space preserve, in the south portion of the Plan Area. This neighborhood is envisioned to develop as an age-restricted community with approximately 720 dwelling units. Its residential villages consist of a variety of single-family housing types, sized and designed to meet the needs of an active adult population. Because this neighborhood is surrounded by open space preserves, some of which are located in the City of Roseville, physical barriers such as residential view fencing and/or post and cable fencing would be incorporated to separate residential development from sensitive resource areas.

A private recreation center is planned to anchor the Active Adult Neighborhood. Located on an approximately 4-acre site, this facility is sized to become the central gathering hub for this neighborhood, providing a mix of indoor and outdoor recreational amenities for residents. Pedestrian routes are envisioned throughout this neighborhood, connecting each residential village with the recreation center and the shared-use path system throughout the entire Placer Ranch community.

## FOOTHILL GATEWAY DISTRICT

Located at the eastern edge of the Plan Area, the Foothill Gateway District consists of several residential villages aligned along the Sunset Boulevard and Foothills Boulevard corridors. North of Sunset Boulevard, the residential neighborhood consists of an age-restricted community organized around a park site and paseo. This area is envisioned to include a mixture of single-family housing types with trails and a private recreation center serving the neighborhood. South of Sunset Boulevard, the residential neighborhood consists of a mixture of conventional and small-lot, single-family, detached housing, organized along an open space preserve. This district would also include a network of shared-use paths, which connect other districts in the Plan Area. This district also supports cluster housing developments in proximity to the Town Center.



# PLACER Ranch

*Section 04*

# LAND USE PLAN

COUNTY  
OF

**Placer**

**Placer Ranch**



# 04 land use

- A.** Overview
- B.** Land Use Plan
- C.** Residential Uses
- D.** Employment & Commercial Uses
- E.** Public, Parks & Open Space Uses

# 04 land use

## A. Overview

The land use framework for Placer Ranch is designed to achieve the overarching vision to create a major job center in the Sunset Area Plan (SAP) and to bring a university to South Placer. Land uses include a mixture of residential, commercial, employment, higher-education, and public-type uses. At buildout, the PRSP is planned to accommodate 5,636 dwelling units, ultimately housing approximately 13,219 residents. In addition, the PRSP adds over 8.4-million square feet of commercial, employment, and university-related non-residential uses to the SAP.

## B. Land Use Plan

Placer Ranch’s land use plan defines the parcel boundaries, acreages, land use designations, and development allocations for each use in the Plan Area. Because land use planning has been conducted at a Specific Plan level, it is anticipated that minor adjustments to parcel boundaries and associated acreages will occur as large lot maps are processed and improvement plans for roadways are approved (per Subdivision Map Revisions in PRSP Section 10).

The components of the development plan include the following item:

- **Land Use Plan (Figure 4-1):** Diagram showing the roadway alignments, parcel boundaries, and land use designations.
- **Land Use Summary (Table 4-1):** Table summarizing total acreage for each land use, including development assumptions for each.
- **Development Allocation by Parcel (Table 4-2):** Table identifying each parcel in the Plan Area and its acreage and unit/square footage development allocation.

This section describes the PRSP’s land uses, which are implemented with the Placer Ranch Development Standards, a companion document to this Specific Plan. The development standards provide the zoning regulations for land development projects and contain details regarding permitted uses, yard setbacks, site coverage, building height, etc. In addition, the Placer Ranch Design Guidelines provide supplemental information regarding the design expectations for development projects.

TABLE 4-1: LAND USE SUMMARY

Land Use Designation	Acres	% of Total Acres	Sq. Ft./ Units	% of Total Units
<b>Residential Uses</b>				
Low Density Residential (LDR)	446.0 ac	20.2%	2,210 du	39.2%
Low Density Residential Age-Restricted (LDR-A)	183.1 ac	8.3%	1,050 du	18.6%
Medium Density Residential (MDR)	112.3 ac	5.1%	872 du	15.5%
High Density Residential (HDR)*	60.0 ac	2.7%	1,504 du	26.7%
<b>Subtotal</b>	<b>801.4 ac</b>	<b>36.2%</b>	<b>5,636 du</b>	<b>100.0%</b>
<b>Employment and Commercial Uses</b>				
General Commercial (GC)	22.7 ac	1.0%	296,513 sf	
Commercial Mixed Use (CMU)*	48.8 ac	2.2%	637,718 sf	
Campus Park (CP)	335.0 ac	15.1%	4,506,282 sf	
University (UZ)	301.3 ac	13.6%	3,000,000 sf	
<b>Subtotal</b>	<b>707.7 ac</b>	<b>32.0%</b>	<b>8,440,513 sf</b>	
<b>Public, Parks, and Open Space Uses</b>				
Public Facilities - Schools (PF)	32.7 ac	1.5%		
Public Facilities – County (PF)	10.3 ac	0.5%		
Parks & Recreation (PR)	69.8 ac	3.2%		
Open Space (OS)	264.8 ac	12.0%		
<b>Subtotal</b>	<b>377.5 ac</b>	<b>17.1%</b>		
<b>Other</b>				
Placer Parkway (ROW)	158.5 ac	7.2%		
Major Roads/ Landscape (HE/LSE)	168.1 ac	7.6%		
<b>Subtotal</b>	<b>326.6 ac</b>	<b>14.8%</b>		
<b>Total</b>	<b>2,213.3 ac</b>	<b>100.0%</b>	<b>5,636 du</b>	<b>100.0%</b>

\* 300 reserve units are included in the HDR unit total, which are permitted to be allocated to any parcel in the Town Center district or the Town Center Overlay. See HDR land use description for additional provisions.



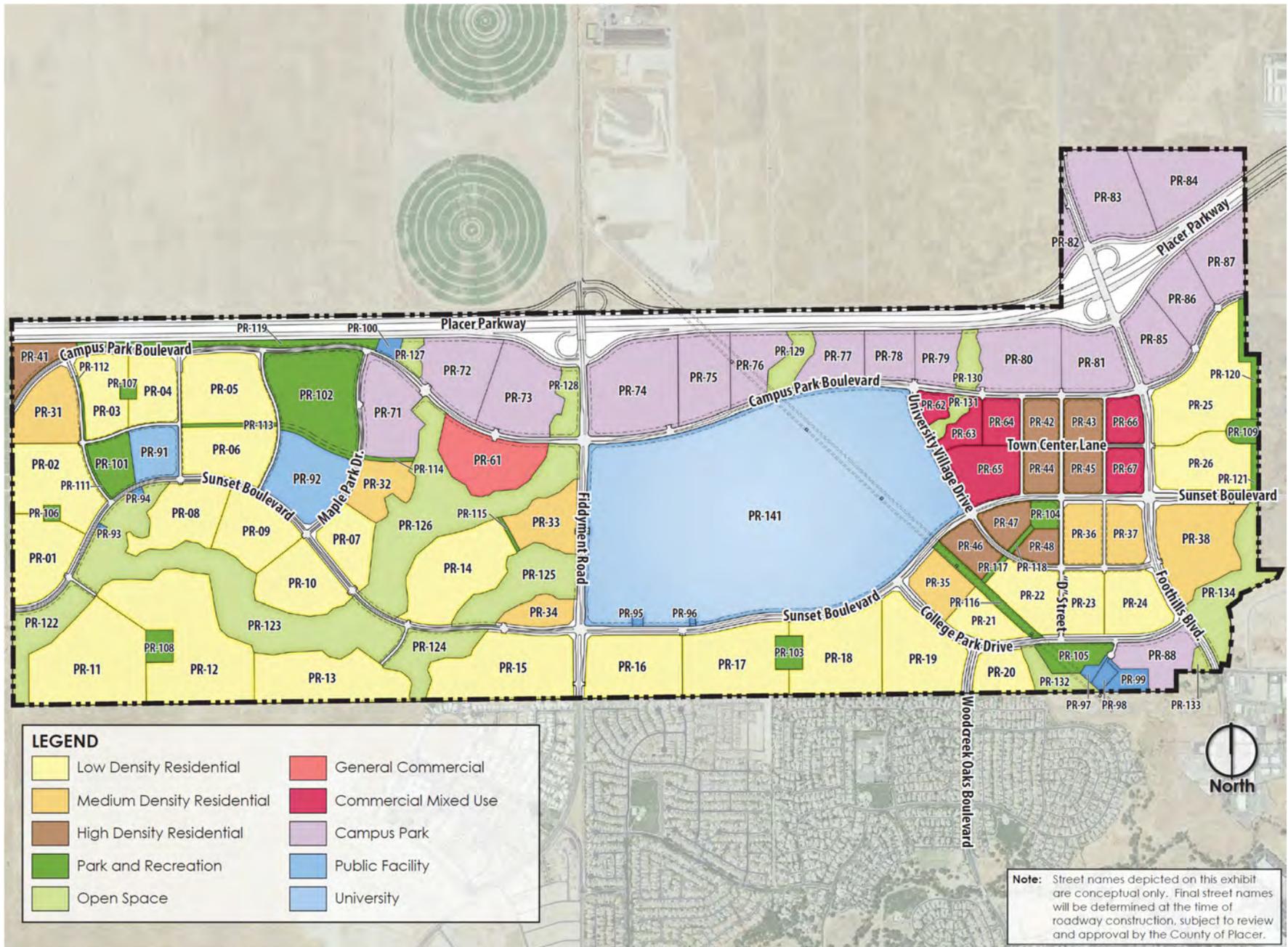


FIGURE 4-1: LAND USE PLAN

# 04 land use

TABLE 4-2: DEVELOPMENT ALLOCATION BY PARCEL

Parcel	Land Use	Acres	Density/Intensity	Unit Allocation	Square Footage <sup>3</sup>
PR-01	LDR	21.12 ac	5.0 du/ac	106 du	
PR-02	LDR	26.32 ac	5.0 du/ac	132 du	
PR-03	LDR	16.04 ac	5.0 du/ac	80 du	
PR-04	LDR	13.93 ac	5.0 du/ac	70 du	
PR-05	LDR	26.08 ac	5.0 du/ac	130 du	
PR-06	LDR	20.33 ac	5.0 du/ac	102 du	
PR-07	LDR	13.59 ac	5.0 du/ac	68 du	
PR-08	LDR	20.70 ac	4.6 du/ac	96 du	
PR-09	LDR	19.83 ac	4.7 du/ac	93 du	
PR-10	LDR	20.47 ac	4.7 du/ac	97 du	
PR-11	LDR-A	42.58 ac	5.7 du/ac	243 du	
PR-12	LDR-A	53.49 ac	5.6 du/ac	302 du	
PR-13	LDR-A	30.95 ac	5.7 du/ac	175 du	
PR-14	LDR	32.66 ac	5.0 du/ac	163 du	
PR-15	LDR	36.59 ac	5.0 du/ac	183 du	
PR-16	LDR	26.29 ac	5.0 du/ac	131 du	
PR-17	LDR	29.98 ac	5.0 du/ac	150 du	
PR-18	LDR	30.49 ac	5.0 du/ac	152 du	
PR-19	LDR	27.87 ac	5.0 du/ac	139 du	
PR-20	LDR	10.03 ac	5.0 du/ac	50 du	
PR-21	LDR	10.26 ac	5.0 du/ac	51 du <sup>1</sup>	
PR-22	LDR	15.56 ac	5.0 du/ac	78 du <sup>1</sup>	
PR-23	LDR	11.61 ac	5.0 du/ac	58 du <sup>1</sup>	
PR-24	LDR	16.29 ac	5.0 du/ac	81 du <sup>1</sup>	
PR-25	LDR-A	35.44 ac	5.9 du/ac	209 du	
PR-26	LDR-A	20.66 ac	5.9 du/ac	121 du	
PR-31	MDR	17.78 ac	7.5 du/ac	133 du	
PR-32	MDR	12.05 ac	7.8 du/ac	94 du	
PR-33	MDR	14.76 ac	7.0 du/ac	103 du	
PR-34	MDR	7.76 ac	8.0 du/ac	62 du	
PR-35	MDR	10.97 ac	8.0 du/ac	88 du <sup>1</sup>	
PR-36	MDR	10.72 ac	8.0 du/ac	86 du <sup>1</sup>	
PR-37	MDR	10.08 ac	8.0 du/ac	81 du <sup>1</sup>	
PR-38	MDR	28.15 ac	8.0 du/ac	225 du	
PR-41	HDR	8.16 ac	20.0 du/ac	163 du	
PR-42	HDR	7.19 ac	20.0 du/ac	144 du <sup>1</sup>	0 sf <sup>2</sup>
PR-43	HDR	7.90 ac	20.0 du/ac	158 du <sup>1</sup>	0 sf <sup>2</sup>
PR-44	HDR	7.20 ac	20.0 du/ac	144 du <sup>1</sup>	0 sf <sup>2</sup>
PR-45	HDR	7.90 ac	20.0 du/ac	158 du <sup>1</sup>	0 sf <sup>2</sup>
PR-46	HDR	8.34 ac	20.1 du/ac	168 du <sup>1</sup>	
PR-47	HDR	7.71 ac	20.1 du/ac	155 du <sup>1</sup>	
PR-48	HDR	5.61 ac	20.3 du/ac	114 du <sup>1</sup>	

Parcel	Land Use	Acres	Density/Intensity	Unit Allocation	Square Footage <sup>3</sup>
PR-61	GC	22.69 ac	0.3 FAR		296,513 sf
PR-62	CMU	4.06 ac	0.3 FAR		53,056 sf
PR-63	CMU	6.09 ac	0.3 FAR	0 du <sup>1</sup>	79,584 sf
PR-64	CMU	7.92 ac	0.3 FAR	0 du <sup>1</sup>	103,499 sf
PR-65	CMU	15.68 ac	0.3 FAR	0 du <sup>1</sup>	204,906 sf
PR-66	CMU	7.55 ac	0.3 FAR	0 du <sup>1</sup>	98,663 sf
PR-67	CMU	7.50 ac	0.3 FAR	0 du <sup>1</sup>	98,010 sf
PR-71	CP	22.41 ac	0.31 FAR		301,468 sf
PR-72	CP	21.52 ac	0.31 FAR		289,495 sf
PR-73	CP	26.08 ac	0.31 FAR		350,838 sf
PR-74	CP	35.24 ac	0.31 FAR		474,062 sf
PR-75	CP	19.62 ac	0.31 FAR		263,936 sf
PR-76	CP	14.42 ac	0.31 FAR		193,983 sf
PR-77	CP	12.86 ac	0.31 FAR		172,998 sf
PR-78	CP	10.98 ac	0.31 FAR		147,707 sf
PR-79	CP	10.38 ac	0.31 FAR		139,636 sf
PR-80	CP	23.75 ac	0.31 FAR		319,494 sf
PR-81	CP	17.58 ac	0.31 FAR	0 du <sup>1</sup>	236,493 sf
PR-82	CP	4.49 ac	0.31 FAR	0 du <sup>1</sup>	60,401 sf
PR-83	CP	26.92 ac	0.31 FAR		362,138 sf
PR-84	CP	26.39 ac	0.31 FAR		355,009 sf
PR-85	CP	16.68 ac	0.31 FAR		224,386 sf
PR-86	CP	15.18 ac	0.31 FAR		204,207 sf
PR-87 <sup>4</sup>	CP	16.62 ac	0.31 FAR		223,579 sf
PR-88	CP	13.86 ac	0.31 FAR		186,450 sf
PR-91	PF (School)	10.65 ac			
PR-92	PF (School)	22.02 ac			
PR-93	PF (Well)	0.23 ac			
PR-94	PF (Lift Station)	0.54 ac			
PR-95	PF (Lift Station)	0.55 ac			
PR-96	PF (Well)	0.26 ac			
PR-97	PF (RW Tank)	1.09 ac			
PR-98	PF (Electric)	1.79 ac			
PR-99	PF (Substation)	4.01 ac			
PR-100	PF (Water Tank)	1.79 ac			
PR-101	PR - Park	9.13 ac			
PR-102	PR - Park	35.59 ac			
PR-103	PR - Park	4.00 ac			
PR-104	PR - Park	3.61 ac			
PR-105	PR - Park	7.79 ac			
PR-106	PR - Park	1.21 ac			
PR-107	PR - Park	1.21 ac			
PR-108	PR - Park/Rec Ctr	4.00 ac			
PR-109	PR - Park/Rec Ctr	3.23 ac			

Parcel	Land Use	Acres	Density/ Intensity	Unit Allocation	Square Footage <sup>3</sup>
PR-111	OS - Paseo	0.57 ac			
PR-112	OS - Paseo	0.62 ac			
PR-113	OS - Paseo	1.53 ac			
PR-114	OS - Paseo	0.84 ac			
PR-115	OS - Paseo	0.62 ac			
PR-116	OS - Paseo	5.31 ac			
PR-117	OS - Paseo	0.76 ac			
PR-118	OS - Paseo	0.76 ac			
PR-119	OS - Paseo	9.09 ac			
PR-120	OS - Paseo	4.23 ac			
PR-121	OS - Paseo	1.56 ac			
PR-122	OS - Preserve	16.69 ac			
PR-123	OS - Preserve	71.27 ac			
PR-124	OS - Preserve	14.79 ac			
PR-125	OS - Preserve	22.26 ac			
PR-126	OS - Preserve	58.31 ac			
PR-127	OS - Preserve	3.03 ac			
PR-128	OS - Preserve	6.96 ac			
PR-129	OS - Preserve	7.04 ac			
PR-130	OS - Preserve	5.70 ac			
PR-131	OS - Preserve	3.24 ac			
PR-132	OS - Preserve	6.89 ac			
PR-133	OS - Preserve	1.58 ac			
PR-134	OS - Preserve	21.10 ac			
PR-141	UZ - University	301.27 ac			3,000,000 sf
HE	Placer Parkway	158.51 ac			
HE/LE	Major Roads & Landscape Lots	168.11 ac			
<b>Total</b>		<b>2,213.25 ac.</b>		<b>5,636 du</b>	<b>8,440,513 sf</b>

- 1 The unit allocation for these parcels does not include any of the 300 reserve units, which are included in the HDR unit total on Table 4-1. The 300 reserve units are permitted to be allocated to any parcel in the Town Center district or Town Center Overlay, provided that units comply with applicable landfill buffer policies in the Sunset Area Plan. Refer to the land use description for High Density Residential for additional information.
- 2 No formal square footage assumptions are allocated to HDR parcels north of Sunset Boulevard in the Town Center district, however these parcels may be developed as mixed-use projects with ground-level active uses, as permitted for parcels with a Town Center Overlay pursuant to the Placer Ranch Development Standards.
- 3 Each parcel's square footage is derived from an average floor area ratio, which is intended only to generate a cumulative non-residential square footage holding capacity for the entire Plan Area. Each parcel's actual development may generate more or less square footage than noted, provided that it is consistent with the provisions in this section and with applicable regulations in the Placer Ranch Development Standards.
- 4 PR-87 may be subdivided to include a lot for a PCWA pressure reducing station.



## C. Residential Uses

Placer Ranch's residential uses support an array of housing types, including both single-family detached and multi-family attached units. This includes exclusive areas for age-restricted neighborhoods as well as housing in a mixed-use environment within the Town Center.

In order to implement the project as envisioned, the PRSP includes several residential land use designations that collectively encourage a diverse mix of housing. This is comprised of Low Density Residential (LDR & LDR-A), Medium Density Residential (MDR), and High Density Residential (HDR) land uses, each with a unique density range that allows for a mixture of lot sizes that can accommodate a variety of housing types. Coupled with the land use specifications outlined in this section, the PRSP includes Development Standards and Design Guidelines that help ensure that building size, placement, architecture, and streetscapes in the residential areas are designed in a manner that uphold the desired community vision.

The majority of the residential neighborhoods are envisioned to consist of conventional-style detached housing units on both large and small lots. However, within the Town Center, higher-density residential neighborhoods are envisioned, which provides for units on smaller lots for detached cluster housing, detached townhomes, and other types of detached and attached residential units with product-specific siting characteristics.

Approximately 73% of Placer Ranch's residential units are designated for LDR and MDR, with the remainder, nearly 27%, planned for HDR. The PRSP's HDR units are primarily focused on parcels in the Town Center, and provide for an additional 300 reserve units that can be utilized on any parcel in the Town Center district or Town Center Overlay. This will further intensify the concentration of housing within this district where proximity to the Campus Park job center, Town Center retail and service businesses, and the university site may be desired by residents. Information about each residential land use, including allowable density ranges, and permitted uses, is outlined in this section.

### LOW DENSITY RESIDENTIAL (LDR & LDR-A)

**Density Range:**

1 to 7 dwelling units per acre

**Description:**

The Low Density Residential (LDR) land use designation supports single-family detached homes on conventional lots within the density range noted above. Lot sizes typically range between 4,500 and 7,500 square feet, but could be smaller or larger depending on site slope, natural features, and neighborhood design. Typical housing product types include front-loaded, alley-loaded, or clustered, single-family detached units.



In addition, the Low Density Residential - Age-Restricted (LDR-A) land use designation is applied to several parcels in the PRSP. The LDR-A land use is identical to LDR as described above, except that LDR-A is applied to parcels where an age-restricted community is to be developed. The LDR-A designation also permits private parks and recreation centers.

### MEDIUM DENSITY RESIDENTIAL (MDR)

**Density Range:**

7 to 13 dwelling units per acre

**Description:**

The Medium Density Residential (MDR) land use designation accommodates both single-family detached homes and attached homes. Lot sizes are typically smaller than those in LDR areas, which allows greater densities per the range outlined above. Single-family detached housing in MDR areas is typically supported on standard or alley-loaded lots, courtyard lots, green court lots, auto courts, alley/pocket/courtyard clusters, zero-lot lines, or z-shaped lots. In addition, duet/ half-plex homes, multi-plex and live/work homes, townhomes, row houses, and condominiums are accommodated in this density range.



## HIGH DENSITY RESIDENTIAL (HDR)

### Density Range:

13 to 30 dwelling units per acre

### Description:

The High Density Residential (HDR) land use designation accommodates attached housing, but depending on the unit type, could also include detached housing, within the density range noted above. The types of housing units that could be accommodated in this designation include, but are not limited to, detached townhomes, courtyard/alley/pocket clusters, multi-plex and mid-rise buildings, live/work and loft units, townhomes, condominiums, garden-style apartments, and podium design apartments/condominiums. In addition, these types of multi-family housing provide for both a mix of for-sale and for-rent units in support of the PRSP's affordable housing plan.



As noted in the land use description for Commercial Mixed Use (CMU) parcels, HDR is permitted on CMU parcels in the Town Center (TC) district. Conversely, to facilitate creation of an mixed-use urban core, ground-level commercial uses are permitted on HDR parcels north of Sunset Boulevard, particularly along Town Center Lane. This approach is further outlined in Section 3 of the PRSP Development Standards for the Town Center (TC) Overlay. Residential densities greater than 20 du/ac are encouraged in the Town Center in order to achieve the urban design intent outlined in PRSP Section 3.

300 reserve units are included in the HDR unit total on Table 4-1. These units are permitted to be allocated to any parcel in the Town Center district (per PRDG Section 6) or Town Center Overlay (per PRDS Section 3). Allocation of reserve units must comply with applicable landfill buffer policies in the Sunset Area Plan and the unit transfer provisions in PRSP Section 10, Implementation.

## UNIT TRANSFERS & PARCEL MODIFICATIONS

As residential tentative subdivision maps are prepared during the PRSP's buildout, there may be a need to make minor adjustments to the unit allocation, size, or boundary of some large-lot parcels. These adjustments are permitted pursuant to the provisions in Section 10, Implementation.



*Example of Medium-Density, Single-Family Detached, Small Lot Development*



*Example of Medium Density, Single-Family Detached, Cluster Development*



*Example of Medium or High-Density, Single-Family Attached, Development*

## D. Employment & Commercial Uses

To further the objective of creating a major job center in the community, significant land areas are allocated for the creation of large employment centers. The Campus Park and university parcels support approximately 8.4-million square feet of employment-generating uses. This includes approximately 7.5-million square feet for Campus Park and university related uses and over 900,000 square feet for general commercial and mixed-use commercial uses.

There are four major components of Placer Ranch's non-residential, employment-generating uses:

- **University:** The 301-acre university site is sized to accommodate over 3-million square feet of space for classrooms, offices, and other spaces needed for the university's operations. The site could also accommodate housing for 5,000 students and 200 faculty/staff. Because the site is to be owned by the State of California, buildout of the campus is not subject to Placer County's local land use regulations. Therefore, the PRSP does not specify any permitted uses or development standards for the university site.
- **Campus Park:** As one of Placer Ranch's significant anchors, the Campus Park is a 335-acre job center located adjacent to the university site and Town Center. The land area designated for Campus Park is situated along Placer Parkway, Campus Park Boulevard, and Foothills Boulevard, giving it excellent visibility along major roadway corridors. Office, research and development, commercial/retail, light industrial, and warehousing uses are planned, collectively accommodating approximately 4.5-million square feet.
- **Town Center:** The Town Center (TC) is planned to accommodate nearly 640,000 square feet of commercial and office space, plus approximately 1,864 residential units. The residential component of the Town Center includes 300 reserve units that have not been allocated to any specific parcel(s), which can be utilized on any parcel in the TC district or TC Overlay. The Town Center's land uses are described in this section, with details regarding permitted uses and development standards provided in the Placer Ranch Development Standards.

→ **Neighborhood Serving Retail:** A General Commercial parcel is provided west of Fiddymont Road to provide neighborhood-serving retail and service establishments in proximity to residential areas. This site supports nearly 300,000 square feet of retail/office uses and augments the uses planned for the Town Center.

Descriptions of all non-residential land uses, including allowable floor area ratios, planned uses, and development capacities, is provided in this section.

### UNIVERSITY (UZ)

**Typical FAR:** up to 0.4

#### Description:

The University (UZ) land use is provided exclusively for the development of a public university on an approximately 301-acre site. For planning purposes, the site is sized to accommodate approximately 30,000 students (up to 25,000 SSPC students and 5,000 Sierra College students) with over 3,000,000 square feet of building space, with areas for on-campus housing that could hold approximately 5,000 students and 200 faculty/ staff. These figures are only estimates for initial planning purposes. Actual development will evolve over time.



On-site facilities could include multi-level buildings for classrooms, laboratories, and offices, and support facilities including a student union, dining halls, retail establishments, library, recreation center, and performing arts center. Housing could be provided in the form of multi-story dormitories and apartment buildings. Sporting facilities could include play fields, a stadium, and ancillary buildings, each with outdoor lighting. Outdoor recreational and gathering spaces are also possible, located throughout the campus. Parking is assumed via at-grade lots and multi-level garages.

Approximately 58 acres of open space are contained within the 301-acre university site. Because portions of the open space corridors contain sensitive wetland areas, campus development will incorporate the corridors as natural open space areas. Prior to development, Sacramento State will prepare a campus plan to guide the site's buildout plan. However, as a State entity, Sacramento State is not required to obtain development approvals from local agencies.

A conceptual diagram for the university site is provided on Figure 4-2. Additional information regarding the university is provided in Section 5.



FIGURE 4-2: CONCEPTUAL CAMPUS DIAGRAM

# 04 land use

## CAMPUS PARK (CP)

**Typical FAR:** up to 0.5

**Description:**

The Campus Park (CP) land use designation allows for a variety of non-residential use types including professional office, research and development, commercial, and light industrial space. In order to direct certain uses geographically within the Campus Park job center, the Placer Ranch Development Standards establish several “sub-districts” for CP parcels. This is intended to allow a high-degree of flexibility while also maintaining compatibility with adjacent uses.



The sub-districts of Campus Park are described below, with a corresponding diagram, permitted use list, and development standards provided in the Placer Ranch Development Standards.

- **CP Parkway District:** Parcels located at the intersection of Placer Parkway and Foothills Boulevard emphasize retail, R&D, and office/ corporate campus uses. Development should be compatible with the planned uses in the adjacent areas of the Sunset Area Plan, without competing with uses planned in the Town Center.
- **CP Town Center District:** Parcels located adjacent to the Town Center emphasize R&D, office/ corporate campus, recreation club, community assembly, and limited commercial uses that do not compete with planned uses in the Town Center. Some parcels are included in the Town Center Overlay, which allows residential uses.
- **CP Innovation District:** Parcels located adjacent to the university site emphasize R&D, technology, innovation, and office uses in support of businesses that desire proximity to a higher-education institution.
- **CP Fiddymment District:** Parcels at the intersection of Placer Parkway and Fiddymment Road emphasize commercial/retail uses, with supporting office, restaurant, financial, fire station, and service uses that do not compete with uses in the Town Center.

While Campus Park can accommodate FARs up to 0.5, it is anticipated that the cumulative development will support 25% each of Research & Development and Commercial uses, 20% each of Office and Light Industrial uses, and approximately 10% of ancillary warehouse uses. This mix will shift as development evolves over time. A blended FAR throughout the entire district of 0.31 would result in approximately 4.5-million sq. ft. of these uses at buildout.

## GENERAL COMMERCIAL (GC)

**Typical FAR:** up to 0.4

**Description:**

The General Commercial (GC) land use designation includes a broad range of retail goods and services, which can accommodate large-scale commercial centers, conventional neighborhood shopping centers, and mixed use commercial/ office developments.



The PRSP includes one GC site (Parcel PR-61), which is located to the west of Fiddymment Road in proximity to the University Creek Neighborhood district. This site is envisioned as a large-scale shopping center that provides goods and services targeted to nearby residential neighborhoods. The site can accommodate nearly 300,000 sq. ft. of non-residential uses.

The types of uses envisioned for General Commercial development include grocery stores, drug stores, gas stations, dining establishments, and other local service-type uses. Additionally, neighborhood-serving professional uses are also appropriate, which could include uses such as medical offices, veterinarians, child care facilities, fitness centers, and similar uses.

## COMMERCIAL MIXED USE (CMU)

**Typical FAR:** up to 1.0

### Description:

The Commercial Mixed Use (CMU) land use designation allows for a mix of non-residential uses, with flexibility to incorporate high-density residential units within a development project. CMU parcels are located in the Town Center district and development is intended to follow a pattern that mimics a traditional small town environment.

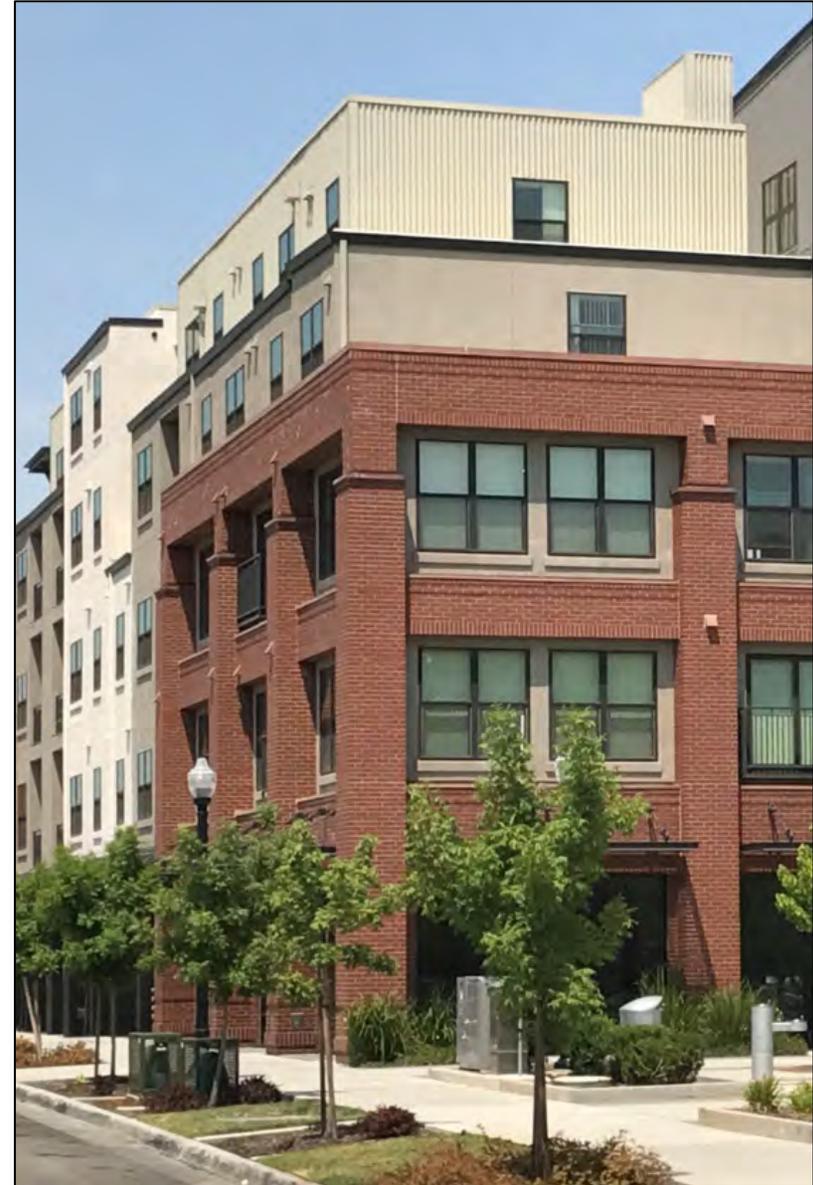


As outlined in Section 3 of the Placer Ranch Development Standards, CMU parcels are part of a “Town Center Overlay” area where an urban development pattern is expected, which calls for Town Center Lane to function as the district’s primary retail spine. Additionally, the Section 6 of the Placer Ranch Design Guidelines include provisions for the Town Center’s urban form and design. This includes design guidance for creating a mixed-use core on the CMU parcels at the western edge of the district adjacent to the university site, and for creating a neighborhood shopping area anchored by a grocery store on parcels at the eastern edge of the district, along Foothills Boulevard.

Nearly 640,000 sq. ft. of non-residential space can be collectively accommodated on the CMU parcels. This is envisioned to include a mixture of retail, service, restaurant, office, medical, entertainment, hotel, or similar uses. Development is assumed at a mix of 75% commercial uses and 25% office uses, which may be mixed vertically or horizontally on a parcel or within a building.

In addition, CMU parcels may incorporate a residential component as an ancillary use to a commercial/ office project. Although no dwelling units are specifically allocated to any CMU parcels, units may be transferred to CMU sites from the pool of 300 reserve units or from other HDR parcels in the PRSP. Allocation of reserve units must comply with applicable landfill buffer policies in the Sunset Area Plan and the unit transfer provisions in PRSP Section 10, Implementation. The mix of commercial, office, and residential uses may be adjusted on a project-specific basis provided it meets the design intent described for the Town Center in Placer Ranch Design Guidelines.

Zoning regulations for development of CMU parcels are provided in the Placer Ranch Development Standards. Design guidance for the urban form and development of CMU parcels is outlined in Section 6 of the Placer Ranch Design Guidelines.



## E. Public, Parks & Open Space Uses

Approximately 17% of the Placer Ranch Specific Plan has been designated for public uses and open space. As illustrated on the land use plan, this includes parcels for Public Facilities (PF), Parks and Recreation (PR), and Open Space (OS). The PRSP incorporates several parcels for PF uses to support development of schools and public facilities. Numerous park sites are also provided throughout the Plan Area’s residential neighborhoods. Open Space areas are a significant attribute of the PRSP and consist of recreational paseos as well as preserves within the community and university site.

### PUBLIC FACILITIES (PF)

#### Description:

The Public Facilities (PF) designation allows for several types of public-serving uses and facilities. Multiple PF sites are provided in the Plan Area, each serving a different function. This includes sites for an elementary school, middle school, groundwater wells, a potable water tank, a recycled water tank, and two sewer lift stations.



In addition, this designation is applied to Roseville Power Plan 2 (RPP2), an electric peaking facility that was constructed in the Plan Area prior to Specific Plan approval. This facility has been integrated into the Placer Ranch development plan and has a PF land use designation to be consistent with similar uses in the PRSP. As a public utility owned and operated by the City of Roseville, RPP2 is not subject to the PRSP’s development regulations, but is subject to applicable regulations contained in the Placer County Code that were in effect at the time of Specific Plan approval and Placer County issued Permits NCPA-87-001 and NCPB-87-001.

Details regarding these facilities are provided in Public Services and Utilities sections of this Specific Plan (Sections 8 and 9).

### PARKS & RECREATION (PR)

#### Description:

The Parks and Recreation (PR) designation is for development of active park facilities. The PRSP includes several parks, which are sized between approximately 1 and 36 acres each. Additionally, each age-restricted residential community provides a site for development of a private park/recreation center.



Larger parks, sited adjacent to schools to maximize joint-use opportunities, include active play facilities such as ball fields and hard courts. Smaller pocket park focus on more passive recreation facilities, such as sitting areas, tot lots, and open lawn areas for informal play. Conceptual park plans are provided in the Placer Ranch Design Guidelines.

### OPEN SPACE (OS)

#### Description:

The Open Space (OS) designation is applied to paseos and preserves. Open Space Paseos are fully-landscaped and function as linear parks, with informal play spaces, sitting areas, and shared-use paths that link parks and schools. Paseos are sited within residential neighborhoods.



Open Space Preserves consist of land areas where environmentally sensitive habitat is to be preserved in perpetuity. These areas may contain hazards, natural features, or man-made features. Open space areas provide passive recreation opportunities, shared-use paths, wetland resource preservation, view sheds, flood water conveyance and detention, and stormwater quality treatment/ filtration features.

Although not designated as Open Space, the university site contains approximately 58 acres of open space preserve areas that function similarly as other preserves in the Plan Area. The open space preserves within the university site are envisioned to be integrated into the Plan Area’s system of preserves and are a significant component of the PRSP’s open space network. As a State entity, Sacramento State is not required to obtain approvals from local agencies for open space areas.



# PLACER Ranch

*Section 05*

# COMMUNITY EMPLOYMENT

COUNTY  
OF

**Placer**



# Placer Ranch

# 05 community employment

- A. Overview
- B. Community Employment Generation
- C. Campus Park Employment
- D. University Employment
- E. Commercial Employment

# 05 community employment

## A. Overview

Creation of a major employment center is one of Placer Ranch’s primary project objectives. To that end, the development plan allocates significant land areas for development of non-residential uses, which collectively provide job growth opportunities in many business sectors. The Campus Park land use supports a variety of business types including research and development, business professional, light industrial, warehousing, and commercial. The University land use supports a variety of uses typical of a college campus setting. And finally, the General Commercial and Commercial Mixed Use land use designations support multiple retail and office business types. Collectively, these land uses provide the opportunity for significant employment generation in Placer Ranch.



## B. Community Employment Generation

Employment and housing choices are highly linked, and planned developments that maintain employment and housing opportunities in proportion to one another are better able to allow the work force to live and work in the same community. This live/work opportunity results in a lower amount of daily vehicle miles traveled per household, which reduces congestion on regional roadways and shortens commute times. The PRSP is anticipated to provide approximately 2.7 jobs per housing unit, which further reinforces Placer Ranch as a regional employment center.

Placer Ranch’s development plan, as part of the larger Sunset Area Plan, is designed to create primary wage-earner jobs. Job creation primarily occurs on the Campus Park and university parcels, which is augmented by job creation in commercial areas to the west of Fiddymont Road and within the Town Center. Table 5-1 provides an estimate of the potential jobs created through full buildout of the Plan Area. These figures do not capture the additional job creation within the balance of the Sunset Area Plan, but they do capture university-related jobs for faculty and staff.

At full buildout, Placer Ranch is estimated to create 14,956 jobs. This equates to approximately 2.7 jobs per household, assuming approximately 5,636 dwelling units in the Plan Area (excluding potential on-campus housing). As noted in the table below, a significant component of Placer Ranch’s estimated job creation results from development of the Campus Park and university.

TABLE 5-1: COMMUNITY EMPLOYMENT GENERATION ESTIMATES

Land Use	Acres	Sq. Ft.	Jobs
General Commercial	22.7 ac	296,513 sf	593
Commercial Mixed Use	48.8 ac	637,718 sf	1,275
Campus Park	335.0 ac	4,506,282 sf	7,354
University	301.3 ac	3,000,000 sf	5,733
<b>Total</b>	<b>707.7 ac</b>	<b>8,440,513</b>	<b>14,956</b>

## C. Campus Park Employment

The development plan allocates approximately 335 acres to the Campus Park land use, which supports a variety of business sectors. These include research and development, professional office, light industrial, commercial, warehousing, and similar business sectors that support the project objectives to create a major employment center. For planning purposes, development assumptions and employment estimates have been applied to each of these sectors, which cumulatively generate approximately 4.5-million square feet of development and approximately 7,354 jobs. Detailed estimates for the Campus Park are provided in Table 5-2, below.



TABLE 5-2: CAMPUS PARK DEVELOPMENT & EMPLOYMENT ESTIMATES

Business Type	% of CP	FAR	Sq. Ft.	Jobs
Professional Office	20%	30%	865,206 sf	1,730 jobs
Research & Development	25%	30%	1,081,508 sf	2,163 jobs
Commercial	25%	25%	901,256 sf	1,803 jobs
Light Industrial	20%	40%	1,153,608 sf	1,154 jobs
Warehouse	10%	35%	504,704 sf	505 jobs
<b>Total</b>	<b>100%</b>	<b>31% (avg)</b>	<b>4,506,282</b>	<b>7,354 jobs</b>

The employment estimates noted above assume one job for every 500 sq. ft. of space in the research and development, professional office, and commercial land uses. For light industrial and warehouse uses, the estimates assume one job per 1,000 sq. ft. of space.

Due to the flexible nature in which the Campus Park can develop over time, it is anticipated that actual development yields, mix of business types, and job creation will be different than the figures listed in the table above. This is acceptable provided that the long-term buildout of the Campus Park is consistent with the project objectives and vision for this major component of Placer Ranch's employment center.

## D. University Employment

Development of a university and its associated operations are a major component of the employment generation estimates for Placer Ranch. The significance of the university lies in the ability to provide Placer County with a public institution for higher learning, provide local businesses and industry with an educated work force, and further enhance the quality of life and cultural opportunities for residents of South Placer. The Sunset Area and Placer County will benefit from the presence of a university in Placer Ranch, which is anticipated to attract business sectors that desire proximity to its population of faculty and students.



As indicated in the Land Use section, there are three key elements of the university site's potential development:

- **Academic Buildings, Support Facilities and Housing:** This component includes academic buildings, a student union, student/faculty-serving commercial areas, offices, a library, a performing arts center, and similar university-related buildings. It also accommodates on-campus student housing, such as dormitories and apartments, as well as housing for faculty and staff.
- **Sports/Recreation Facilities:** This includes areas of the campus for sporting and recreational facilities, including outdoor athletic fields, a recreation building, and a lighted stadium.
- **Open Space Preserves:** This includes approximately 57.5 acres of land set aside within the 301-acre site for preservation as open space.

The university's first phase is anticipated to result in a population of 500-2,500 full time equivalent students (FTES), with 12,000 FTES estimated for the 20-year planning horizon. Sierra College is estimated to add 1,000 FTES during the first phase, with 5,000 FTES at the 20-year planning horizon. For planning purposes, full buildout of the university site is estimated to accommodate 30,000 students and 3,000,000 square feet of building space. In addition, on-campus housing could support approximately 5,000 students and 200 faculty/staff. Using these assumptions for planning purposes, it is estimated that the university and related operations could generate approximately 5,733 jobs.

# 05 community employment

## E. Commercial Employment

The development plan allocates approximately 72 acres to the General Commercial (GC) and Commercial Mixed Use (CMU) land uses, which collectively support a mixture of commercial and professional office business types.

GC sites support a broad range of retail goods and services, which can accommodate large-scale commercial centers, conventional neighborhood shopping centers, and mixed use commercial/ office developments. CMU sites support a mixture of retail, service, restaurant, office, medical, entertainment, hotel, and similar uses, and for planning purposes, cumulative CMU development is assumed to be comprised of 75% commercial uses and 25% office uses.

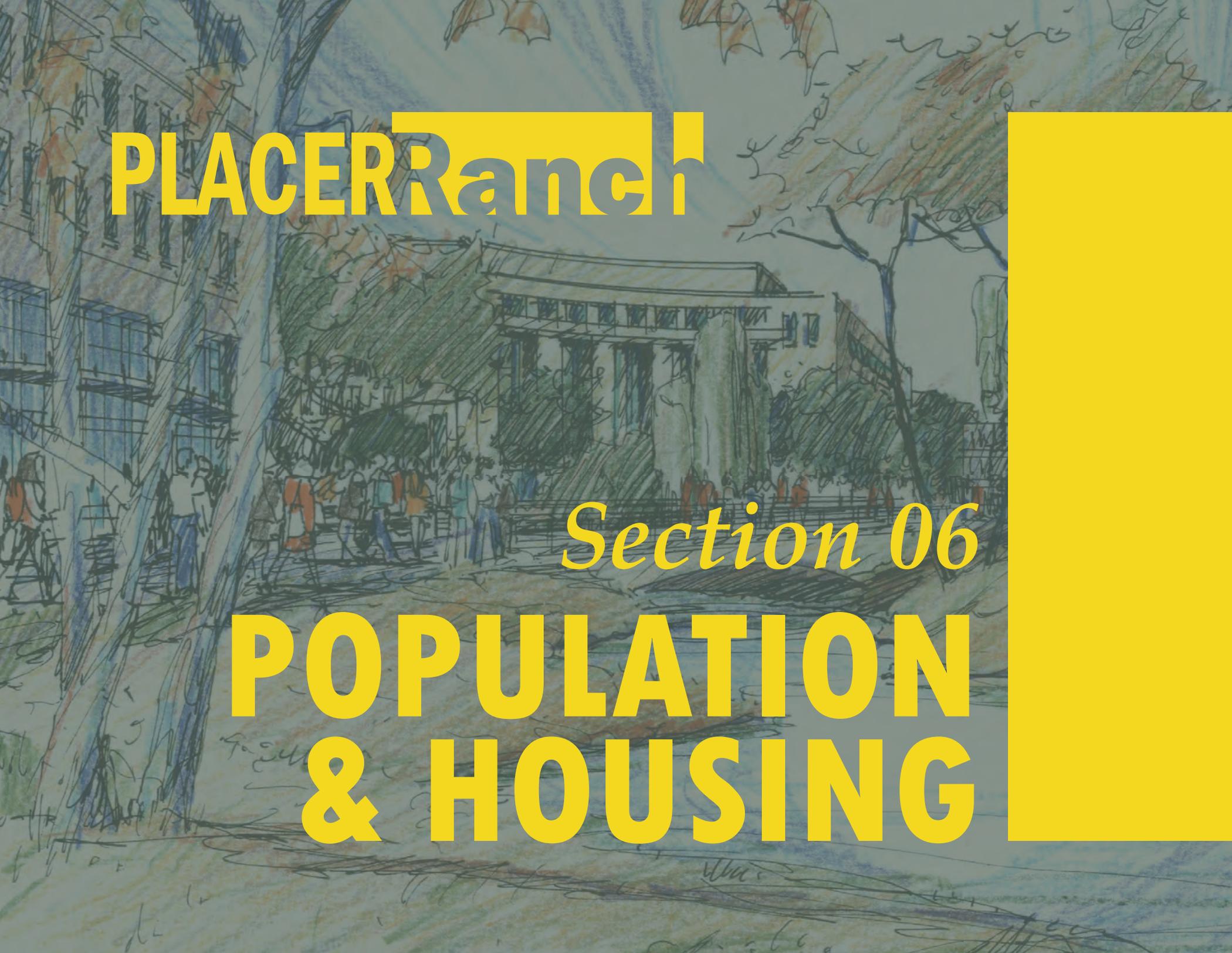
Combined, the development assumptions and employment estimates for GC and CMU sites could generate nearly 935,000 square feet of development and approximately 1,868 jobs. Detailed estimates for these land uses are provided in Table 5-3.

TABLE 5-3: GC & CMU DEVELOPMENT & EMPLOYMENT ESTIMATES

Business Type	Acres	FAR	Sq. Ft.	Jobs
General Commercial	22.7 ac	30%	296,513	593 jobs
Commercial Mixed Use	48.8 ac	30%	637,718	1,275 jobs
<b>Total</b>	<b>71.5 ac</b>	<b>30% (avg)</b>	<b>934,231</b>	<b>1,868 jobs</b>

The employment estimates noted above assume one job for every 500 sq. ft. of commercial or office space. Due to the flexible nature in which the commercial areas can develop over time, particularly in the CMU land uses, it is anticipated that actual development yields, mix of business types, and job creation will be different than the figures listed in the table above. This is acceptable provided that the long-term buildout of Placer Ranch's commercial areas is consistent with the project objectives and broad vision for Placer Ranch.





# PLACER Ranch

*Section 06*

# POPULATION & HOUSING

COUNTY  
OF

**Placer**



# Placer Ranch

# 06 population & housing

- A. Overview
- B. Population Estimates
- C. Affordable Housing Plan

# 06 population & housing

## A. Overview

This section describes Placer Ranch’s population estimates and affordable housing plan. For housing affordability, residential builders are encouraged to explore creative approaches in providing a range of housing opportunities to meet the needs of different household income segments. Over time, housing markets, income categories, funding programs, and other factors change, and it is important to retain some level of flexibility to ensure that affordable housing goals can be achieved for the Plan Area’s residential population.



## B. Population Estimates

Full buildout of Placer Ranch’s LDR, MDR, and HDR sites is estimated to result in a population of 13,219 people. Residential population estimates are summarized in Table 6-1, below. Additionally, potential development of on-campus housing at the university site could create an additional population of 5,000 students and 200 faculty/staff at full campus buildout.

TABLE 6-1: RESIDENTIAL POPULATION ESTIMATES

Household Type	Units	Factor (pph)	Population
LDR and MDR	3,082 du	2.7	8,321
LDR Age-Restricted	1,050 du	1.8	1,890
HDR*	1,504 du	2.0	3,008
<b>Total</b>	<b>5,636 du</b>		<b>13,219</b>

\* The HDR unit total includes 300 reserve units, which are permitted to be allocated to any parcel in the Town Center district or the Town Center Overlay.

## C. Affordable Housing Plan

California state law (Government Code Section 65584) requires that cities and counties plan to accommodate a fair share of their region’s housing construction needs. The Sacramento Area Council of Governments (SACOG), representing the six-county region, determines the regional housing needs and adopts a Regional Housing Needs Plan (RHNP) that allocates to each jurisdiction in SACOG’s purview, the housing needs for various income groups. In September 2012, SACOG adopted the 2013-2021 RHNP and established a housing allocation that Placer County must plan to accommodate within the Plan’s horizon.

Implementation of SACOG’s RHNP in Placer County is implemented by the goals, policies, and programs contained in the Housing Element of the Placer County General Plan. The Housing Element outlines the County’s population and employment trends and projections, and quantifies existing and projected housing needs for all income levels. The General Plan embeds policies and programs to implement housing goals for new construction, affordable housing, conservation/rehabilitation, and other housing needs. This includes policies and programs for the County to use in

providing for an adequate housing supply to meet its fair share allocation of the region's housing needs. For new development areas, this is achieved by designating sites for housing opportunities that support all income levels, which includes both market-rate housing and affordable housing as described herein.

## HOUSING AFFORDABILITY

The definition of housing affordability is based on median household income levels and household size, as established annually by the California Department of Housing and Community Development (HCD). Four income categories are used for comparative purposes and are based on a percentage of Placer County's area median income (AMI). All jurisdictions in Placer County utilize the same basic income calculations irrespective of actual income levels. These income categories are outlined in Table 6-2.

TABLE 6-2: HOUSEHOLD INCOME CATEGORIES

Income Category	Percent of Income
<b>Very-Low Income</b>	Less than 50% of AMI
<b>Low Income</b>	51% to 80% of AMI
<b>Moderate-Income</b>	81% to 120% of AMI
<b>Above-Moderate-Income</b>	Above 120% of AMI

It is recognized that various factors contribute to housing affordability, which change over time in response to current market conditions. As such, project-specific affordability standards are to be established and adjusted as development occurs. Additionally, any development of on-campus housing at the university site for students, faculty, and staff could augment Placer Ranch's overall housing affordability.



# 06 population & housing

## AFFORDABLE HOUSING PROGRAM

Placer Ranch's development plan provides various housing types to meet the needs of a variety of household types including young adults, families, seniors, students, and faculty. The General Plan Housing Element requires that new development projects satisfy their affordable housing obligations by providing ten percent (10%) of residential units as affordable to lower income households, or dedicating land to accommodate the affordable housing requirement, or paying an in-lieu fee in an amount equivalent to providing the units.

To satisfy the County's General Plan affordable housing requirement, 10% of Placer Ranch's planned housing units are to be made available at an income-qualified level, pursuant to the policies and programs outlined in the Housing Element. Placer Ranch has a total unit allocation of 5,636 units, 10% of which results in an affordable housing requirement of 564 units. The distribution of affordable units by income category is summarized in Table 6-3.

The PRSP will satisfy its affordable housing obligation by requiring very-low, low, and moderate-income units to be accommodated as rental or purchase units, pursuant to the obligations outlined in the Placer Ranch Development Agreement. Several sites have been identified for the construction of affordable housing, which are illustrated in Figure 6-1.

TABLE 6-3: AFFORDABLE HOUSING DISTRIBUTION

Income Category	Units Needed to Meet Goal
40% Very-Low Income	225 du
40% Low Income	226 du
20% Moderate-Income	113 du
<b>Total Need</b>	<b>564 du (10% of 5,636 du)</b>



Residential builders are encouraged to explore creative approaches in providing a range of housing opportunities to meet the needs of moderate, low- and very-low income households.

The County and project developer(s) are required to enter into an Affordable Housing Agreement(s), or equivalent mechanism, prior to approval of a residential development on an affordable housing site designated by the PRSP, or as otherwise specified in the Development Agreement. Through this process, this Agreement(s) will identify parcels with an affordable housing obligation, phasing for development of affordable housing, housing affordability for each unit, and corresponding deed restrictions and obligations. To the extent feasible, affordable units are to be developed generally concurrently and in proportion with development of the market rate units within the balance of the Plan Area. The affordable units may be provided as either purchase or rental affordable units, or a mixture of both, as described above and as specified in the Development Agreement.

Additional units may be assigned in accordance with the Residential Density and Incentives Ordinance, (Placer County Zoning Ordinance 147.54.12). An amendment to this Specific Plan is not required to utilize residential density bonuses and incentives.

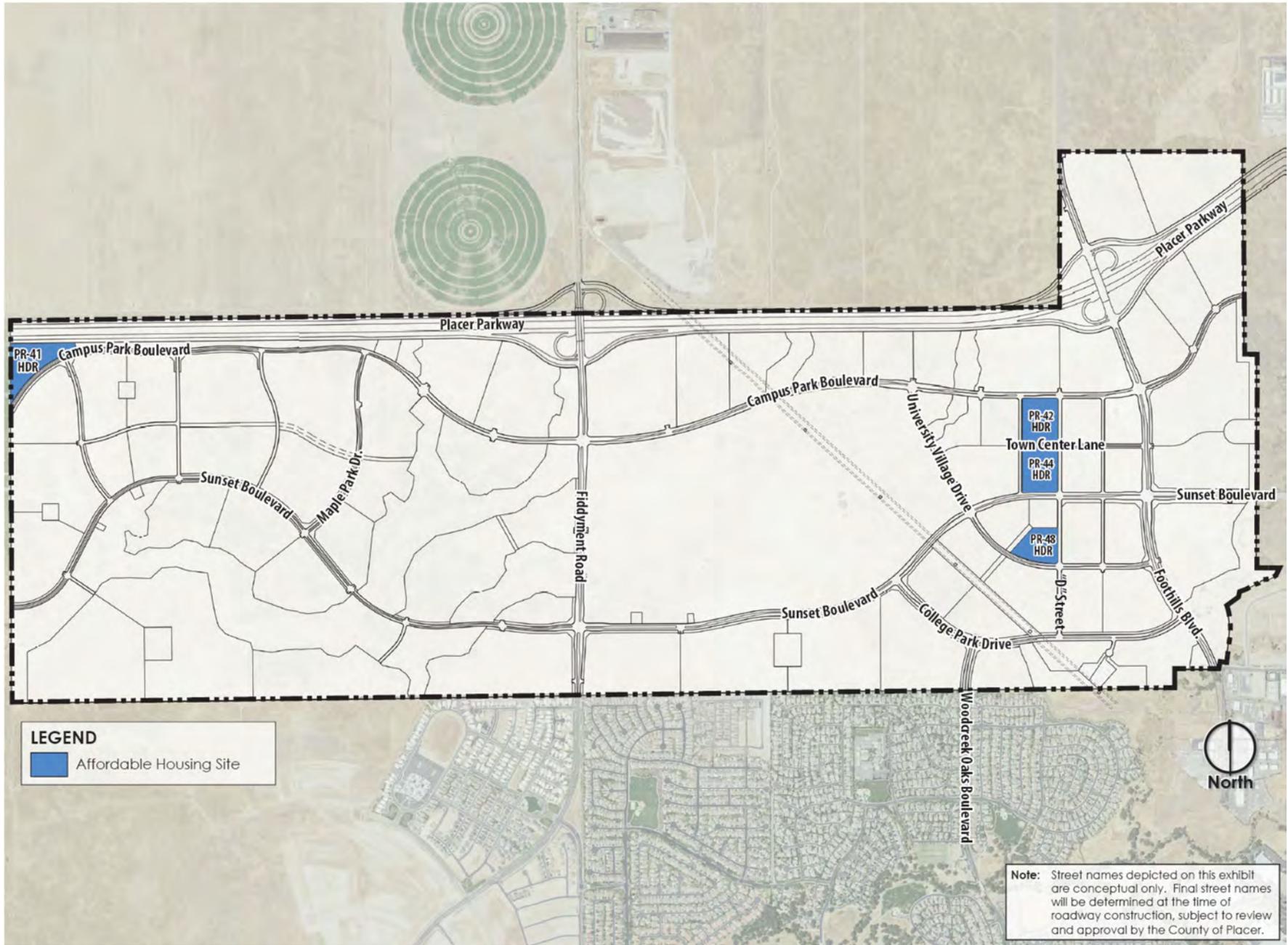
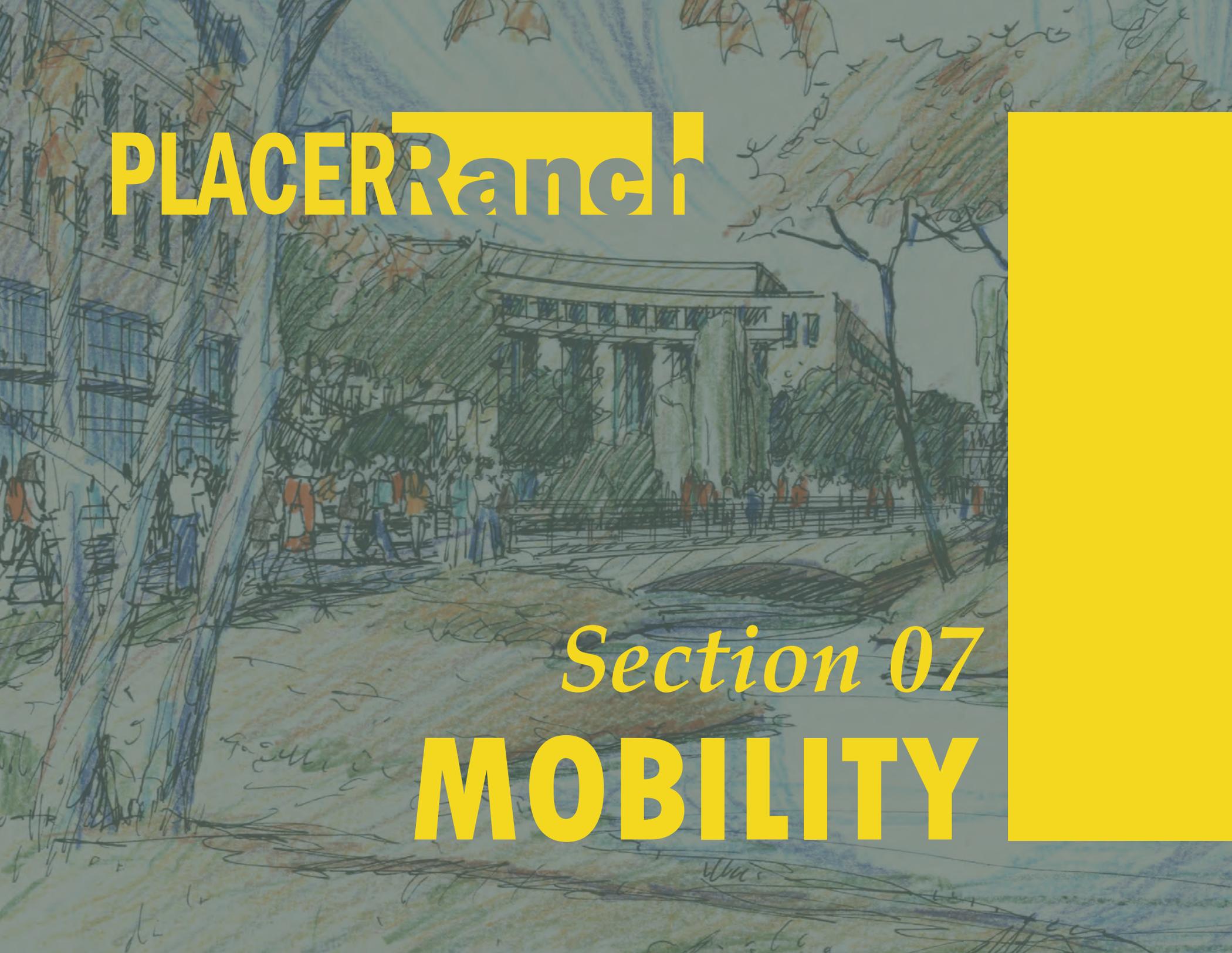


FIGURE 6-1: AFFORDABLE HOUSING SITES

# 06 population & housing

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An architectural sketch of a street scene. On the left is a multi-story building with many windows. In the center is a large, modern building with a flat roof and a covered walkway. On the right are trees with some autumn-colored leaves. People are walking on the sidewalks. The sketch is done in a loose, expressive style with visible pencil or charcoal lines and some color washes in blue, green, and orange. A large yellow rectangle is on the right side of the image.

# PLACER Ranch

*Section 07*

**MOBILITY**

COUNTY  
OF

**Placer**

**Placer Ranch**

# 07 mobility

- A.** Mobility Plan Overview
- B.** Existing Roadways
- C.** Placer Parkway
- D.** Planned Roadways
- E.** Bicycle & Pedestrian Mobility Plan
- F.** Public Transit
- G.** Park and Ride Facilities

## A. Mobility Plan Overview

Placer Ranch’s mobility system offers residents, students, and employees multiple options to move about the community. The system is far more than a conventional, master-planned circulation network. It integrates an extensive network of street-separated shared-use paths, on-street Class II bike lanes, public transit, and roadways into a single, comprehensive system.

Placer Ranch’s roadway system is designed for the efficient movement of automobiles, bicyclists, and transit users. An interconnected street network is planned, which utilizes existing and planned roadways within and adjacent to the Plan Area. The intent is to offer a wide variety of mobility choices that provide internal and external connectivity.

This chapter describes the components of Placer Ranch’s mobility system. This includes plans for roadways, bikeways, pedestrian paths, public transit stops. Additional design requirements are outlined in the following:

- **Design Standards:** Requirements for the size and design of roadways, shared-use paths, Class II bike lanes, sidewalks, and similar features are addressed in the Placer Ranch Development Standards.
- **Streetscape Design:** Guidelines for the appearance of roadways and associated landscape corridors, which is a critical component of Placer Ranch’s identity, attractiveness, and character, are provided in the Placer Ranch Design Guidelines.
- **Roadway Phasing:** Phasing and funding of roadway improvements are summarized in Section 10, Implementation. Roadway phasing and construction obligations are outlined in the Placer Ranch Development Agreement.

## B. Existing Roadways

### REGIONAL ROADWAYS

Regional roadways in proximity to the Plan Area provide automobile access from outside the South Placer area. Regional roads that serve Placer Ranch include:

- **Interstate 80 (I-80):** Located approximately 9 miles south of the PRSP, I-80 provides access to the San Francisco Bay Area and Lake Tahoe. I-80 is accessible via State Route 65.
- **State Route 65 (SR 65):** Located approximately 1 mile east of the PRSP, SR 65 provides access from Roseville northward to Lincoln, rural Placer County, and the counties of Yuba and Sutter.

### LOCAL ROADWAYS

At the time of Specific Plan approval, several roadways provided access to the PRSP and influenced the planned roadway system. These include:

- **Fiddymont Road:** This two-lane, north/south roadway transects the center of the Plan Area and extends from the City of Roseville northward to the City of Lincoln. South of the PRSP, within the City of Roseville, Fiddymont Road is designed as an arterial. North of the PRSP, Fiddymont Road functions as a rural, two-lane highway.
- **Sunset Boulevard:** Two segments of this roadway are located adjacent to, or within, the Plan Area. In the eastern portion of the Plan Area, Sunset Boulevard extends westward into the PRSP from Highway 65 where it terminates and transitions to Foothills Boulevard. A separate and non-connecting east/west roadway segment, named Sunset Boulevard West, is located along the PRSP’s northern boundary. This segment extends westward from Fiddymont Road and is not located within the PRSP’s boundaries.
- **Foothills Boulevard:** Within the Plan Area, this two-lane, north/south roadway extends from the western terminus of Sunset Boulevard northward to its terminus at Athens Road. A separate and unconnected segment of Foothills Boulevard is located south of the Plan Area in the City of Roseville, generally extending from Pleasant Grove Creek southward to Interstate 80. These roadway segments are planned to be connected.

## C. Placer Parkway

Placer Parkway, a regional thoroughfare, is planned for construction through the PRSP. Placer Parkway is designed as a high-speed, limited access, four-lane regional roadway between Highway 65 in Placer County and Highway 99 in Sutter County. A corridor has been identified for construction of Placer Parkway, a 3.25-mile portion of which extends through the Plan Area. (See Figure 2-3.)



To accommodate Placer Parkway in the PRSP, a 312'-wide corridor along the northern edge of the Plan Area is planned. The ultimate alignment may differ slightly from what is depicted on the development plan, as determined through County review and approval of subsequent Large Lot Maps and Highway Easement dedications.

The PRSP's circulation plan anticipates two key connection points to Placer Parkway: one at Fiddyment Road and one at Foothills Boulevard. The first phase of Placer Parkway is the roadway segment between Highway 65 and Foothills Boulevard. The design and construction of Placer Parkway are managed by the Placer County Transportation Planning Agency.

## D. Planned Roadways

Placer Ranch's roadway system is comprised of arterial and collector streets, which form a network with access to each parcel in the Plan Area. During initial development phases, vehicular access to the Plan Area is planned via improvements to, and/or the extension of, Fiddyment Road, Sunset Boulevard, Foothills Boulevard, and Woodcreek Oaks Boulevard. The type and locations of all PRSP roadways are shown on Figure 7-1, Roadway Key Map. Information regarding each major roadway's size, lane capacity, right-of-way, and other requirements are summarized in Table 7-1, Roadway Summary.

### STREET DESIGN CRITERIA

While the location and general design of all roadway types is illustrated in this section, the Placer Ranch Development Standards and Placer Ranch Design Guidelines provide additional requirements and/or design guidance.

- \* Design details for all roadways are provided in the Placer Ranch Development Standards (PRDS). All public roads are to be designed and constructed per the design sections provided in the PRDS, and where the PRDS is silent, the Placer County Land Development Manual shall govern.
- \* Landscaping guidelines and related design details are provided in the Placer Ranch Design Guidelines.
- \* Construction of arterial and collector roadways are to be phased pursuant to the construction obligations and timing requirements outlined in the Placer Ranch Development Agreement.

TABLE 7-1: ROADWAY SUMMARY

Roadway Type/ Name <sup>1</sup>	Roadway Lane Capacity	Highway Easement	Landscape Corridor <sup>3</sup>		Landscape Median	Parking	On-Street Bike Lane	Devel. Standards Fig. #
			Adjacent to LDR & MDR	Adjacent to Other Uses <sup>4</sup>				
<b>Arterial Roadways<sup>4</sup></b>								
6-Lane Arterial (portions of Fiddymment Rd., Foothills Blvd., & Sunset Blvd.)	6	96'	35'	varies	14'	none	included	7-2
4-Lane Arterial (portions of Sunset & Campus Park) <sup>2</sup>	4	90'	35'	varies	30'	none	included	7-3
4-Lane Arterial (Campus Park & College Park at Town Center edges and Campus Park east of Maple Park)	4	80'	35'	varies	20'	none	included	7-4
4-Lane Arterial (transition to collectors)	4	74'	35'	varies	14'	none	included	7-5
<b>Collector Roadways<sup>5</sup></b>								
Divided Collector (Campus Park Blvd. & Sunset Blvd.)	2	58'	25'/30'	varies	20'	none	included	7-6
University Village Drive (North of Sunset Boulevard) <sup>6</sup>	2	90'	n/a	varies	48'	none	included	7-7
University Village Drive (South of Sunset Boulevard)	2	62'	25'	25'	20'	none	included	7-8
<b>Local Roadways<sup>7</sup></b>								
Major Residential (w/ designated on-street parking)	2	42'	n/a	n/a	none	on-street	none	7-9
Primary Residential (standard & including option w/ paseo)	2	40'	n/a	n/a	none	on-street	none	7-10
Town Center Lane (Alternative #1 in Town Center)	2	56'	n/a	n/a	14'	on-street	none	7-11a
Town Center Lane (Alternative #2 in Town Center)	2	56'	n/a	n/a	none	on-street	included	7-11b
"D" Street (in Town Center)	2	54'	n/a	n/a	none	on-street	included	7-12
Town Center Local Street (typical design)	2	40'	n/a	n/a	none	on-street	none	7-13
Minor Residential (detached sidewalk)	2	56'	n/a	n/a	none	on-street	none	7-14
Minor Residential (attached sidewalk)	2	44'	n/a	n/a	none	on-street	none	7-15

**Footnotes:**

1. Refer to Roadway Key Map in Figure 7-1 for the location of various roadway segments. Refer to the Placer Ranch Development Standards for roadway design specifications.
2. Depending on traffic requirements, segments of Campus Park Drive immediately east and west of Fiddymment Road may be six lanes.
3. Landscape corridors vary depending on adjacent land uses. Where located along LDR and MDR frontages, landscape easements are to be provided and irrevocably offered to a County-identified entity for long-term maintenance, pursuant to the terms of the Development Agreement. Refer to each street section's notes in the Placer Ranch Development Standards for specific requirements.
4. Along Park frontages, landscape corridors are not required (landscaping and sidewalks are constructed with park improvements). Along Open Space frontages, a Landscape Easement (LE)/Public-Use Easement (PE)/Multi-Purpose Easement (MPE) is provided (width varies depending on roadway type) with post and cable fencing located at 3' from back of walk. At culvert crossings, sidewalk is monolithic.
5. Ancillary right-turn lanes, bus turn-out's, and standard tapers are permitted reductions to the landscape corridors (LE/PE/MPE) or paseos, provided that arterials have a 25' minimum LE and collectors have a 20' minimum LE, measured from back of curb.
6. University Village Drive (north of Sunset Boulevard) includes right-of-way to expand road to a 4-lane arterial if traffic conditions warrant during buildout of the Plan Area. Initially constructed as a collector, this roadway segment includes additional space in the median to accommodate future road widening, if needed.
7. Type 1 rolled curb and gutter permitted on local street where individual residential driveways are provided.

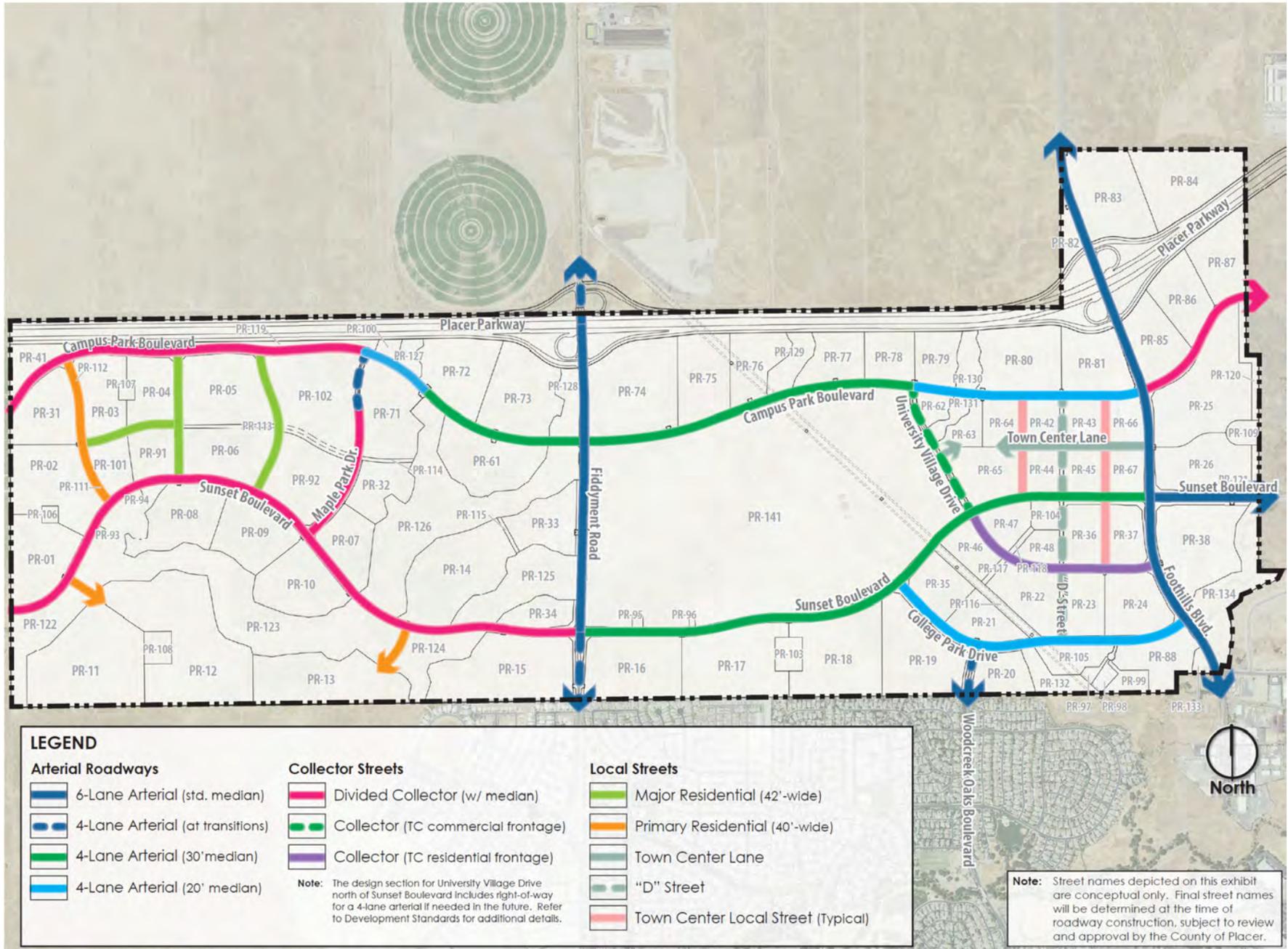


FIGURE 7-1: ROADWAY KEY MAP

## ARTERIALS AND COLLECTORS

Arterial roadways are designed for the movement of high traffic volumes and function as the primary circulation routes within the Plan Area. These facilities provide connections among collector and local streets to regional-serving roadways and typically have restricted and/or consolidated access. Collector streets are secondary circulation routes that generally distribute trips from the arterial street system to the local street system.

In the PRSP, arterials have between 4 to 6 lanes and collectors have 2 lanes, and both typically include landscape medians, bikeways, and landscaped edges with detached sidewalks. Sidewalks along arterial streets also function as shared-use corridor paths, which provide an option for bicyclists to ride on a street-separated trail versus riding on the street. Design specifications are provided in Section 7 of the Placer Ranch Development Standards.

Roadways with an Arterial or Collector status include:

- \* Fiddymment Road
- \* Foothills Boulevard
- \* Sunset Boulevard
- \* Campus Park Boulevard
- \* College Park Drive
- \* Woodcreek Oaks Boulevard
- \* University Village Drive

## LOCAL STREETS

Compared to arterials and collectors, local streets have the lowest traffic volumes and are designed to provide direct access to homes and businesses. Local streets are designed to allow homes to front directly on the street, as indicated in the PRSP Development Standards for residential development. Typically, these street types include two travel lanes with on-street parking and an adjacent sidewalk. Several design standards for local streets are permitted in the PRSP, depending on the application and desired interface between homes and the street. These include:

- \* Major Residential Streets
- \* Primary Residential Streets
- \* Minor Residential Streets

## TRAFFIC SIGNALS AND MEDIAN BREAKS

The land use plan and roadway plan identifies locations for traffic signals and median breaks in order to provide automobile access to individual specific plan parcels. Identifying the location of these facilities consolidates and minimizes left turn movements along major roadways, thereby enhancing the efficiency of traffic flow and minimizing interruptions to the landscaped medians. Depending on the final development plans for subsequent projects, additional traffic signals and median breaks may be permitted without amending this Specific Plan, subject to review and approval by the County and provided that applicable streetscape design guidelines are satisfied. The anticipated locations of traffic signals and median breaks on major roadways are illustrated on Figure 7-2.

## ROUNDBABOUTS

Roundabouts are circular street intersections where automobiles travel around a center island in a counterclockwise direction. These features are generally used on collector or local roadways and do not include any stop controls. The intent is to improve intersection efficiency by slowing traffic at street intersections, while keeping traffic flowing and allowing for convenient pedestrian crossing.

Roundabouts are permitted at street intersections on collector and local streets where traffic conditions warrant, subject to review and approval by the County. Some potential locations for roundabouts in the Town Center district are shown on Figure 7-2, however they may be constructed in other locations, such as the residential districts west of Fiddymment Road. A typical standard for roundabout design is provided in Section 7 of the Placer Ranch Development Standards.

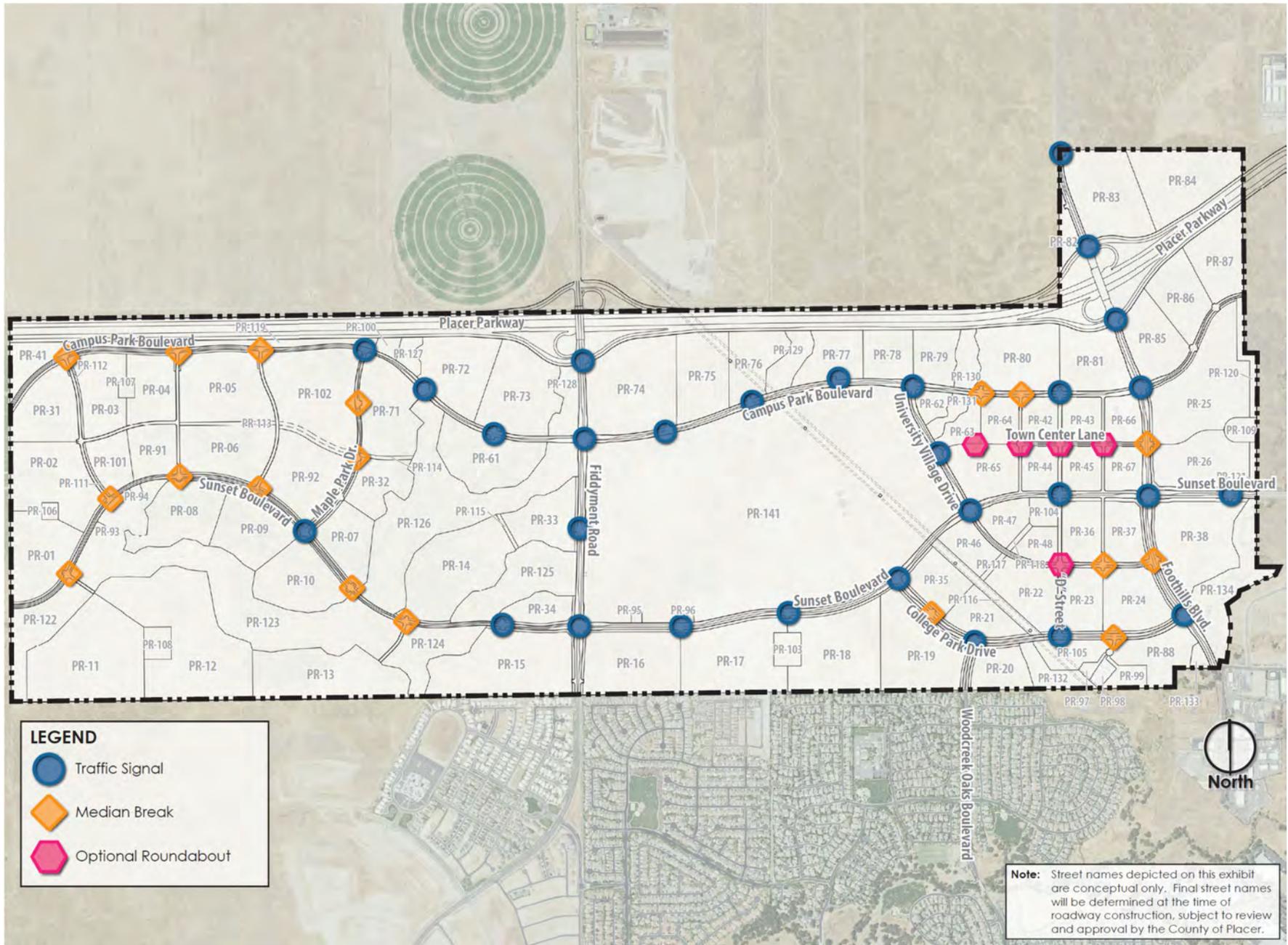


FIGURE 7-2: TRAFFIC SIGNALS & MEDIAN BREAKS

## E. Bicycle & Pedestrian Mobility Plan

Placer Ranch's bicycle and pedestrian system consists of a network of shared-use paths that link the residential neighborhoods, the Campus Park, the university site, the Town Center, and recreational hubs in the community. This network functions both as an amenity for pedestrians and recreational bicyclists, as well as a functional transportation alternative for cyclists. Supplementing this street-separated network, Class II bike lanes are incorporated into the design of arterial and collector-level roadways. Together, this extensive network of shared-use paths and bike lanes provides mobility choices, which enhances connectivity within the community and creates a valuable recreational amenity.

The Bicycle and Pedestrian Mobility Plan (Figure 7-3) establishes the planned routing for all shared-use and Class II bikeway facilities within the Plan Area. When fully constructed, it will result in a comprehensive system of street-separated paths and on-street bike lanes that connect Placer Ranch's various districts. This network also includes linkages to existing/planned bikeways located in the City of Roseville, south of Placer Ranch.

### BIKEWAYS AND SHARED-USE PATHS

The Bicycle and Pedestrian Mobility Plan is comprised of two key elements: Shared-use paths and Class II bike lanes. The locations of each type of facility are illustrated on Figure 7-3.

#### Shared-Use Paths

These facilities consist of street-separated, paved, shared-use paths that are designed for both bicyclists and pedestrians to use. Placer Ranch's shared-use paths form a comprehensive, street-separated network. Several types of trails are planned, which all have a minimum 10'-wide dimension, as summarized below:

- **University Perimeter Pathway:** This facility is aligned along the perimeter of the university site, creating a continuous corridor that links the community with the campus' internal circulation system. Its primary function is to collect and disperse bicycle commuters to and from access points surrounding the campus. Given its function, the pathway's design is 12'-wide to accommodate a larger volume of users.

- **Shared-Use Path:** These bikeway/pedestrian facilities are located within both open space preserves and open space paseo parcels. Its design is comprised of a 10'-wide paved trail with a decomposed granite (DG) shoulder (either one 4'-wide shoulder or two 2'-wide shoulders). In the open space preserves, shared-use paths function as a recreational amenity in the natural, undeveloped edges of the community, linking residential neighborhoods, shopping centers, and the university site. Where open space paseos are planned in the University Creek Neighborhood and the Town Center, shared-use paths enhance connectivity to the community's districts from within residential neighborhoods.

- **Shared-Use Corridor Path:** Along major roadways, landscape corridor sidewalks are upsized to create a shared-use path suitable for both bicyclists and pedestrians to use. Consisting of a 10'-wide paved path, these facilities provide direct access to employment hubs and retail centers. Its design is identical to the shared-use path described above, but without a DG shoulder.

#### Class II Bike Lanes

Throughout Placer Ranch, on-street Class II bike lanes are included on arterial roads and collector streets. These facilities consist of dedicated on-street lanes within the paved roadway for the sole use of bicyclists. Generally, bike lanes are 4'-wide (not including the adjacent gutter), but have a wider dimension within the residential areas of the Town Center. All Class II bike lanes are to be delineated with signage and pavement markings.

### SIDEWALKS

Sidewalks are included along all public streets and are a key component of pedestrian mobility within residential neighborhoods. Along major roadways, sidewalks are generally 10'-wide (12'-wide adjacent to the university site) and function as shared-use paths for pedestrians and bicyclists. In the University Creek Neighborhood, the landscape corridors along Campus Park Boulevard and Sunset Boulevard have a unique design with a 10'-wide on one side of the street. On residential streets, sidewalks are typically 5'-wide.

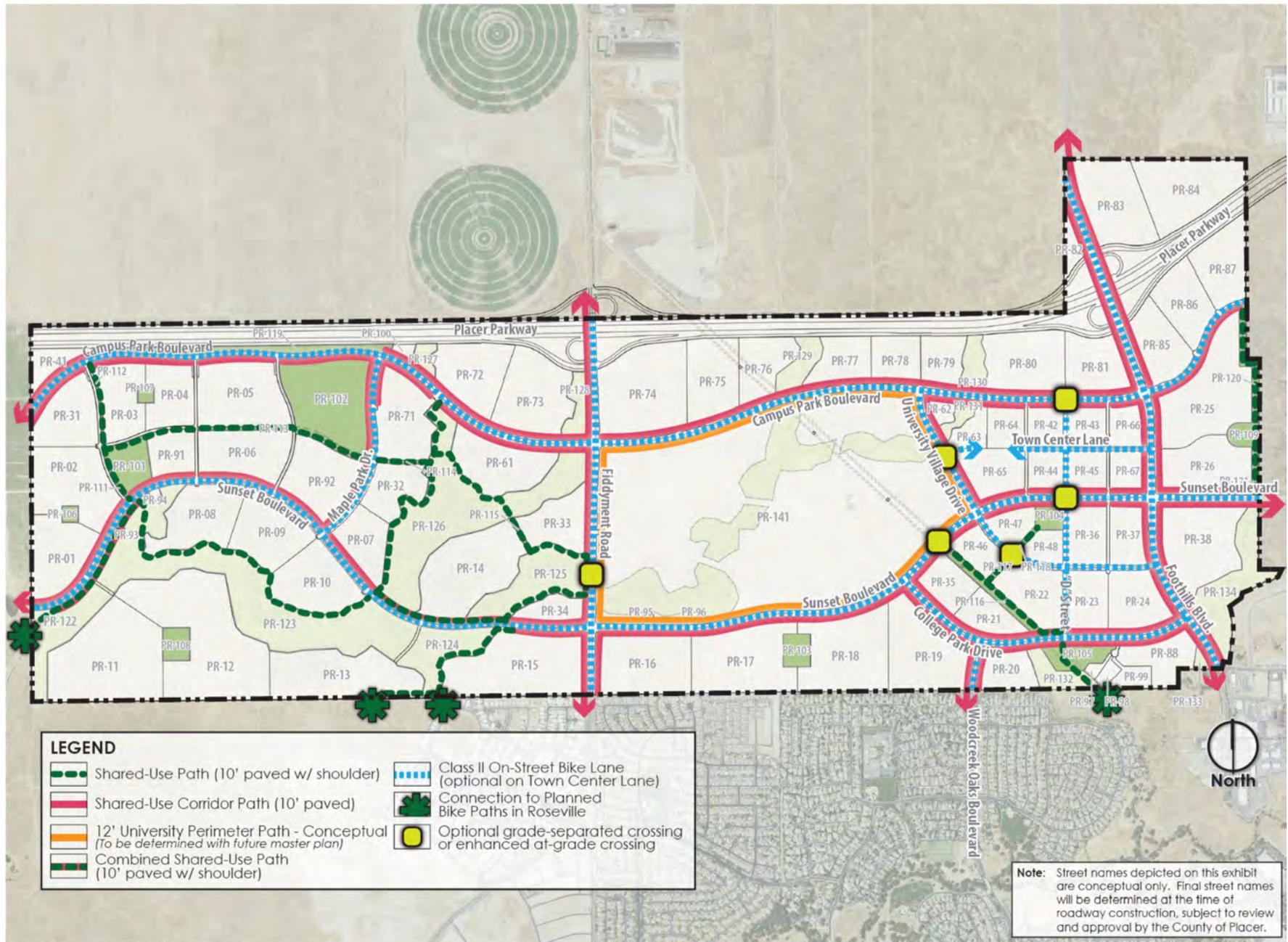


FIGURE 7-3: BICYCLE AND PEDESTRIAN MOBILITY PLAN

## F. Public Transit

Placer County Transit provides fixed route, paratransit (curb-to-curb service), and dial-a-ride services within the County. Placer County Transit also operates the Placer Commuter Express (PCE), which is a weekday commuter bus service that transports riders from various stops along the Interstate 80 corridor to downtown Sacramento. The fixed route local and commuter systems operate on regularly scheduled routes, with the paratransit and dial-a-ride system providing demand-responsive curb-to-curb service. Placer County Transit users have access to both Roseville Transit and Sacramento Regional Transit at designated transfer points, giving users the opportunity to travel throughout the region.

In addition, the Placer County Transportation Planning Agency (PCTPA) has completed conceptual plans for a bus rapid transit (BRT) line that would extend through the Sunset Area, providing an express commuter service connection with regional employment centers and transit hubs. As envisioned, BRT would follow an east/west route through Placer Ranch and would likely use segments of Placer Parkway, Campus Park Boulevard, and Foothills Boulevard. The BRT route is conceptual and would operate in mixed-flow lanes (i.e. no dedicated lane) and would share the roadway travel lanes with automobiles. Although an actual BRT route will be determined when a future Transit Master Plan is completed, a conceptual BRT route is illustrated on Figure 7-4.

To facilitate transit use within the PRSP, high-intensity uses such as High-Density Residential, Commercial Mixed Use, and Campus Park land uses are located in proximity to major transportation corridors and potential transit stops. The roadway system is designed to accommodate local bus routes, pull-out's, and shelters. To support the long-term expansion of transit routes throughout the community, bus turnouts are planned at frequent locations along arterial roadways. These are to be designed as roadway improvement plans are prepared for street construction.

Figure 7-4 illustrates locations for bus pull-outs and shelters, including a conceptual route for bus rapid transit through the Plan Area. A future Transit Master Plan will determine where transit routes will be established and where bus pull-out's and shelters will be located.



## G. Park and Ride Facilities

Park and ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools, or access transit. Placer Ranch includes a potential location for a park and ride lot in the Campus Park, at the intersection of Placer Parkway and Foothills Boulevard. This facility is centrally located in an employment hub that serves both Placer Ranch and the Sunset Area. Figure 7-4 identifies the conceptual location for a park and ride lot.

Park and ride spaces are provided in addition to the minimum parking requirement on the site. Parking spaces are to be installed with project development and maintained by the project developer. Additional details regarding the construction obligations for the the park and ride lot are included in the Placer Ranch Development Agreement.

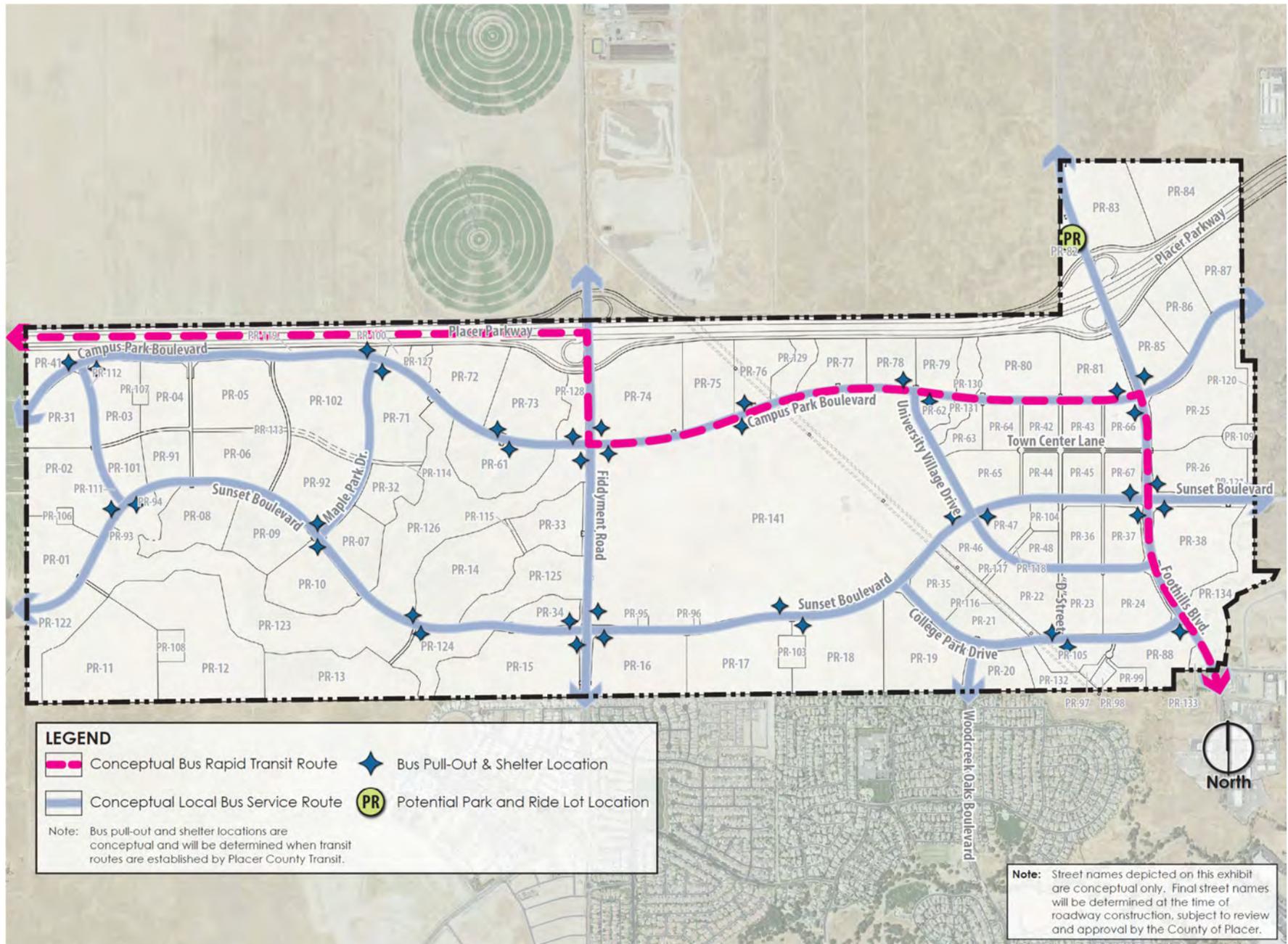


FIGURE 7-4: PUBLIC TRANSIT FACILITIES

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An architectural sketch of a street scene. On the left is a multi-story building with a grid of windows. In the center is a two-story building with a flat roof and a covered walkway. On the right is a tree with sparse leaves. The ground is a mix of light and dark tones, suggesting a paved area. The overall style is loose and expressive, using blue, green, and brown tones.

# PLACER Ranch

*Section 08*

# PUBLIC SERVICES

COUNTY  
OF

**Placer**



**Placer Ranch**

# 08 public services

- A. Public Services Overview
- B. Parks and Open Space
- C. Schools
- D. Library Services
- E. Law Enforcement
- F. Fire and Emergency Services

# 08 public services

## A. Public Services Overview

This section summarizes the plan for public services and facilities in the Placer Ranch Specific Plan (PRSP), including parks and open space, schools, library services, law enforcement, and fire and emergency services. Phasing and financing obligations relating to public services are outlined in the Placer Ranch Development Agreement and in Section 10, Implementation. The public service providers to the PRSP are summarized below:

Public Service	Provider
<b>Parks and Recreation</b>	<ul style="list-style-type: none"> <li>* Placer County, or</li> <li>* Placer Vineyards Park District</li> </ul>
<b>Schools</b>	<ul style="list-style-type: none"> <li>* Roseville City School District (Elementary/Middle School)</li> <li>* Roseville Joint Union High School District (High School)</li> <li>* Western Placer Unified School District (Elementary/Middle/High School)</li> </ul>
<b>Library Services</b>	<ul style="list-style-type: none"> <li>* Placer County</li> </ul>
<b>Law Enforcement</b>	<ul style="list-style-type: none"> <li>* Placer County Sheriff's Department</li> <li>* California Highway Patrol</li> </ul>
<b>Fire &amp; Emergency Services</b>	<ul style="list-style-type: none"> <li>* Placer County Fire</li> <li>* California Department of Forestry &amp; Fire Protection (CAL FIRE)</li> </ul>

## B. Parks and Open Space

The PRSP includes numerous public parks and open space areas that provide active and passive recreation opportunities for residents. Parks are located throughout the residential villages in a manner that places these amenities in walkable proximity to most homes. The design of park spaces varies by size. Larger parks are co-located with school sites and are designed with active play facilities in order to maximize opportunities for joint-use recreation. Smaller parks are embedded within the residential neighborhoods and have less formal amenities, allowing these features to function as central green spaces for surrounding homes.

Open space paseos and open space preserves augment the PRSP's park facilities. Open space paseos are sited throughout the villages to link residential neighborhoods with schools, parks, and the shared-use path system. They function as fully-landscaped linear park features and typically include passive recreational amenities and a shared-use path. The open space preserves contain natural resources and generally transect the Plan Area in a northeast to southwest direction along the University Creek drainage corridor. Shared-use paths are planned within these corridors, further enhancing the portfolio of recreational amenities included in the parks system.

Funding for long-term, ongoing maintenance of parks, open space paseos, and open space preserves may be funded by a Community Facilities District, County Service Area, or other funding mechanism, as described in Section 10, Implementation. This includes the option for Placer Ranch to annex into an existing Park District, or to create a new one, to fund urban levels of park services and recreational amenities in the South Placer area.



## PARKS AND OPEN SPACE REQUIREMENTS

The Placer County General Plan requires that new development areas provide ten acres of parkland for every 1,000 residents. This requirement is satisfied through two land-dedication components: 5 acres of active parks and 5 acres of passive recreation/open space. The PRSP meets Placer County's standards through land dedication for parks and open space, however payment of in-lieu fees is an alternative should a park land shortfall arise during Placer Ranch's buildout.

A total of 5,636 dwelling units are allocated for development in Placer Ranch, which at buildout, generates an estimated population of 13,219 residents, as noted in Table 8-1. Based on this population, the County's standard of ten acres per 1,000 residents generates the need for 132.2 credited acres of parks and open space. The General Plan park dedication requirements are noted in Table 8-2, Summary of Park Requirements and Credits.

TABLE 8-1: ESTIMATED POPULATION

Household Type	Population Factor	Population
LDR & MDR	2.7 persons per household	8,321
LDR Age-Restricted	1.8 persons per household	1,890
HDR & CMU	2.0 persons per household	3,008
<b>Total</b>		<b>13,219</b>

TABLE 8-2: SUMMARY OF PARK & OPEN SPACE REQUIREMENTS AND CREDITS

Park Type	General Plan Requirement	Credited Acreage Required	Total Acreage Provided	Credited Acreage Received	Surplus/Shortfall
Active Parks	5 acres /1,000 residents	66.10 acres	69.77 acres <sup>2</sup>	66.16 acres <sup>3</sup>	0.06 acres
Passive Recreation/ Open Space/ Paseos <sup>1</sup>	5 acres/1,000 residents	66.10 acres	264.75 acres	264.75 acres	198.65 acres
<b>Total</b>		<b>132.20 acres</b>	<b>334.52 acres</b>	<b>309.91 acres</b>	<b>198.71 acres</b>

1. Open Space acreage does not include approximately 57.5 acres of open space on the university campus site.

2. Acreage includes two sites for private parks/ recreation facilities provided in the active adult communities (LDR-A).

3. Acreage includes a 50% credit for 7.23 acres of land provided for private recreation facilities, which is permitted by Placer County.

## PARKS & OPEN SPACE PROVIDED

Placer Ranch includes 334.6 acres for parks and open space paseos/preserves. Of this total, approximately 69.8 acres are designated for active parks, which includes 7.23 acres for private recreation facilities in the active adult communities. In addition, 264.8 acres are designated for open space paseos and preserves, which does not include approximately 57.5 acres of open space within the 301.3-acre university site. The locations of parks, open space paseos, and open space preserves are shown on Figure 8-1.

## CREDITED PARKS & OPEN SPACE

As noted in Table 8-2, Placer Ranch is required to dedicate 66.1 credited acres of active park land and 66.1 credited acres of open space land in order to comply with the General Plan's park land dedication requirements. These requirements can be satisfied through land dedications, in-lieu fee payments, or a combination of both. Land for both active use parks and land for passive-use open space/paseos each receive 100% credit towards each General Plan land dedication requirement. Private active parks and associated facilities, such as private recreation centers, may receive up to a 50% credit towards the General Plan land dedication requirement depending on the amenities provided.

Placer Ranch complies with the General Plan's park land dedication requirements. To satisfy Placer Ranch's active park requirements, the park parcels shown on the land use plan are to be dedicated to the County pursuant to the terms of the Development Agreement. For passive recreation, the open space/ paseo parcels shown on the land use plan are also to be dedicated. As Placer Ranch builds out, if adjustments to park sizing occur as Small Lot Tentative Subdivision Maps are processed, any resulting park dedication shortfalls are to be balanced and mitigated via payment of in-lieu fees or other measures as outlined in Development Agreement.

# 08 public services

## REGIONAL FACILITIES & PARK IN-LIEU FEES

Buildout of Placer Ranch increases the service population, and therefore, the need for new recreation facilities. In addition to on-site recreational facilities provided by the PRSP, additional regional recreational facilities are warranted to serve the community's population. A supplemental regional recreation facilities fee, derived through a Nexus Study, would be assessed on the PRSP's development in order to fund its proportionate share of new regional recreation facilities to serve new residential and non-residential development. Obligations for this fee contribution are outlined in the Placer Ranch Development Agreement and could be used by the County towards facilities such as a multi-purpose center, aquatic center, gymnasium, or corporation yard in the south Placer area.

As Placer Ranch builds out, if the County collects park in-lieu fees to satisfy park requirements, the resulting funds may be used for the construction of additional park facilities, joint-use recreation facilities, or other measures as determined by the County. Provisions for park in-lieu fees are outlined in the Placer Ranch Development Agreement.



TABLE 8-3: PARK AND OPEN SPACE PARCEL SUMMARY

Parcel	Park Type	Provided
<b>Neighborhood Parks</b>		
PR-101	Neighborhood Park	9.13 ac
PR-102	Community Park	35.59 ac
PR-103	Neighborhood Park	4.00 ac
PR-104	Neighborhood Park	3.61 ac
PR-105	Neighborhood Park	7.79 ac
PR-106	Mini-Park	1.21 ac
PR-107	Mini-Park	1.21 ac
PR-108	Private Park/Recreation Center	4.00 ac
PR-109	Private Park/Recreation Center	3.23 ac
<i>Subtotal</i>		<i>69.77 acres</i>
<b>Open Space Paseos</b>		
PR-111	Paseo/ Linear Park	0.57 ac
PR-112	Paseo/ Linear Park	0.62 ac
PR-113	Paseo/ Linear Park	1.53 ac
PR-114	Paseo/ Linear Park	0.84 ac
PR-115	Paseo/ Linear Park	0.62 ac
PR-116	Paseo/ Linear Park	5.31 ac
PR-117	Paseo/ Linear Park	0.76 ac
PR-118	Paseo/ Linear Park	0.76 ac
PR-119	Paseo/ Linear Park	9.09 ac
PR-120	Paseo/ Linear Park	4.23 ac
PR-121	Paseo/ Linear Park	1.56 ac
<i>Subtotal</i>		<i>25.89 acres</i>
<b>Open Space Preserves</b>		
PR-122	Open Space Preserve	16.69 ac
PR-123	Open Space Preserve	71.27 ac
PR-124	Open Space Preserve	14.79 ac
PR-125	Open Space Preserve	22.26 ac
PR-126	Open Space Preserve	58.31 ac
PR-127	Open Space Preserve	3.03 ac
PR-128	Open Space Preserve	6.96 ac
PR-129	Open Space Preserve	7.04 ac
PR-130	Open Space Preserve	5.70 ac
PR-131	Open Space Preserve	3.24 ac
PR-132	Open Space Preserve	6.89 ac
PR-133	Open Space Preserve	1.58 ac
PR-134	Open Space Preserve	21.10 ac
<i>Subtotal</i>		<i>238.86 ac</i>
<b>Total</b>		<b>334.52 acres</b>

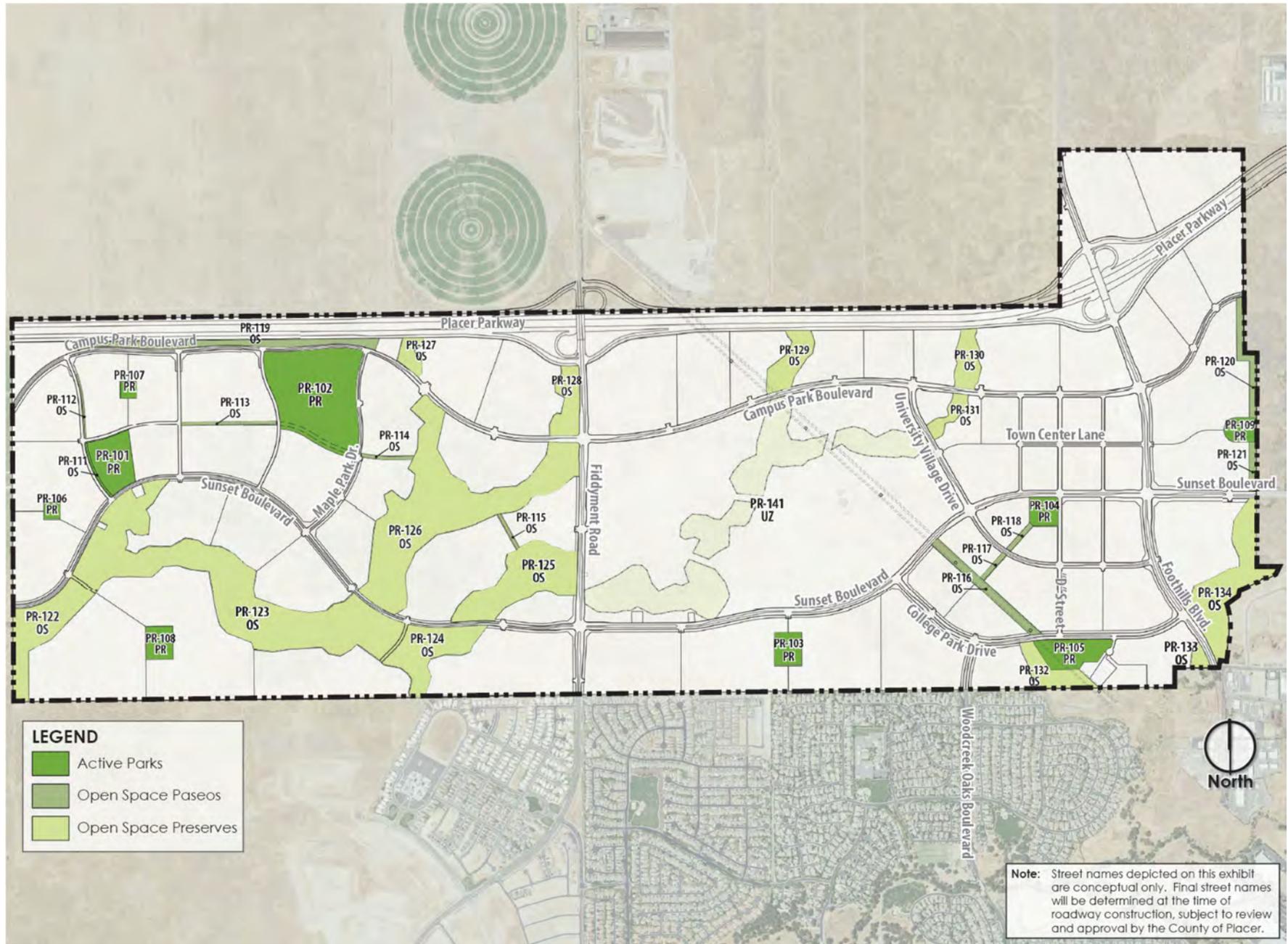


FIGURE 8-1: PARKS AND OPEN SPACE PLAN

# 08 public services

## DESIGN INTENT FOR ACTIVE PARKS

### Community, Neighborhood, & Mini Parks

Seven public parks are planned in Placer Ranch, ranging in size from approximately 1 to 36 acres. This includes one Community Park, four Neighborhood Parks, and two Mini-Parks. The Community Park and the largest Neighborhood Park are sited adjacent to school sites to provide each school/park facility with joint-use opportunities.

Larger community and neighborhood park spaces are programmed with facilities that emphasize active recreation and typically include amenities such as multi-sport ball fields (soccer, lacrosse, rugby, baseball, etc.), hard courts (basketball, tennis, etc.), and other amenities that draw users from multiple residential villages. Mini-Parks are approximately 1.2 acres in size and provide less formal recreation areas in neighborhoods. These parks emphasize passive recreation and typically include features such as small tot-lots, sitting/picnic areas, shade structures, and turf areas for unorganized, active play.



In addition to public parks, a private park space is planned in each age-restricted community. Each site is approximately 3 to 4 acres and is sized to accommodate a private recreation center. The intent is to create a central gathering place for residents of the age-restricted neighborhoods.

Conceptual designs for Placer Ranch's community and neighborhood parks are included in the Placer Ranch Design Guidelines. Each plan includes an illustrative layout of recreational spaces, including facilities and amenities such as play areas, ball fields, etc. These plans are conceptual, intended only to provide direction for the final design of each park. The size, shape, and location of each park parcel will likely be refined as subsequent residential subdivision maps are processed during project buildout. This is permitted provided that park facilities and amenities are provided in a manner consistent with the concept plans for park programming.

## OPEN SPACE AREAS

The Placer Ranch open space system is a significant feature of the community. A network of open space areas extend throughout the Plan Area, linking neighborhoods, employment centers, the Town Center, and the university site. The open space system is a visually-defining element of Placer Ranch. Open space uses include both paseos and preserves.

### Open Space Paseos

The PRSP includes approximately 25.89 acres for paseos. While these features have an Open Space land use designation, they function as a fully-landscaped, active-use recreational amenity. Paseos are designed as linear park-like corridors, which are integrated into the residential villages in order to link active parks, schools, and open space preserves. Additionally, paseos along the eastern edge of the Plan Area are provided to provide land use buffering between residential uses and off-site non-residential uses.

Paseos are a key functional element of the shared-use path system outlined in the Mobility section. Paseos range in width depending on their location and can reach up to 60 feet wide. Amenities typically include sitting spaces, informal play areas, and a shared-use path. They also provide informal seating and play areas as space allows. Figure 8-1 shows the location of paseos within the Plan Area.



## Open Space Preserves

Approximately 238.86 acres is set aside for an open space preserve. In addition, approximately 57.5 acres of open space are located within the university site, but are not included in the open space acreage total. The form of the community's open space preserves responds to the presence of environmentally sensitive habitat and/or natural features. As shown on Figure 2-4, University Creek and one other drainage are located in the PRSP. Stormwater associated with these drainages generally flows to the south and southwest, and ultimately joins with Pleasant Grove Creek.

Open space preserves serve a variety of functions. They are planned for sensitive resource avoidance and land use buffering. As part of the stormwater system, they are used to convey and/or detain flows, plus treat stormwater before it enters nearby creeks. Finally, these areas provide an aesthetic amenity to the Plan Area by creating scenic vistas and providing areas for recreational trails.

## Resource Preservation in Preserves

At the time of Specific Plan approval, Placer County was preparing to adopt the Placer County Conservation Program (PCCP) that includes two separate, but complementary, components that support two sets of State and Federal permits:

- **Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan:** These are referred to as the HCP/NCCP or the "Plan." The Plan is a joint HCP and NCCP that protects fish and wildlife, and their habitats. It fulfills the requirements of the Federal Endangered Species Act (ESA), the California Endangered Species Act (CESA), and the California Natural Community and Conservation Planning Act (NCCP Act).
- **Western Placer County Aquatic Resources Program:** This is referred to as the CARP. The CARP protects streams, wetlands, and other water resources and it fulfills the requirements of the Federal Clean Water Act (CWA) and analogous State laws and regulations.

The Wildlife Agencies are the permitting agencies under the Federal ESA, the CESA, and the California NCCP Act. These include:

- \* California Department of Fish and Wildlife (CDFW)
- \* U.S. Fish and Wildlife Service (USFWS)
- \* National Marine Fisheries Service (NMFS), National Oceanic and Atmospheric Administration (NOAA)

The Water Quality Agencies are the permitting agencies under the State Porter-Cologne Water Quality Control Act and the Federal CWA. These include:

- \* Central Valley Regional Water Quality Control Board
- \* U.S. Army Corps of Engineers (USACE)
- \* U.S. Environmental Protection Agency (USEPA)

The PRSP is designed to be consistent with the goals of the PCCP and would be a Covered Activity subject to the requirements of the PCCP upon adoption and issuance of the state and federal permits. The PRSP establishes contiguous open space areas that are formed to protect the most prominent and highest-value natural resource areas.

## Long-Term Management of Open Space Preserves

Natural resource management is an important component of the PRSP. Preservation and management of on-site resources allows for the thoughtful integration of development areas with open space preserves. Placer Ranch's most notable natural resources are generally located along several drainage corridors that transect the Plan Area. In light of this, the open space preserves are located in areas surrounding these drainages, where drainage corridors and associated wetland features and grasslands can be protected in their natural condition consistent with the PCCP's avoidance and minimization measures. To accomplish this, Placer Ranch's land use plan incorporates an extensive system of open space preserves to protect select natural resource areas in perpetuity.

To ensure long-term preservation of on-site resources, conservation easements/ deed restrictions are to be placed over the open space preserves and a funding mechanism established for long-term maintenance. In addition, the preserves are subject to a Long Term Management Plan that specifies the activities permitted in open space preserves and addresses where features such as stormwater quality mechanisms, recreational trails, fire/fuel breaks, and similar activities can occur. Additional information regarding natural resources, including mitigation strategies, is provided in the Placer Ranch Specific Plan Environmental Impact Report.

## C. Schools

Several school facilities are planned to serve buildout of Placer Ranch. Sites are provided to address the community’s needs for schools at the elementary, middle, and high-school grade levels. Although a major university is a component of the development plan, because this is a higher-education facility that is not required for a new development area and is regulated by the California Education Code, details about it are not included in this section.

### SCHOOL REQUIREMENTS

The Placer Ranch Specific Plan area is located within the boundaries of three school districts: Western Placer Unified School District (WPUSD), Roseville City School District (RCSD), and Roseville Joint Union High School District (RJUHSD). The boundaries of each district are shown on Figure 8-2. The WPUSD serves kindergarten through 12<sup>th</sup> grade students and only a small land area of the PRSP is located within in its boundaries. Because the land uses in this area are designated for non-residential uses, future development will not generate students within the WPUSD.

The remainder of the Plan Area, which contains all of the student-generating residential land uses, is located in the RCSD and RJUHSD. The RCSD serves grades K-9 and the RJUHSD serves grades 9-12.. The number of students generated at full buildout and each district’s student generation rates are summarized in Table 8-4.

### SCHOOL FACILITIES PROVIDED

Placer Ranch includes sites for one elementary school and one middle school. The elementary school site is approximately 10.7 acres and the middle school site is approximately 22.0 acres, and both are centrally located in a grouping of residential villages west of Fiddymont Road. Each school site is co-located with a public park. The size and location of these sites have been planned in coordination with the RCSD and are shown on Figure 8-2.

As noted in Table 8-4, the PRSP generates the need for more than one elementary school. Most of Placer Ranch’s grade K-5 students can be accommodated at the elementary school in the Plan Area, however some are planned to attend nearby schools elsewhere in the District that have reserve capacity. For grades 6-8, Placer Ranch’s middle school can accommodate all students generated in the Plan Area, plus retain additional capacity to serve other neighborhoods in the district. Students in grades 9-12 will attend high school at RJUHSD facilities located outside of the Plan Area.

The school sites identified on the land use plan are reserved for the RCSD, the district responsible for planning each school’s facilities and determining construction timing. The PRSP is required to fully mitigate school impacts.

TABLE 8-4: STUDENT GENERATION ESTIMATES

	LDR/ MDR Factor <sup>1</sup>	HDR/ CMU Factor <sup>1</sup>	Students Generated	School Capacity	Schools Required
<b>Roseville City School District <sup>2</sup></b>					
Elementary School – Grades K-5	0.3329	0.1118	1,194	800	1.49
Middle School – Grades 6-8	0.1164	0.0352	412	1,000	0.41
<b>Roseville Joint Union High School District <sup>2</sup></b>					
High School – Grades 9-12	0.161	0.036	550	1,800	0.31

1. Student generation rates provided by Roseville City School District and Roseville Joint Union High School District.

2. Estimates assume 3,082 LDR/MDR units and 1,504 HDR/CMU units for basis of calculations. Age-restricted units not included in total.

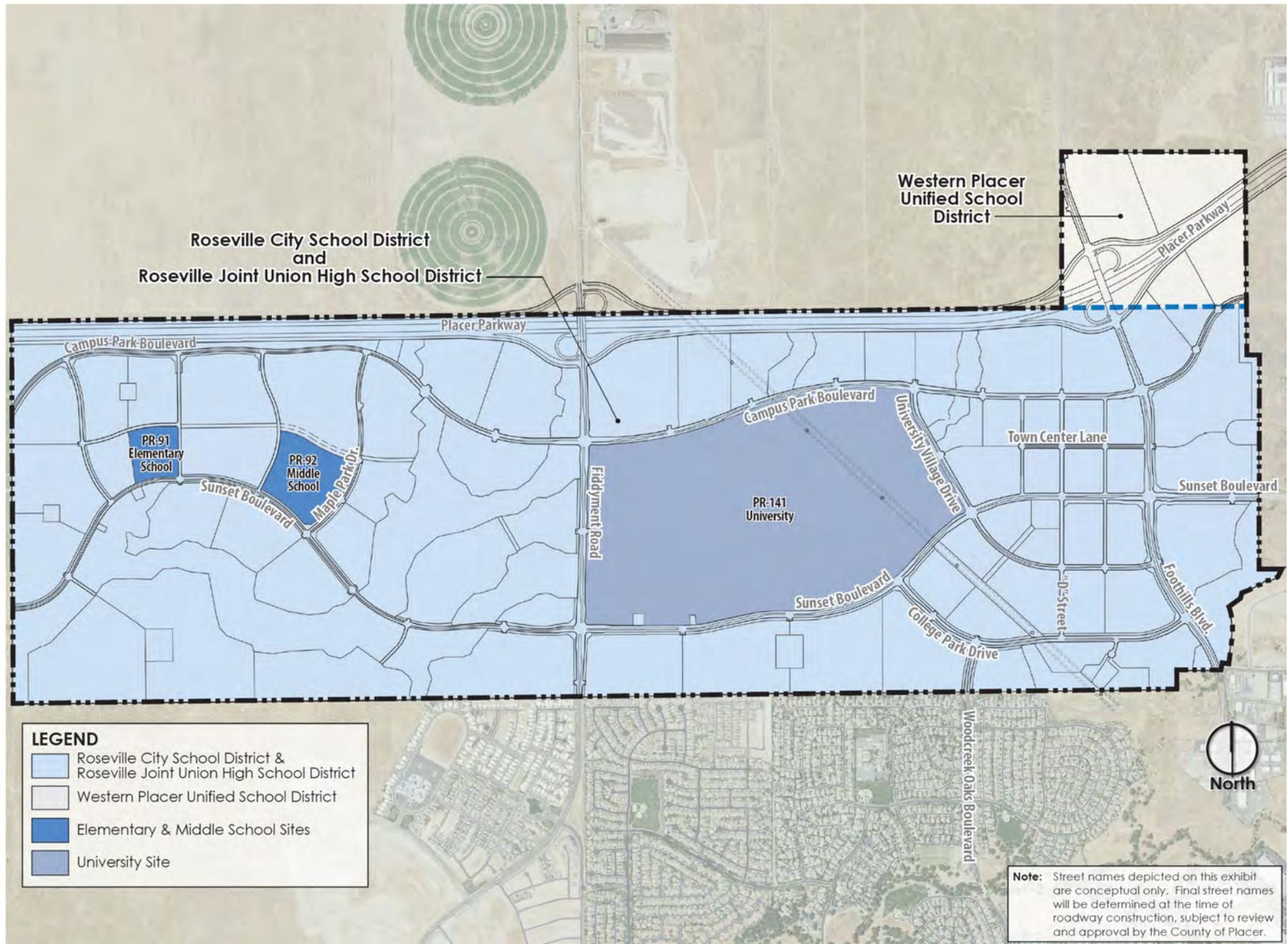


FIGURE 8-2: SCHOOL DISTRICT BOUNDARIES & SITE LOCATIONS

# 08 public services

## D. Library Services

Library services are provided by Placer County, which operates several public libraries throughout the County. In proximity to Placer Ranch, the County operates libraries in Rocklin and Granite Bay. Within the Placer Vineyards Specific Plan, a regional library is planned that would serve South Placer. It is anticipated that library services would be provided for Placer Ranch by that facility. The County may also work with the university on a cooperative facility that may be jointly used by university students and Placer County residents.

## E. Law Enforcement

Law enforcement for Placer Ranch is provided by both the Placer County Sheriff's Department and the California Highway Patrol (CHP). General law enforcement services are provided by the Sheriff's Department, which also provides jail services, coroner's services, court security, and marshal duties. Although based at the Auburn Justice Center in Auburn, local law enforcement services are to be provided through the South Placer Substation located in Loomis. Traffic-related enforcement services are to be provided by the CHP. The university will provide its own law enforcement services.

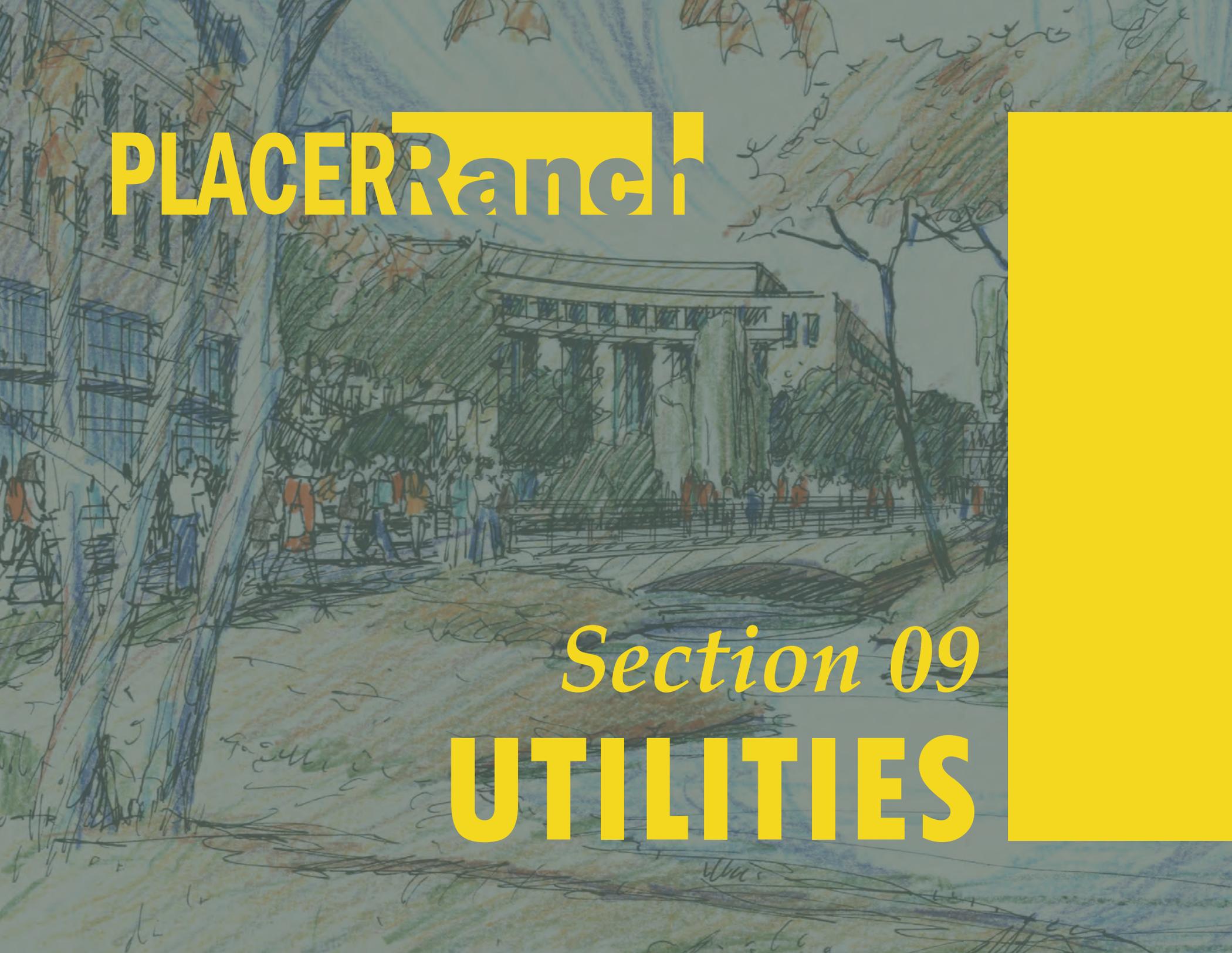
Through the County's permitting process, subsequent development projects in the PRSP are required to comply with the Sheriff Department's recommendations regarding safety and security.

## F. Fire and Emergency Services

Fire service is provided by Placer County Fire (PCF) through a contract with the California Department of Forestry and Fire Protection (CAL FIRE). At the time of Specific Plan approval, the nearest fire station to the PRSP was Placer County's Station #77, located adjacent to the Thunder Valley Casino Resort on Athens Avenue, approximately 1 mile north of the Plan Area. As outlined in the Development Agreement, a planned on-site fire station can be accommodated on Parcel PR-71. However, if it is determined that a fire station is needed elsewhere within the Plan Area, one is permitted on any parcel with a General Commercial, Commercial Mixed Use, or Campus Park land use designation, as provided for in Section 4 of the Placer Ranch Development Standards.

Placer Ranch is located entirely within the future annexation area of Placer County's Community Facilities District (CFD) #2012-1, which was established in 2012 to fund the ongoing fire and emergency service operations in the Sunset Area from Station #77. Placer Ranch is planned to annex into this CFD for its fire and emergency services, or create its own fire and emergency services CFD to fund the operations and maintenance of a new station. The university is planned to either pay a special tax or assessment for fire protection services, or to contract for and provide its own fire protection services. Obligations for fire and emergency services are more specifically outlined in the Placer Ranch Development Agreement.



An architectural sketch of a street scene. On the left, a multi-story building with a grid of windows is sketched in blue and brown. A tree with sparse leaves stands in front of it. In the center, a street with a sidewalk and a railing runs towards a large, modern building with a flat roof and many windows. Several small figures of people are scattered along the sidewalk. On the right, another tree with sparse leaves is sketched. The sky is light blue with some brown and orange tones. The overall style is a loose, expressive architectural drawing.

# PLACER Ranch

*Section 09*

**UTILITIES**

COUNTY  
OF

**Placer**



# Placer Ranch

# 09 utilities

- A.** Utility Systems Overview
- B.** Potable Water
- C.** Recycled Water
- D.** Wastewater
- E.** Water Conservation Measures
- F.** Drainage & Flood Control
- G.** Energy
- H.** Voice & Data Communications
- I.** Solid Waste

## A. Utility Systems Overview

Placer Ranch’s development plan includes provisions for the construction of all backbone utility systems needed to support buildout of the Plan Area. This section outlines the approach for constructing potable water, recycled water, wastewater, stormwater drainage, and energy utility systems throughout the Plan Area. In addition, provisions for water conservation, stormwater management, solid waste, and voice/data communications are addressed in this section.

Infrastructure construction is planned to be phased as needed to support development, with specific timing and funding obligations detailed in the Placer Ranch Development Agreement. Utility infrastructure is to be constructed, dedicated, and easements provided consistent with this Specific Plan, the Placer Ranch Development Agreement, and applicable requirements of Placer County and relevant utility providers.

The utility providers for Placer Ranch are identified below:

Utility	Provider
<b>Potable Water</b>	Placer County Water Agency
<b>Recycled Water</b>	Placer County Placer County Water Agency
<b>Wastewater</b>	Placer County South Placer Wastewater Authority
<b>Drainage and Flood Control</b>	Placer County Flood Control District Placer County City of Roseville (stormwater retention)
<b>Communications</b>	AT&T Comcast Consolidated Communications Wave Broadband
<b>Solid Waste</b>	Recology Auburn Placer West Placer Waste Management Authority
<b>Electric Service</b>	Pacific Gas & Electric Pioneer Community Electric
<b>Natural Gas</b>	Pacific Gas & Electric

## B. Potable Water

Potable water service is provided by the Placer County Water Agency (PCWA), which administers the supply, treatment, and conveyance of water throughout areas of Placer County. Infrastructure is to be constructed to PCWA standards. Potable water will be delivered from several planned connection points on Placer Parkway, Sunset Boulevard, and Nichols Road.

### WATER SUPPLY & DEMAND

The water demand for the PRSP is approximately 4,386 acre feet per year (AFY). This demand is satisfied with a combination of both potable and non-potable (recycled) water sources. The recycled water component is planned as the irrigation source for all project landscaping except for single family residential parcels. PCWA is the water supplier for the PRSP. To supplement the surface water supply, the PRSP relies on groundwater supplies during emergency situations. Two groundwater wells are planned in the PRSP, which can be accommodated on PF parcels PR-93, PR-96, or PR-97. Each groundwater well is capable of providing up to 1.0 million gallons per day (mgd) of acceptable water quality.

### WATER TRANSMISSION SYSTEM

The PRSP’s water distribution system consists of looping pipelines located in arterial and collector roads to form a transmission main grid consisting of 12-inch to 42-inch diameter mains. The system includes a 5.16 MG potable water storage tank that is planned on parcel PR-100, located west of Fiddymont Road adjacent to Placer Parkway. This site is sized to accommodate a water tank, pump station, service building, and laydown area for storage of parts and equipment. The key components of the potable water infrastructure system are shown on Figure 9-1.

The backbone system will intertie with PCWA’s transmission and distribution system along the eastern edge of the Plan Area at Placer Parkway, Sunset Boulevard, and Nichols Road. The primary transmission backbone is a 42-inch transmission main that will be extended from the Placer Parkway point of connection to the western edge of the Plan Area, via Parcel PR-87, Campus Park Boulevard, and Placer Parkway, including a linkage to the planned water storage tank. This transmission pipeline requires a site for a pressure reducing station in the vicinity of Foothills Boulevard and Campus Park Boulevard, which may include a pump station. The pipelines has been sized to deliver water to the PRSP and portions of the Sunset Area.

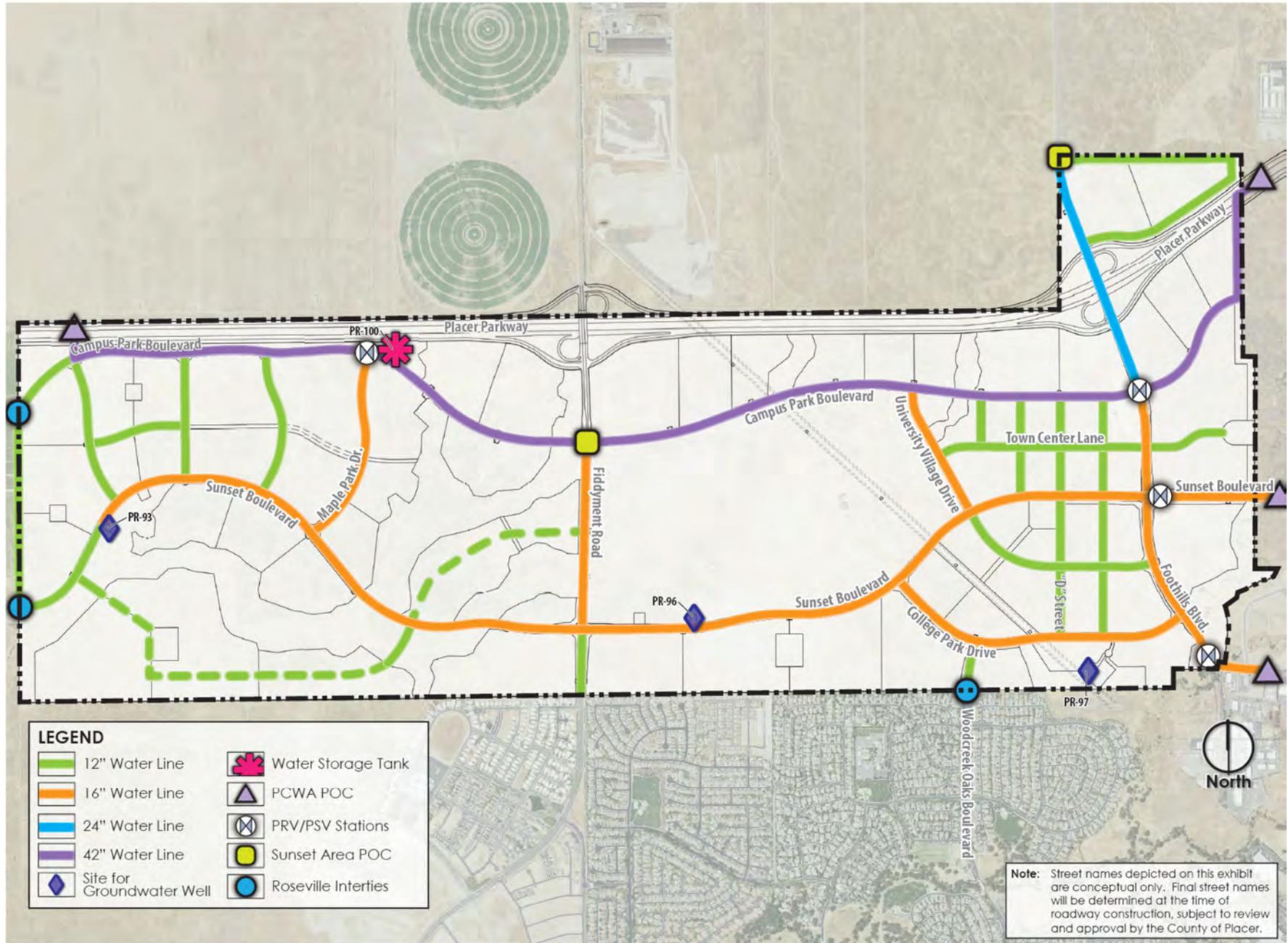


FIGURE 9-1: POTABLE WATER INFRASTRUCTURE

The PRSP distribution system will tie into and extend PCWA's existing 350 pressure zone to Foothills Boulevard. Three pressure-reducing valve (PRV) stations are planned on Foothills Boulevard; one each at Campus Park Boulevard, Sunset Boulevard, and Nichols Road. These will reduce system pressure to align with that in the adjacent City of Roseville in order to create a new lower pressure zone tentatively called the 280 pressure zone. A pump station will also allow PCWA to pump from the 280 pressure zone back into the 350 pressure zone around the PRV station located on Foothills Boulevard at Campus Park Boulevard.

Groundwater wells are planned to provide PCWA and the County with a backup water supply during emergency conditions. All water improvements are to be constructed to PCWA and/or Placer County's standards using a phased approach.

Detailed information about the PRSP's water facilities is contained in the Placer Ranch Potable Water Master Plan.

## C. Recycled Water

Recycled water is a key component of Placer Ranch's overall water supply strategy. Using recycled water for irrigation throughout the Plan Area offsets the demand for potable water and makes use of a readily-available resource. Recycled water is provided to the PRSP via existing infrastructure from the City of Roseville's Dry Creek Wastewater Treatment Plant (DCWWTP). This non-potable water source is provided for landscape irrigation on all parcels except low and medium density single family residential parcels.

The estimated annual recycled water demand in the PRSP is 831 acre-feet per year (AFY), with a peak day demand of 1.77 million gallons per day (mgd) without water conservation. With implementation of the water conservation measures outlined in this section, the annual demand is reduced to 378 AFY and peak day demand is reduced to 0.81 mgd.

Recycled water is planned to serve the PRSP via the extension of the existing 24-inch transmission main located in Woodcreek Oaks Boulevard (south of the site). This main will be extended northward into the Plan Area along Woodcreek Oaks Boulevard, and continue east along College Park Drive and terminate at a planned recycled water storage and pumping facility on Parcel PR-97. This site is sized to accommodate a recycled water

storage tank and associated booster pump station (ultimate size and capacity is dependent on whether upsizing is employed). The mainline in College Park Drive is designed to function as a direct fill line to the tank. A groundwater well that would provide a back-up water supply, and laydown and storage area, have also been identified as optional facilities to be co-located on Parcel PR-97 with the tank and pump station.

The planned backbone recycled water distribution system is illustrated on Figure 9-2. This system is planned to supply all recycled water demands within the PRSP.

The PRSP's planned recycled water distribution system is a looped network on the east side of the Plan Area, which includes upsizing of the recycled water infrastructure to serve future demands in the Sunset Area to the north and east of the PRSP. Pipelines range in size from 6 to 30 inches and are primarily located in planned roadways. The west side of the Plan Area incorporates a single branched pipeline located in planned roadways with pipes extending to parcels planned to receive recycled water service. Pipelines on the west side range in size from 6 to 12 inches.

The City of Roseville is planned as the recycled water wholesaler to PCWA or Placer County, and one of these entities will serve as the recycled water retailer for the PRSP. All recycled water improvements are to be constructed to PCWA and/or Placer County standards using a phased approach. (Infrastructure improvements in the City of Roseville are to be constructed to Roseville's standards.) Detailed information about the PRSP's recycled water facilities and supplies, including technical analysis, is contained in the Placer Ranch Recycled Water Master Plan.

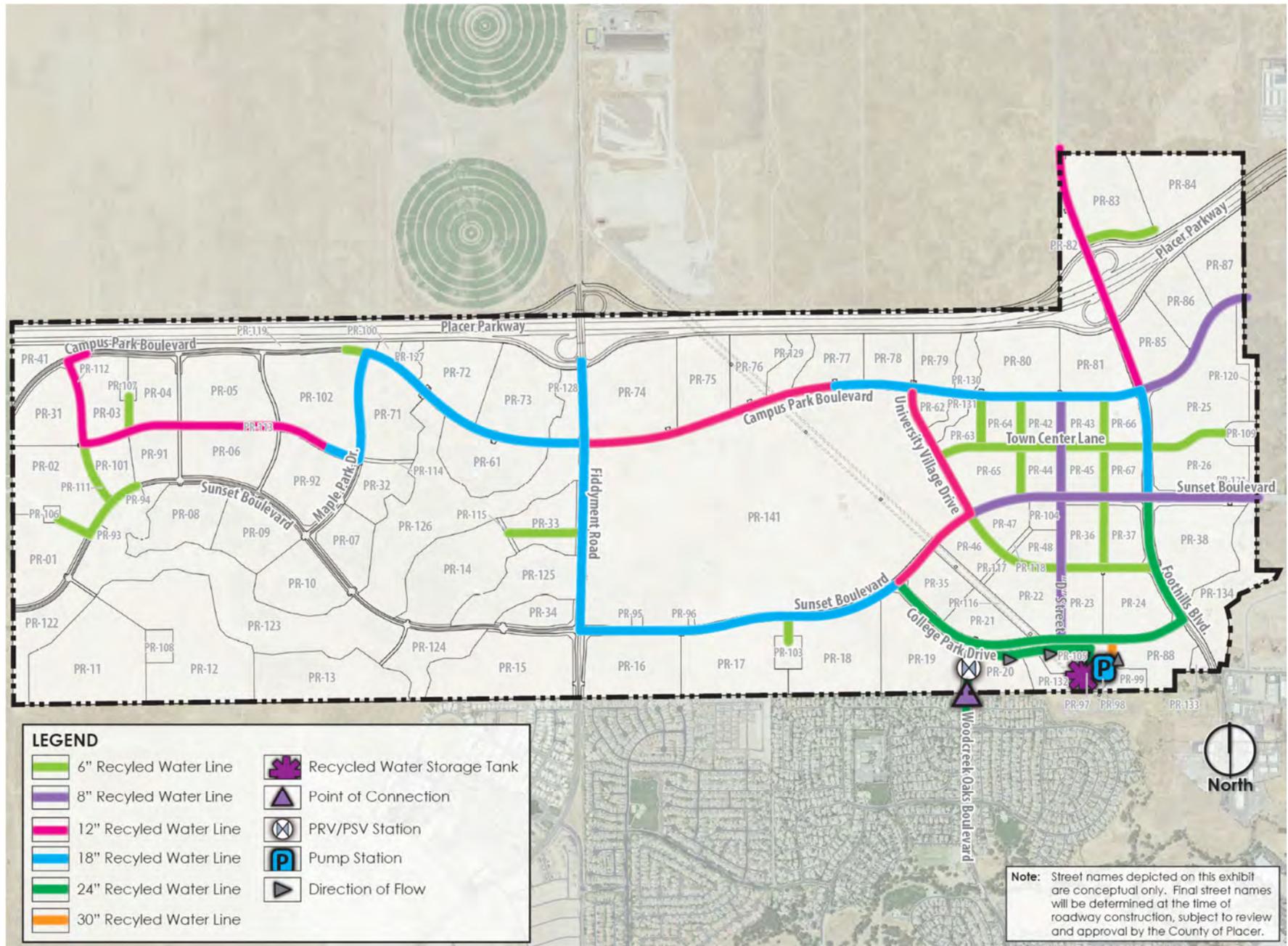


FIGURE 9-2: RECYCLED WATER INFRASTRUCTURE

## D. Wastewater

Placer Ranch's sanitary sewer service is provided by both Placer County and the South Placer Wastewater Authority (SPWA). Placer County is responsible for the collection and conveyance of wastewater in the Plan Area. The SPWA is responsible for treating the PRSP's wastewater at the Pleasant Grove Wastewater Treatment Plant (PGWWTP), which is operated by the City of Roseville. The PGWWTP is located approximately two miles southwest of Placer Ranch. At buildout, the PRSP is estimated to generate an average dry weather flow of approximately 1.99 million gallons per day (mgd).

The backbone wastewater collection system is shown on Figure 9-3 and consists of a network of pipes ranging in size from 6-inches to 27-inches in diameter. Wastewater generated by the PRSP will be directed into existing infrastructure located in Fiddymment Road where it will flow to the PGWWTP for treatment.

A Sanitary Sewer Master Plan has been prepared for the project, which evaluated two scenarios for the design backbone wastewater infrastructure: Scenario 1 and Scenario 2. In Scenario 1, the Plan Area has been divided into three sewer sheds; a western shed, a central shed, and an eastern shed. In Scenario 2, the central and eastern sheds were merged into one. However, because Scenario 1 provides greater flexibility for future project development phasing, it was used for the purposes of the wastewater section of this Specific Plan. For additional information and project design details, refer to the Placer Ranch Sanitary Sewer Master Plan on file with the County.

Of the Plan Area's three sheds, flows from the western shed will be conveyed by gravity to a lift station (on Parcel PR-94) along Sunset Boulevard, near the western edge of the Plan Area. From this lift station, flows will be pumped via a force main in Sunset Boulevard to a receiving manhole adjacent to parcel PR-15, at which point they will gravity flow to larger trunk lines in Fiddymment Road. In the central shed, flows will be conveyed by gravity in a westerly and southwesterly direction to Fiddymment Road.

All flows in the western and central sheds will gravity flow to the intersection of Fiddymment Road and Sunset Boulevard, and from this point will be conveyed via a 27-inch line in Fiddymment Road southward to the southern edge of the Plan Area. From this point, flows will continue to be conveyed by gravity to a sewer connection stub located in Angus Road

approximately 4,200-feet south of the Plan Area. From this connection point, flows will be conveyed to the existing Pleasant Grove 72-inch Regional Sewer Transmission pipeline located along the Pleasant Grove creek corridor.

Eastern shed flows will convey flows via gravity in a southerly direction to Foothills Boulevard, where connections will be made to existing sewer infrastructure located at the intersection of Nichols Drive and Duluth Avenue. These flows will utilize existing sewer pipelines that service the Roseville Power Plant 2 (on Parcel PR-98). These eastern flows will be conveyed to an existing, off-site 42-inch pipeline near the southern terminus of Cincinnati Avenue, where flows will be conveyed to the existing Pleasant Grove Regional Transmission line located along the Pleasant Grove creek corridor, south of the Plan Area.

All flows from the PRSP will be conveyed to the PGWWTP via the existing Pleasant Grove Regional Transmission pipeline. Sewer flows from offsite adjacent properties and the Sunset Area Plan have been accommodated for conveyance through the PRSP. Future stub-out connection points have been provided with the PRSP for development of adjacent off-site parcels in the future.

All sewer improvements will be consistent with the South Placer Regional Wastewater and Recycled Water Systems Evaluation and will be constructed to Placer County's standards using a phased approach. Detailed information about the PRSP's sanitary sewer system is contained in the Placer Ranch Sanitary Sewer Master Plan.

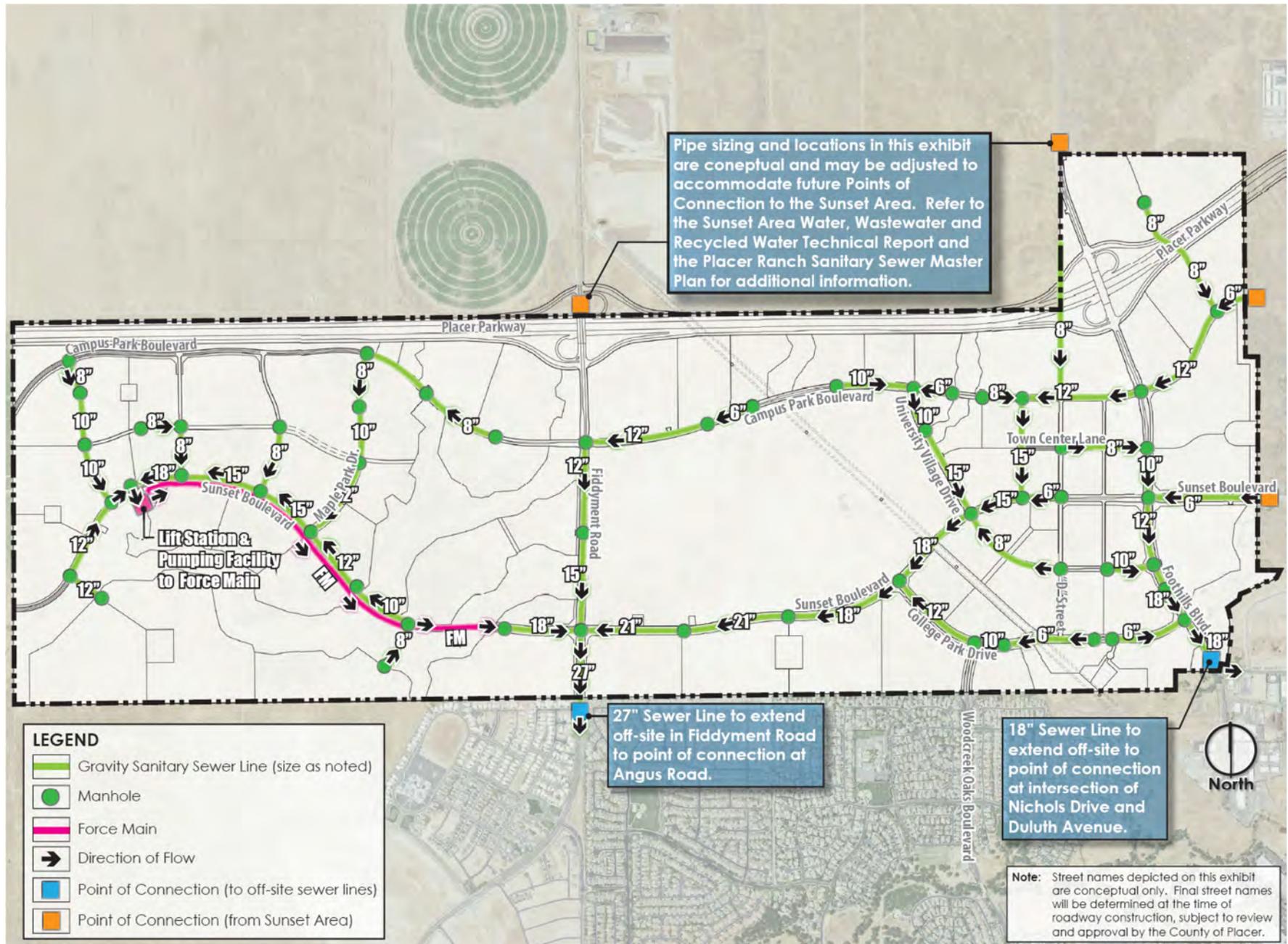


FIGURE 9-3: WASTEWATER INFRASTRUCTURE

## E. Water Conservation Measures

Water savings measures have been incorporated into Placer Ranch in order to reduce the Plan Area's total demand for both potable and/or recycled water. As a means to achieve the project's water conservation goals, the following measures are included:

- **Residential Turf Reductions** – In residential areas, this involves limiting the amount of turf in the front yards and using a greater percentage of low-water use plant species in lieu of turf. Typically, about 70% of a total residential front yard is assumed to consist of landscaping, with the remainder consisting of driveways, planters, or walkways. For the PRSP, limitations are to be placed on the landscaped portion of each front yard, allowing up to 42% of the total area to be turf, with the remaining landscaped area comprised of low water use plant species that use between 65-75% less water than an average lawn.
- **Turf Reductions in Non-Residential Parcels** – This involves limiting the use of turf on non-residential parcels. Where turf is incorporated into landscape design, it should be located in high-visibility areas and augmented by low-water-use plant species. To achieve the desired water conservation, the following criteria are to be implemented:
  - \* **Parks** – It is assumed that approximately 80% of a typical park's square footage consists of landscaping. Within the PRSP, the total cumulative land area of all parks is to incorporate a maximum of 60% turf, leaving approximately 20% for low water use plant species and 20% for hardscape and other non-landscaped features. Utilizing less than 60% turf is acceptable provided the park can adequately provide all planned amenities, as depicted on the conceptual park plans provided in the Placer Ranch Design Guidelines.
  - \* **Schools** – It is assumed that approximately 70% of a school site's square footage consist of turf. Within the PRSP, site design is to incorporate a maximum of 40% of site area for turf, leaving 30% for low water use plant species and 30% for buildings and other hardscape/non-landscaped features.
  - \* **Roadways** – It is assumed that approximately 15% of roadway corridors are comprised of landscaping. Within the PRSP, roadway corridor design is to incorporate a maximum of 5% of area for turf, leaving 10% for low water use plant species and 85% for roadway surface, sidewalks, and other non-landscaped features. It is assumed that Placer Parkway's landscape corridors will not be irrigated.

- **Smart/Centrally Controlled Irrigation Controllers** – Smart and centrally controlled irrigation controllers restrict irrigation to only the times and water application rates that are necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns and seasonal influences. For the PRSP, smart irrigation controllers are required for public and private landscaped parcels.
- **Recirculating Hot Water Systems** – A re-circulating hot water system consists of a pump installed on a residential hot water line system, reducing the time necessary to receive hot water at any hot water faucet. This type of system is required on all residential units in the Plan Area.
- **Model Water Efficient Landscape Ordinance (MWELO)** – This ordinance, adopted by the California Water Commission, applies to all projects adding 500 square feet or more of new landscaped area and/or modifying 2,500 square feet or more of existing landscaped area. The ordinance limits the 'Maximum Applied Water Allowance' for each property by setting the evapotranspiration (ET) adjustment factor to 0.55 for residential areas and 0.45 for commercial areas. The PRSP is subject to the requirements of the MWELO.

With full implementation of the water conservation measures outlined above, it is estimated that the PRSP's overall water demand will be reduced by approximately 16.0% (or approximately 699 acre-feet) per year.

## F. Drainage & Flood Control

### PRE-DEVELOPMENT CONDITIONS

The PRSP primarily lies within the Pleasant Grove watershed, with a small portion within in the Orchard Creek watershed. Both of these watersheds are part of the larger Natomas Cross Canal watershed of northwestern Placer County and southeastern Sutter County.

The majority of the Plan Area, via various tributaries and overland routes, contributes to University Creek southwest of the site, which drains through the site from the east to the southwest. University Creek is a tributary to Pleasant Grove Creek which drains to the Pleasant Grove Canal then on to the Natomas Cross Canal before entering the Sacramento River. Orchard Creek is a tributary to Auburn Ravine which drains to the East Side Canal then to Natomas Cross Canal before also entering the Sacramento River.

The southeast portion of the Plan Area drains to the Pleasant Grove Creek North Branch, which general flows from the north to the south alongside the eastern property line before discharging into the north main branch of Pleasant Grove Creek. The northeast quadrant of the site, located in the Orchard Creek watershed, generally drains to the north before joining the main branch of Orchard Creek and ultimately discharging to Auburn Ravine Creek. Information regarding the pre-development 100-year floodplain is contained in the Placer Ranch Storm Drainage Master Plan (SDMP).

### DRAINAGE AND FLOOD CONTROL IMPROVEMENTS

The PRSP's planned drainage improvements consist of a combination of conventional subsurface and surface drainage systems including construction of pipe conveyance systems, and construction of culverts at roadway and trail crossings of drainages. Stormwater is to be discharged through outfalls into open space corridors. Various stormwater quality measures are to be incorporated into the system design in order to minimize impacts to open space resources. Information regarding stormwater quality is described later in this section, which outlines the approach for implementing stormwater quality measures.

Flows for the 2-year 24-hour, 10-year 24-hour, 100-year 24-hour events are planned to be attenuated within the University Creek corridor using peak flow detention basins and the over bank flow areas. These areas

coincide with planned culvert crossings of the creek where crossings can be utilized to detain flows as needed for flood control. Although the 200-year 24-hour event will not be attenuated, these crossings have also been sized to allow this event to be conveyed without overtopping the roadways or flood the adjacent developable areas within the Plan Area. Areas that drain to Orchard Creek and the Pleasant Grove North Branch are planned to incorporate detention basins that attenuate flows larger than a 2-year event.

On-site drainage improvements are designed to the 10-year, 24-hour hydraulic grade line requirements as well as the allowable street inundation for a 100-year, 24-hour event, consistent with the standards in the Placer County Flood Control and Water Conservation District Stormwater Management Manual. During these storm events, arterial streets are designed such that all travel lanes remain clear, and collector streets are designed such that the center 12-feet of the road remains free of storm water. In both cases, the overland flows remain within the County's rights-of-ways.

Due to potential flooding in the lower portion of Natomas Cross Canal watershed, retention in excess of the existing runoff volume is required for the 100-year, 8-day event for all upstream development. To mitigate the volumetric impacts during these events, stormwater retention may occur at an on-site location or at an off-site location such as the City of Roseville Pleasant Grove/Curry Creek Regional Retention Basin (formerly known as Reason Farms), which is located west of the PRSP along the Pleasant Grove Creek corridor. Information regarding the post-development 100-year floodplain is contained in the SDMP.

As the Plan Area lies in the most upstream area of both Pleasant Grove Creek and Orchard Creek watersheds, Senate Bill 5, the Urban Level of Flood Protection (ULOP) does not apply. ULOP requires that several location criteria all be met in order to require the ULOP regulations. The Plan Area, including off-site upstream contributing area, has less than the required watershed of 10 square miles (6,400 acres) contributing to University Creek, tributaries of Orchard Creek, and Pleasant Grove Creek. Since the Plan Area does not meet the criteria of ULOP, the 100-year inundation standards will continue to apply.

The PRSP's planned stormwater drainage system is illustrated on Figure 9-4, which also shows the planned number and location of drainage outfalls. The backbone stormwater plans are conceptual and are based on the best information available at the time of Specific Plan approval. The location

of stormwater facilities is subject to refinement during the subdivision map and improvement plan approvals, as well as State/Federal permitting requirements.

Additional information regarding the PRSP's stormwater drainage system is contained in the Placer Ranch Storm Drainage Master Plan.

## STORMWATER QUALITY

Stormwater management is a required element of any new development project in Placer County. As development occurs, stormwater management measures are to be implemented in a manner that cumulatively fulfill the requirements of the County's National Pollutant Discharge Elimination System (NPDES) Phase II Permit, as issued by the State Water Resources Control Board. This is intended to minimize the effects of urban stormwater runoff on the natural open space areas, including wetland areas and principal drainage corridors.

Implementation includes two components: Stormwater management during construction and post-construction stormwater management.

### Active Construction Stormwater Management

For active construction projects, a Storm Water Pollution Prevention Plan (SWPPP) is required to manage the release of on-site stormwater runoff. It addresses how stormwater from a construction site is managed and treated prior to being discharged from the site. The use of Best Management Practices (BMPs) during the construction process generally incorporates erosion and sediment controls. These BMPs typically include measures such as applying straw mulch to disturbed areas, the use of fiber rolls and silt fences, sedimentation basins, drain inlet protection, stabilized construction accesses, and material management. For construction activity in the PRSP, the SWPPP is administered by Placer County.



### Post Construction Stormwater Management

To manage stormwater quality and reduce post-development stormwater flows, development in the PRSP is to utilize various Low Impact Development (LID) strategies. These strategies remove pollutants from runoff, attenuate peak flows, and reduce runoff volume. The PRSP's LID measures include options for impervious area disconnection, tree planting, vegetated swales, and if needed, soil amendments.

All LID measures are designed to the specifications outlined in the West Placer Storm Water Quality Design Manual (WPSWQDM). Although the WPSWQDM does not include BMPs that are implemented during active construction projects, it provides a comprehensive, long-term approach for managing stormwater generated by new development projects by identifying various planning tools and requirements that collectively reduce peak flows and pollution from urban runoff.



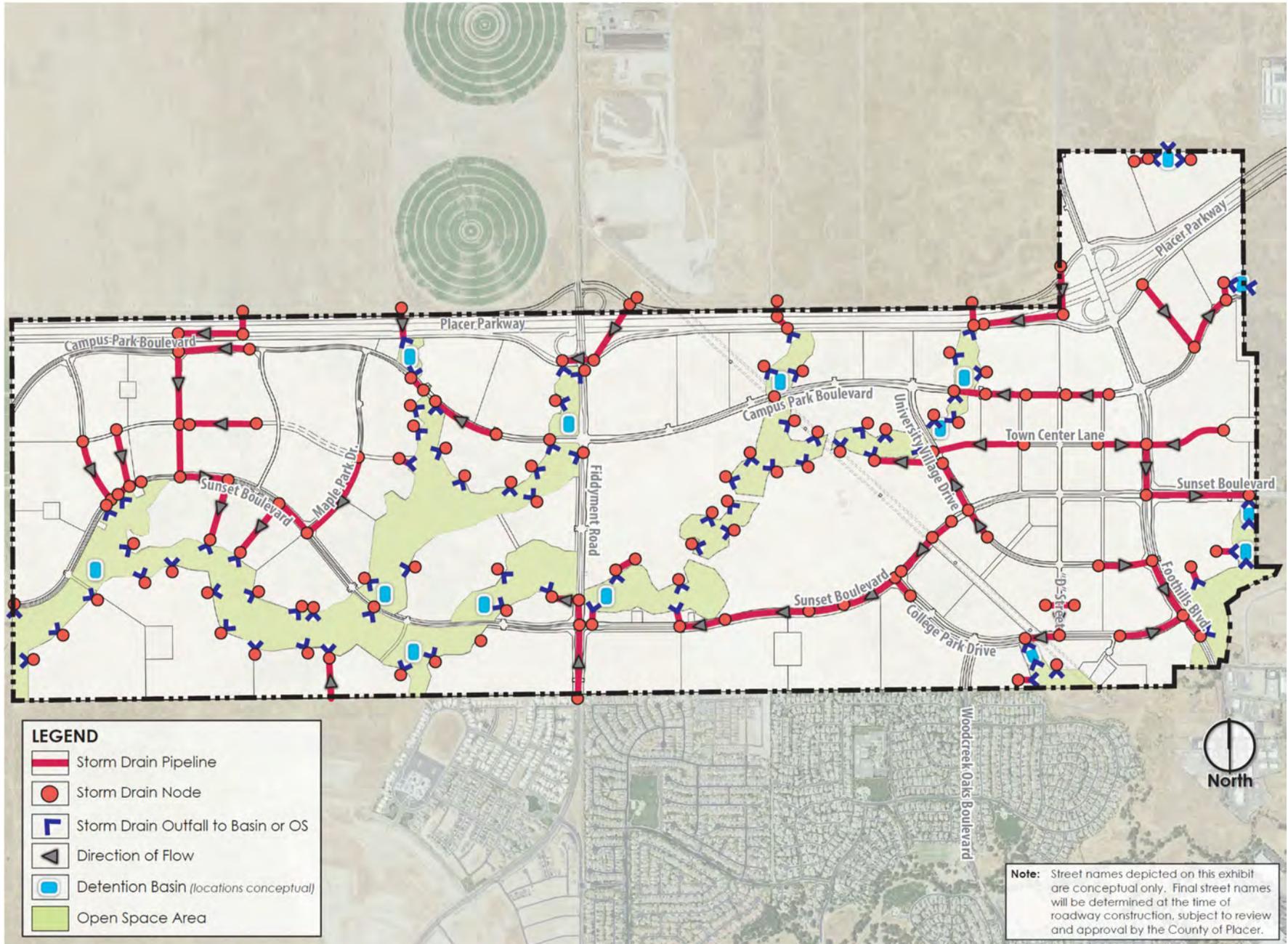


FIGURE 9-4: STORMWATER DRAINAGE INFRASTRUCTURE

The WPSWQDM includes three components for stormwater management:

- **Source Control Measures** – These are intended to keep pollutants from mixing with stormwater runoff and making their way to a storm drain system or natural drainage area. Examples include installing an efficient irrigation system to prevent overspray and runoff, covering trash enclosures, installing storm drain inlet markings/signage, and incorporating unique site design features (covers, paving, etc.) for outdoor loading areas, work areas, and waste management areas.
- **Site Design Measures** – These are intended to treat and reduce the amount of urban runoff being conveyed off of a developed site by incorporating design measures that increase a site’s perviousness. The goal is to allow stormwater to be infiltrated, filtered, stored, or detained on site to the best extent possible. Examples include the use of rooftop and impervious area disconnection, tree planting and preservation, vegetated swales, soil quality improvement and maintenance, and similar measures that can be integrated into a project’s landscaping.
- **Treatment and Baseline Hydromodification Management** – These are intended to manage the remaining portion of the runoff after implementation of site design measures. These are typically engineered technologies, which can be constructed at a small scale to serve individual development projects or at a large scale to serve multiple projects. Examples include bioretention facilities, media filters, and tree box filters.

The PRSP Storm Drainage Master Plan is designed to comply with Placer County’s regulations for stormwater management, which includes compliance with the West Placer Storm Water Quality Design Manual. As development occurs, stormwater management measures are to be implemented in a manner that cumulatively fulfills the requirements of the County’s NPDES Phase II Permit, as issued by the State Water Resources Control Board. This is intended to minimize the effects of urban stormwater runoff on the natural open space areas, including wetland areas and principal drainage corridors. Additional information regarding the PRSP’s stormwater quality is contained in the Placer Ranch Storm Drainage Master Plan.

## G. Energy

### ELECTRIC SERVICE

Electricity service for Placer Ranch is provided by Pacific Gas and Electric (PG&E). The PRSP’s peak electric demand at full buildout of the Plan Area is estimated to be 80.3 megavolt amperes (MVA). Planned electric facilities consist of 600 amp main-line backbone feeder circuits extending throughout the major roads, and smaller local circuits extending from them and running through the neighborhoods. The feeder mains and local circuits are to be extended to individual parcels in conjunction with roadway improvements.

Though the PRSP will initially be served by substations located offsite, PG&E anticipates that a new 135 MVA substation will be needed in the Plan Area prior to full buildout of the community. At such time that it is determined that a substation is needed, a site has been reserved for PG&E near the 230 kV transmission line along the southern edge of the Plan Area.

While not a component of the PRSP’s backbone electric infrastructure, Roseville Power Plant 2 (RPP2) is located on a 1.79-acre site in the southeastern corner of the Plan Area. RPP2 is an electric peaking facility that is owned and operated by the City of Roseville, which is tied to Roseville Electric’s backbone system. As noted on the land use plan, similar public utilities are located adjacent to RPP2, including sites for a substation and recycled water tank. These sites will ultimately be enclosed with walls to provide security and a visual buffer, as noted in PRDS Section 9.

Street lighting in the Plan Area, constructed to Placer County’s standards, is to be provided along all public streets as part of the roadway frontage improvements. The location of backbone electric infrastructure facilities, including a site for PG&E’s substation, is shown on Figure 9-5.

### NATURAL GAS

PG&E is the service provider of natural gas in the Plan Area. At full buildout, the PRSP’s peak demand for natural gas is estimated to be 703 thousand cubic feet per hour (MCFH). Service will be provided from existing infrastructure adjacent to the Plan Area, and PG&E’s existing facilities can accommodate the increased demand generated by the PRSP. Gas distribution mains will be extended through the Plan Area in conjunction with roadway improvements, with mains or services extended to individual parcels as each develops.

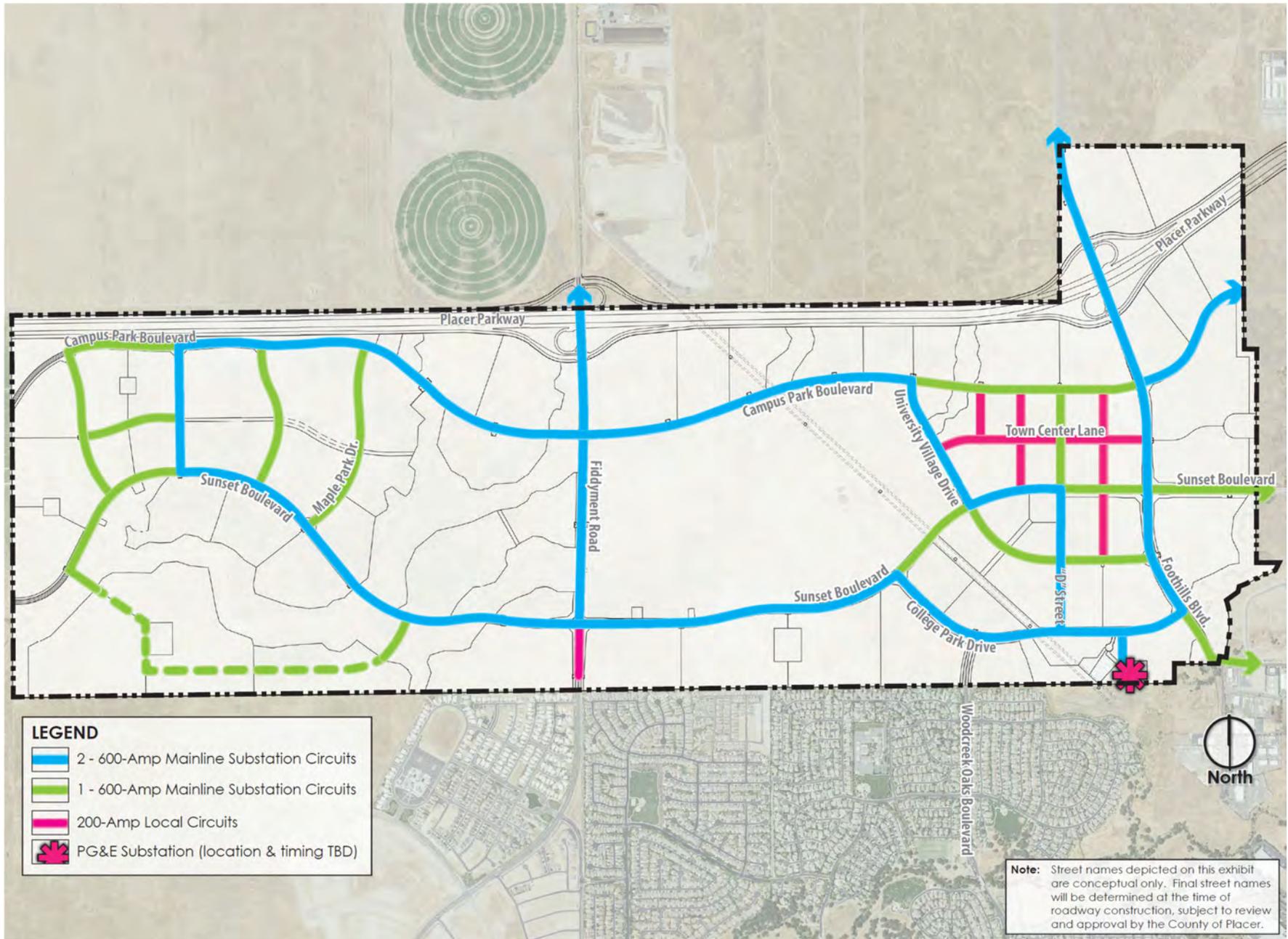


FIGURE 9-5: ELECTRIC INFRASTRUCTURE

## H. Voice & Data Communications

The PRSP is within the service areas of AT&T and Wave Broadband for voice and data communication services. In addition, Comcast and Consolidated Communications have facilities immediately adjacent to the PRSP and have plans to serve the Plan Area. Together, these providers offer voice, video, and data communication services. This includes land-line telephone service, voice over internet protocol (VOIP) telephone service, mobile telephone service, cable television service, and high-speed data line (internet) service.

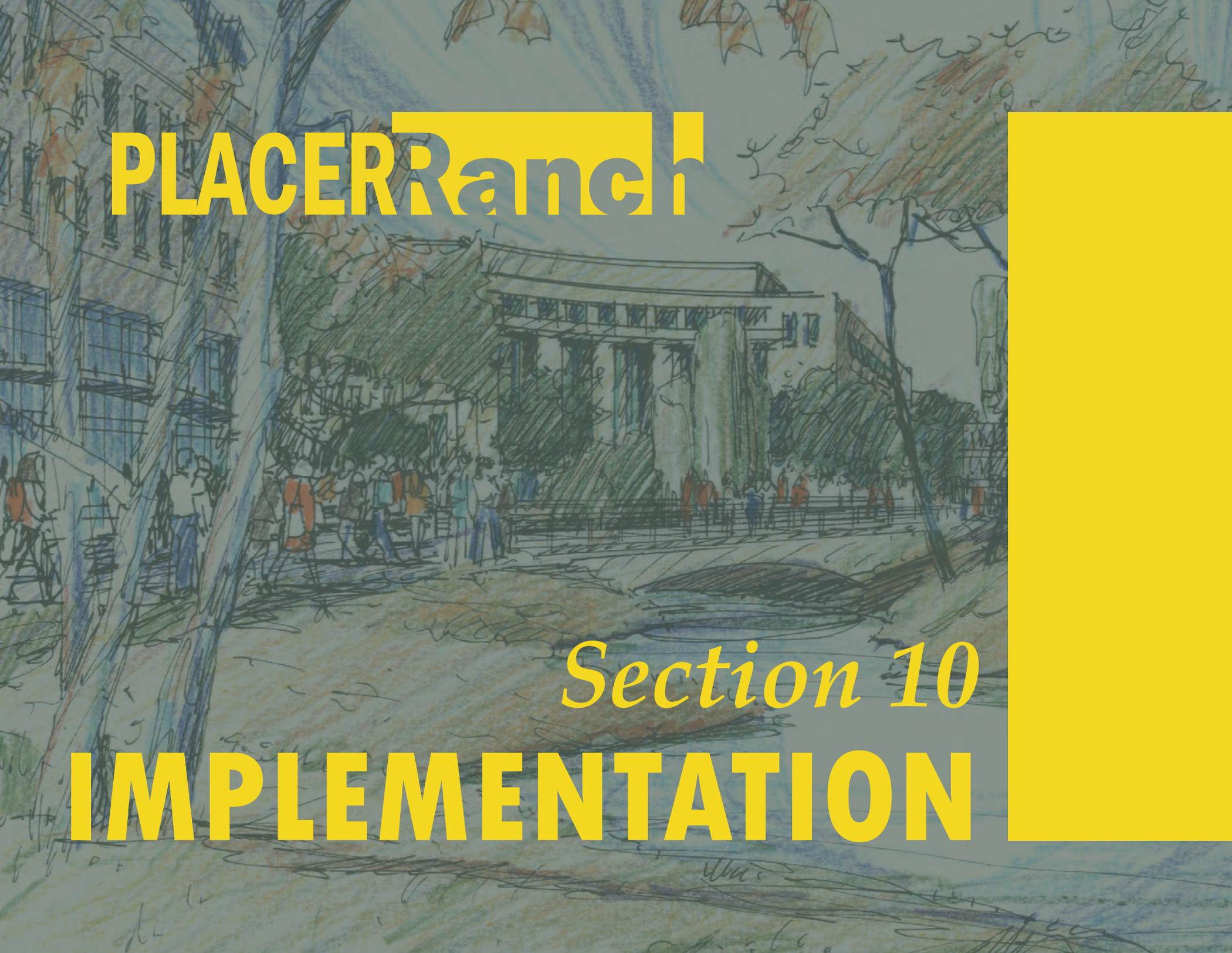
As project development occurs, distribution lines will be extended from existing infrastructure to individual parcels in conjunction with roadway improvements. All new telecommunication lines are to be installed underground.

Through the preparation of utility improvement plans, various providers will review delivery of telephone, cable television, and high speed data line services to individual projects in the Plan Area once applications for service are received.

## I. Solid Waste

The PRSP is anticipated to generate short-term construction debris and long-term solid waste. Solid waste disposal services are provided by Recology Auburn Placer, a private collection firm. Solid waste is collected and delivered to the Western Regional Sanitary Landfill (WRSL), located approximately one mile north of the Plan Area at the intersection of Fiddymont Road and Athens Road. The Class II/III facility is owned by the Western Placer Waste Management Authority (Authority), which is comprised of Placer County and the cities of Lincoln, Roseville, and Rocklin.

The Authority owns a Material Recovery Facility (MRF) that is located on the same site as the WRSL. The MRF receives, separates, processes, and markets recyclable materials removed from the waste stream. Residual waste is transferred to the WRSL for disposal. Based on the permitted configuration and projected growth rates in the region, the WRSL has capacity through the year 2058. The County anticipates additional expansion of the WRSL due to the projected growth in western Placer County.



# PLACER Ranch

*Section 10*

# IMPLEMENTATION

COUNTY  
OF

**Placer**



**Placer Ranch**

# 10 implementation

- A. Implementation Overview
- B. Regulatory Authority & Severability
- C. Relationship to County Plans
- D. Specific Plan Companion Documents
- E. Related Documents
- F. Conceptual Infrastructure Phasing Plan
- G. Financing & Maint. of Public Improvements
- H. Subsequent Entitlements and Approvals
- I. Interpretations, Mods & Amendments
- J. Residential Unit Transfers

# 10 implementation

## A. Implementation Overview

A Specific Plan is a regulatory document that is used to implement the Placer County General Plan through the development of policies, programs, and regulations that provide an intermediate level of detail between the General Plan/Sunset Area Plan and individual development projects. The Placer Ranch Specific Plan (PRSP) is the primary land use, policy, and regulatory document used to guide long-term development.

Implementation of the PRSP is intended to result in the systematic and orderly development of the Plan Area, consistent with the overarching vision for the project. To achieve this intent, this Specific Plan establishes a development framework for land use, circulation, utilities and services, resource protection, and implementation, which are outlined in the prior sections. It also includes a conceptual program for the phasing of infrastructure to support development, financing and construction of public improvements, review of individual development projects, transfer of residential units, and process for Specific Plan amendments/minor modifications. All subsequent development projects and related activities are required to be consistent with the PRSP.

## B. Regulatory Authority & Severability

Placer County is authorized to adopt this Specific Plan pursuant to the provisions of California Planning and Land Use Law (Title 7, Chapter 3, Article 8 [Sections 65450 – 65457] (Planning and Zoning Law) of the California Government Code and of Section 17.58.200 of the Placer County Zoning Ordinance. More specifically, Government Code Section 65451 requires that a Specific Plan include a program of implementation measures necessary to carry out its proposed land uses, infrastructure, development standards, and criteria.

Implementation of the PRSP is to be administered by Placer County. As a mechanism for the implementation of the goals and policies of the General Plan, State law stipulates that a Specific Plan can only be adopted or amended if it is consistent with the jurisdiction's adopted General Plan. This Specific Plan is consistent with the policies of the Placer County General Plan, Sunset Area Plan, as well as other applicable State and local regulations.

In the event that any regulation, condition, program or portion of this Specific Plan is held invalid or unconstitutional by a California or Federal court or other jurisdictions, such portions shall be deemed separate, distinct and independent provisions and the validity of such provisions shall not affect the validity of the remaining provisions thereof.

In such an event, the Planning Director may determine if an amendment to the Specific Plan is required to replace the stricken provision with an alternative regulation, condition, program or portion of the Specific Plan in order to maintain consistency of the Specific Plan with the General Plan goals and policies and to maintain internal consistency with the remaining Specific Plan goals, policies and/or regulations.

## C. Relationship to County Plans

### GENERAL PLAN

The Placer County General Plan serves as the long-term policy guide for the physical and economic development of the County. The County's core values are the foundation of the General Plan and the underlying basis for its vision and direction.

The PRSP implements the goals and policies of the General Plan and augments these goals and policies by providing specific direction to reflect conditions unique to the Plan Area. At the time of Specific Plan approval, the General Plan and incorporated documents were amended to reflect Placer Ranch's land uses and development program. The PRSP is consistent with the General Plan and incorporated documents as amended.

### SUNSET AREA PLAN

Placer Ranch is located within the boundaries of the Sunset Area Plan (SAP), a defined Community Plan area in the Placer County General Plan. A Community Plan is a regulatory document that implements the goals, policies, and programs of a General Plan, and the SAP is one of several community plans that is used to guide development activity in the County. Placer Ranch's development plan is consistent with the goals and policies of the SAP, however in instances where the SAP's provisions differ from those in the PRSP, the PRSP's regulations prevail. This means that Placer Ranch's development plan, and associated standards and guidelines, supersede, replace, and take precedence over conflicting County standards governing

the PRSP. As an adopted comprehensive Specific Plan with Development Standards and Design Guidelines, the PRSP implements the General Plan and SAP by providing specific details facilitate the Plan Area's long-term development, as required by State law.

## PLACER COUNTY CODE

The Placer County Code is one of the primary tools for implementing the General Plan. For new developments, the Code's key components are the Zoning Ordinance, Subdivision Ordinance, Building and Development Ordinance, and Environmental Review Ordinance, which are used in tandem with this Specific Plan to implement the development program. As noted below, Placer Ranch includes adopted Development Standards that function as the Plan Area's zoning code. It provides the key regulations necessary to regulate the PRSP's buildout, however in instances where the Development Standards are silent, the regulations contained in the Placer County Zoning Ordinance shall apply.

## SPECIFIC PLAN AREA ZONING

The zoning of the Placer Ranch Specific Plan is SPL-PRSP. The SPL- prefix is the County's Specific Plan zone district that is applied to all Specific Plan projects. For the PRSP, the SPL district is combined with the Placer Ranch Specific Plan to function as the zoning text and map for the PRSP.

### D. Specific Plan Companion Documents

Two companion documents are to be used in tandem with the Placer Ranch Specific Plan in order to review development projects as the Plan Area builds out. These include the Placer Ranch Development Standards (PRDS) and the Placer Ranch Design Guidelines (PRDG).

## DEVELOPMENT STANDARDS

The Placer Ranch Development Standards have been adopted by ordinance. This document implements the Sunset Area Plan Corridor Design Standards & Guidelines and augments both this Specific Plan and the Placer County Zoning Ordinance by providing specific regulations for the development of individual projects within the Plan Area.

The PRDS document functions as the PRSP's zoning code, and as such, it establishes the permitted uses and development standards for the various land uses shown on the development plan. Rather than rely solely on the County's Zoning Ordinance, the PRDS document is custom-tailored to Placer Ranch in order to ensure that development projects are implemented consistently and in a manner that achieves the vision described in Section 3.

The PRDS includes custom-tailored permitted uses, development standards, and other regulations for the Plan Area in order to allow for the expected development patterns. As such, the zoning regulations provided in the Placer Ranch Development Standards supersede the Placer County Code's Zoning regulations and applicable provisions in the SAP. Additionally, where a standard is not provided in the PRDS, the standards contained in the Placer County Zoning Ordinance, Placer County Code, and/or Land Development Manual shall apply.

When evaluating development projects, where the PRSP Development Standards are silent, the County's Zoning Code prevails. It is also recognized that the PRDS implements the SAP Corridor Design Standards & Guidelines, however in instances where the SAP's provisions differ from those in the PRDS, the PRDS's regulations prevail. This means that Placer Ranch's standards supersede, replace, and take precedence over conflicting County standards governing the PRSP. Development projects are required to comply with the Placer Ranch Development Standards.

## DESIGN GUIDELINES

The Placer Ranch Design Guidelines have been adopted by resolution. This document augments the Specific Plan by providing additional detail regarding the design, review, and approval of individual projects within the Plan Area. Elements addressed include landscape architecture, entry features and signage, parks and paseos, residential architecture and subdivision design, and the Town Center. The PRDG implements the Sunset Area Plan Corridor Design Standards & Guidelines, however in instances where the SAP's provisions differ from those in the PRDG, the PRDG's guidelines prevail. This means that Placer Ranch's design guidelines supersede, replace, and take precedence over conflicting County guidelines governing the PRSP. Development projects are required to comply with the Placer Ranch Design Guidelines.

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## E. Related Documents

The Placer Ranch Specific Plan, Development Standards, and Design Guidelines are implemented by Placer County with several supporting documents. This includes a Development Agreement, Financing Plan, Large Lot Subdivision Map, and Environmental Impact Report, including a Mitigation Monitoring and Reporting Plan. These documents are used to help implement the Specific Plan to ensure full implementation of the General Plan's goals and policies.

### DEVELOPMENT AGREEMENT

Prior to development within the Plan Area, Placer Ranch's ownership entity is required to execute a Development Agreement with Placer County in order to vest development rights. The development agreement is approved by the County in accordance with applicable State and local codes, and as such, functions as a legal and binding contract between Placer County, the property owner(s), and any successors-in-interest. The Placer Ranch Development Agreement outlines specific development rights, establishes obligations for infrastructure improvements and land dedications, secures the timing and methods for financing improvements, and specifies other performance obligations for development of the PRSP.

### FINANCING PLAN

A Financing Plan has been prepared for the Placer Ranch Specific Plan and it is hereby incorporated by reference. The PRSP Financing Plan outlines the cost for all backbone infrastructure needed to serve the different development phases and includes a plan, with funding mechanisms, to construct the Plan Area's public facilities. For specific details on the financing strategy, please refer to the Placer Ranch Financing Plan, on file with Placer County.

### LARGE LOT SUBDIVISION MAP

A Large Lot Tentative Subdivision Map has been prepared for the properties comprising the Plan Area. It depicts the tentative parcel boundaries resulting from subdivision of the property, which corresponds with the land use plan illustrated in PRSP Section 4. The Map also provides a legal description of the property and includes associated land use data, roadway alignments, street sections, and legal notes. The Placer Ranch

Large Lot Tentative Subdivision Map is on file with the Placer County Planning Services Division.

## ENVIRONMENTAL IMPACT REPORT

An Environmental Impact Report (EIR) was certified concurrent with approval of the PRSP. The EIR, prepared in accordance with the California Environmental Quality Act (CEQA), examines the potential direct and indirect environmental effects associated with development of the PRSP and identifies appropriate mitigation measures to reduce impacts determined to be significant. The EIR analyzes the PRSP at a project level, and serves as the base environmental document for purposes of evaluating subsequent entitlements and development projects within the Plan Area.

## F. Conceptual Infrastructure Phasing Plan

The PRSP provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. A series of infrastructure construction phases are anticipated as the community builds out over time. A conceptual plan for infrastructure phasing boundaries is shown on Figure 10-1.

The conceptual infrastructure phasing plan is structured such that infrastructure improvements in each phase can support its respective development in compliance with County policies and standards, and that the development in each phase can support the costs of the required improvements. Infrastructure phases identified in the phasing plan may be modified at the discretion of the County, subject to criteria established in the Placer Ranch Development Agreement.

The infrastructure requirements for each phase of development include all on-site backbone infrastructure and off-site facilities necessary for the build out of each phase. These include roadways, sewer, water, recycled water, storm drainage, dry utility, schools, parks, and other facilities and improvements. All in-tract sewer, storm drain, water, dry utilities, and recycled water (if applicable) are to be installed as part of local project improvements.

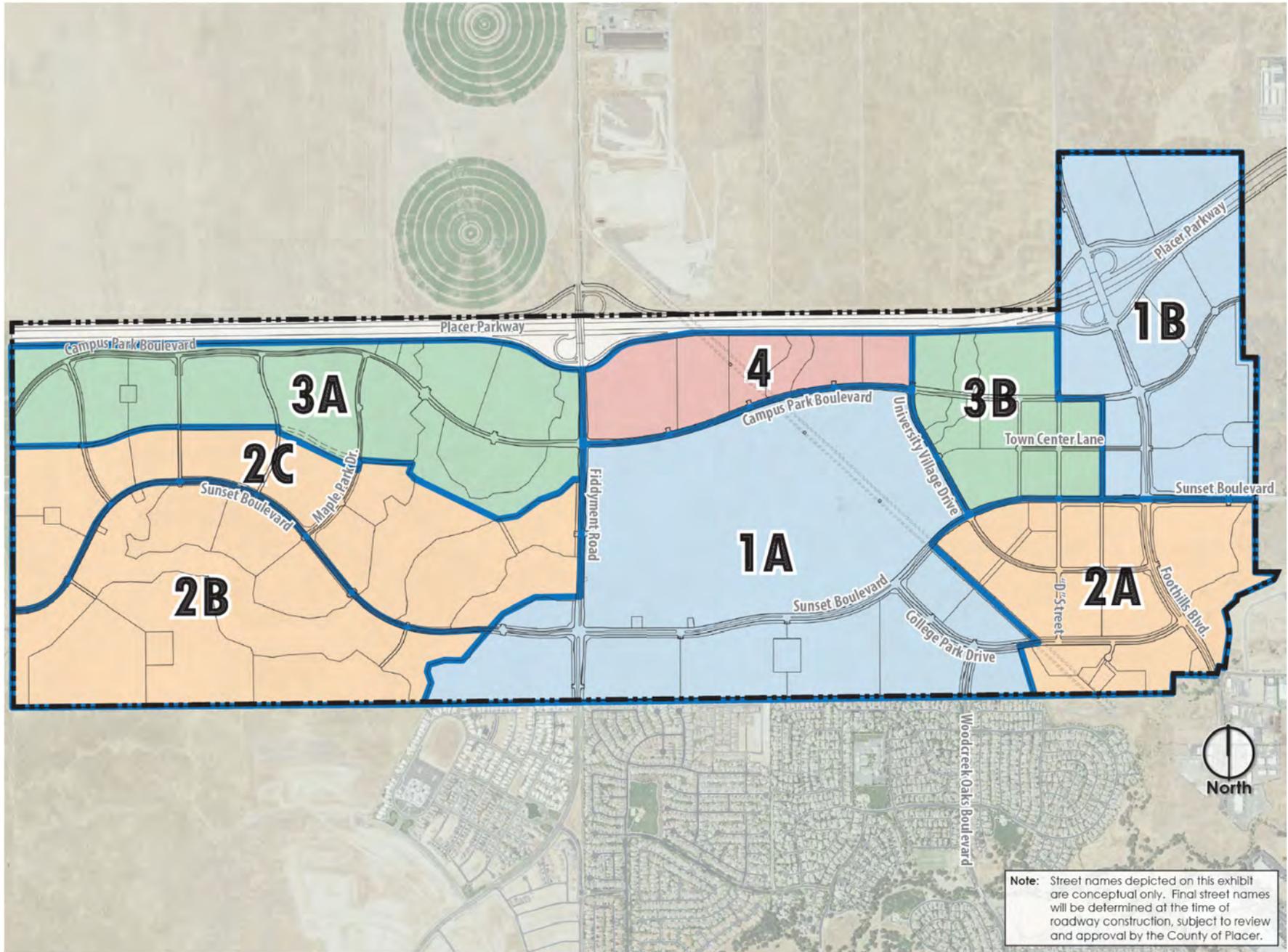


FIGURE 10-1: CONCEPTUAL INFRASTRUCTURE PHASING PLAN

# 10 implementation

## G. Financing & Maintenance of Public Improvements

Construction of public improvements and ongoing maintenance of public facilities is to be funded through a variety of mechanisms including County Service Areas (CSAs), Community Facilities Districts (CFDs), County impact fees, school impact fees, developer financing, and other methods. Several financing mechanisms may be used to construct public facilities, which are summarized on Table 10-1 and described in general terms below. For specific details on the funding strategy and ongoing maintenance funding, refer to the Placer Ranch Financing Plan and Development Agreement.

### FINANCING OPTIONS

Descriptions of the various financing options for Placer Ranch are noted below:

→ **Developer Financing:** Direct developer/ merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing, and for in-tract subdivision improvements. This funding source may also be used for improvements not included in existing fee programs or through a CFD. Some of the improvements to be funded through developer funding/private capital may be subject to, where appropriate, reimbursement agreements with the County or other applicable entity.

Developers may either receive fee credits or reimbursements for

advancing eligible projects based on the reimbursement structure described in the Development Agreement. Developer funding will finance costs associated with in-tract infrastructure such as neighborhood roadways, street frontage improvements including landscaping, lighting, local water distribution lines, sewer collectors and laterals, storm drains and stormwater quality facilities.

→ **Community Facilities District:** A Community Facilities District (CFD) is a financing mechanism by which a special tax is levied over a geographic area (district) to fund facilities, improvements, and/or services that benefit properties within the district. The regulatory authority to establish a CFD comes from the 1982 Mello-Roos Community Facilities Act, whereby a county can establish a CFD and use the proceeds of a special tax to fund various facilities and services. One or more CFD's may be established to fund the construction and/or

TABLE 10-1: PUBLIC IMPROVEMENTS FINANCING

Improvement/Facility	Financing Options	Maintenance Provider	Maintenance Funding
<b>Roads/Landscape in H.E.</b>	CFD/ Developer Financing	Placer County	CSA/CFD
<b>Landscape Corridors*</b>	CFD/ Developer Financing	Placer County	CSA/CFD*
<b>Storm Drain Infrastructure</b>	CFD/ Developer Financing	Placer County	CSA/CFD
<b>Water Infrastructure</b>	CFD/ Developer Financing	PCWA	PCWA Fee
<b>Sewer Infrastructure</b>	CFD/ Developer Financing	Placer County	CSA
<b>Recycled Water Infrastructure</b>	CFD/ Developer Financing	Placer County/PCWA	CSA/PCWA Fee
<b>Electric Facilities</b>	CFD/ Developer Financing	PG&E/ Pioneer Energy	User Fees
<b>Parks &amp; Paseos</b>	CFD	Placer County	CSA/CFD
<b>Class I Trails &amp; Class I Corridor Trails</b>	Fees/ CFD/ Developer Financing	Placer County	CSA/CFD
<b>Open Space Preserves</b>	CFD/ Developer Financing	Third Party Manager	Endowment/CFD
<b>Open Space Amenities</b>	CFD/ Developer Financing	Placer County	CSA/CFD
<b>Fire Facilities</b>	Fire/ Public Facilities Fee	Placer County Fire	CFD2012-1 (Sunset Fire/ES)
<b>Schools</b>	Impact Fees/ State Funding	Local School Districts	Property Taxes
<b>Other County Facilities</b>	County-Wide Facilities Fee	Placer County	CSA

\* County-maintained landscape corridors require a funding source to prior to acceptance. Details regarding obligations and funding sources for ongoing maintenance of landscape corridors are outlined in the Development Agreement.



acquisition of backbone infrastructure and facilities that serve Placer Ranch. In addition, a separate CFD for Services may be established for maintenance of certain facilities that provide special benefit to Placer Ranch. Such facilities may include roads, landscape corridors and medians, open space preserves, bike paths, detention facilities, neighborhood parks, or other community feature with a public benefit. In addition, the CFD for Services may be used to fund governmental services that directly benefit residents of Placer Ranch, including sheriff, fire, and other governmental services. Establishment of any CFD for infrastructure or services is subject to conformance to the Placer County Bond Screening Committee Rules and Procedures.

- **Town Center Parking Assessment District:** A Town Center Parking Assessment District may be established by the County to accommodate Town Center parking needs.
- **Town Center Special Assessment District:** A Town Center Special Assessment District may be established by the County to fund community needs such as street and sidewalk cleaning and maintenance, street furniture, trash enclosures, bicycle racks, etc.
- **Public Agency Impact Fees:** Placer County and other public agencies have various development impact fees to finance capital improvements. The fee structure requires the payment of fees prior to issuance of a building permit. These fees include, but are not limited to, the following:
  - \* County Public Facilities Fee
  - \* Traffic Mitigation Fees (from all applicable public agencies)
  - \* Regional Traffic Mitigation Fees (SPRTA Fee)
  - \* Dry Creek Watershed Drainage Fee
  - \* Placer County Fire Facilities Impact Fee
  - \* Placer County Water Agency Fees
- **School Impact Fees:** The school districts within the Plan Area have established fees, in accordance with Section 17620 of the California Education Code, to be used to construct school facilities. Pursuant to Section 65995 of the California Government Code, these school impact fees will be collected by the school district prior to issuance of a building permit.

- **User Fees and Project Specific Fees:** Other fee programs may be established to fund improvements within Placer Ranch. These fees are specific to the Plan Area, payable at building permit, and could include a roadway fee, air quality mitigation fee, open space fee, park and trail fee, or other fee as outlined in the Placer Ranch Development Agreement.

Other financing mechanisms may be utilized, including creation of private districts or associations to fund construction of facilities within Placer Ranch. The PRSP's financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance, and other financing and improvement-related obligations are detailed in the Placer Ranch Development Agreement.

## MAINTENANCE FUNDING OPTIONS

Maintenance providers and funding sources for the PRSP's facilities are listed in Table 10-1. These funding sources are described below:

- **County Service Areas:** One or more County Service Area (CSA) Zone(s) of Benefit will be created and assessments will be established to fund on-going maintenance of public improvements. CSA Zones of Benefit may fund maintenance of improvements such as streets, street lighting, parks, trails, fire, and emergency services and sewer maintenance. County Service Area 28 has been established for Placer Ranch with zones of benefits for various services.
- **CFD for Services:** Community Facilities Districts (CFDs) may be established to help fund ongoing maintenance of public improvements in Placer Ranch. This funding source may be used for park and paseo maintenance, landscape maintenance, emergency services, and other improvements as allowed by law and subject to the rules and procedures of the Placer County Bond Screening Committee. The CFDs for services would be an alternative to County Service Areas.
- **Homeowners' Associations:** Homeowners' Associations (HOAs) may be used to fund maintenance of private facilities. HOAs may only be used for operations and maintenance of facilities in common areas. HOA's could be formed in two types of entities: 1) A Master HOA that would own and maintain facilities over several neighborhoods; and/or 2) An Individual HOA for a residential neighborhood(s) that would own and/or maintain internal roads, landscaping, and improvements specific to its neighborhood.

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## H. Subsequent Entitlements and Approvals

### COUNTY REVIEW REQUIREMENTS

Individual development projects within the PRSP are subject to review and approval of subsequent permits and entitlements by Placer County (subdivision review, design review, conditional use permits, variances, and/or other permits). Application and processing requirements shall be in accordance with the Placer County Code, unless otherwise augmented or modified by this Specific Plan.

All subsequent development projects, public improvements, and other activities shall be consistent with this Specific Plan, Development Standards, and Design Guidelines, the Placer Ranch Development Agreement, and applicable Placer County policies, requirements, and standards. In acting to approve a subsequent project or permit, the County may impose conditions as are reasonably necessary to ensure that the project is in compliance with the PRSP and all then applicable plans and regulations.

#### Subsequent Development Process Workflow

The County's review process for subsequent development projects varies depending on the type of entitlement sought. For single-family residential projects, an application for a Small Lot Tentative Subdivision Map is required. For multi-family attached residential projects or non-residential projects, concurrent applications for a Tentative Map and Design Review are required. These types of entitlements may be processed concurrently with County review and approval of Final Maps for Large Lot parcels, Improvements Plans for backbone infrastructure, and/or Improvement Plans for in-tract village improvements. Figure 10-2 diagrammatically illustrates the concept for a subsequent development process workflow, including overlapping timelines for concurrent processing of related entitlements.

#### Development Plan Review

The Placer County Development Review Committee (DRC) is responsible for determining the consistency of any development proposal with the PRSP, then forming a recommendation to the decision making body. Based on the type of permit sought, permits are acted on by the Planning Director, Zoning Administrator, or Planning Commission pursuant to the administrative procedures outlined in Article 17.58 of the Placer County Zoning Ordinance.

#### Environmental Review

All applications for a development entitlement that are submitted after approval of the Specific Plan shall be reviewed for conformity with the Specific Plan and for compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. The Placer Ranch Environmental Impact Report (EIR) shall serve as the base environmental document(s) for subsequent entitlement approvals within the Plan Area.

By definition under Section 65457(a) of the California Government Code and the CEQA Guidelines Section 15182, any residential development project, including any subdivision, that is undertaken to implement and is consistent with the Specific Plan, is exempt from additional CEQA review.

For any project not exempt from CEQA as noted above, an application for a development entitlement shall be accompanied by an application for Subsequent Conformity Review (Environmental Questionnaire) for review by the Environmental Review Committee. If it is determined by the Environmental Review Committee that the application or amendment is inconsistent with the Specific Plan and/or that substantial evidence exists which supports a determination of the occurrence of any of the events set forth in CEQA Guidelines Section 15162, a determination will be made as to the appropriate subsequent environmental document.

#### Mitigation Monitoring

A mitigation monitoring and reporting program (MMRP) consistent with Public Resources Code Section 21081.6 was adopted with the SAP/PRSP EIR. The MMRP will be used by County staff and project developers to ensure compliance with mitigation measures during project implementation.

The MMRP is contained in the Placer Ranch EIR. Monitoring and documentation of mitigation measures will be coordinated by County staff according to Article 18.24 of the Placer County Environmental Review Ordinance.

#### Disclosures Required for Western Regional Sanitary Landfill

Residential development is required to provide a recorded disclosure to future buyers acknowledging the property's proximity to the Western Regional Sanitary Landfill and its associated nuisances, as well as requirements for a fee towards WPWMA Tier I capital improvements, payable at building permit. Refer to SAP Table 1-3 and the "SP" (Special Purpose) combining overlay district standards in Sections 1.01.03, 1.02.03, and 1.04.03 of the SAP Implementing Zoning Regulations for requirements.

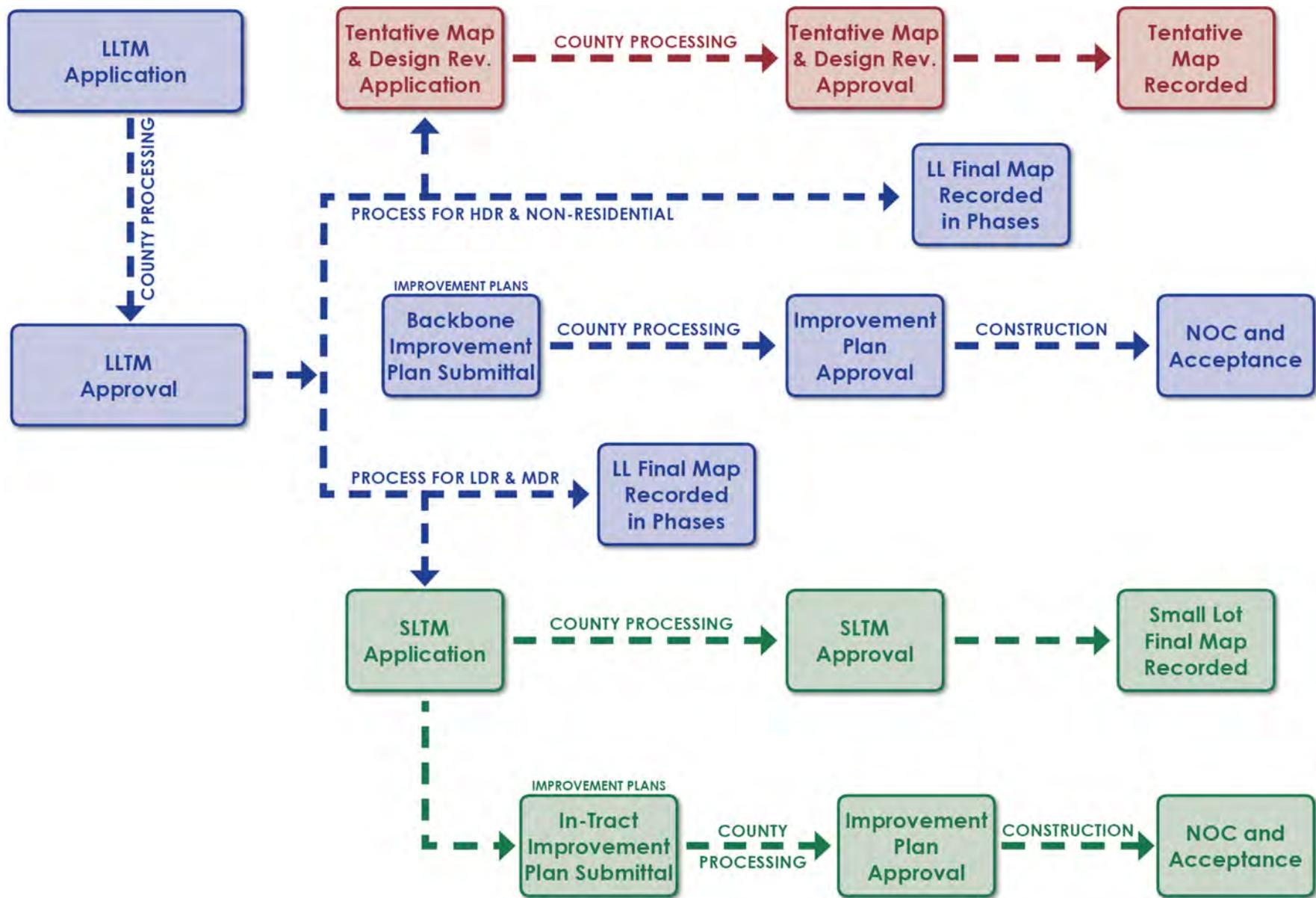


FIGURE 10-2: DEVELOPMENT PROCESS WORKFLOW

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## FEDERAL & STATE APPROVALS

Prior to the initiation of any physical backbone improvements or development projects within the Plan Area, approvals from federal and state agencies are required. Once approvals from the various agencies are secured, individual development projects may proceed, subject to applicable permits issued by the County. Other agencies that have jurisdiction include:

- **United States Army Corps of Engineers:** Approval from the U.S. Army Corps of Engineers (USACE) is required for a Section 404 Individual Permit and associated NEPA document to allow for the fill of wetlands within the Plan Area.
- **United States Fish and Wildlife Service:** Section 7 of the Federal Endangered Species Act requires consultation with various Federal agencies for the issuance of a Biological Opinion.
- **Regional Water Quality Control Board:** Two approvals are required from the Regional Water Quality Control Board, Central Valley Region; a Section 401 Water Quality Certification, and a National Pollutant Discharge Elimination System permit regarding stormwater discharges into creeks and drainages.
- **State Water Resources Control Board:** Approval from the State Water Resources Control Board is needed for a Master Reclamation Permit for the use of recycled water.
- **California Department of Fish and Wildlife:** Approval from the California Department of Fish and Wildlife is required for a Streambed Alteration Agreement regarding adjustments to the drainages within the Plan Area.

## I. Interpretations, Administrative Modifications & Amendments

### INTERPRETATIONS

Interpretations are judgments that apply the vision, goals, and intent of the Specific Plan to specific issues and situations related to the land use decisions and development. Interpretations are generally limited to details where the requirements and guidelines of this Specific Plan may appear to provide alternative guidance or that may conflict with regulations in the County Code, which are not addressed in the PRSP, or that may differ from other adopted County policies or requirements of other agencies.

Interpretations may be needed when the County is considering discretionary development applications (such as a subdivision map), or ministerial application (such as a building permit). Interpretations for the PRSP shall be made as described in County Code Section 17.02.050 of the Placer County Zoning Ordinance. In making interpretations, the Planning Director shall consult with any other affected County department or other agency as needed.

### DETERMINATIONS FOR ADMINISTRATIVE MODIFICATIONS AND SPECIFIC PLAN AMENDMENTS

Because development of the Plan Area will occur over several years, it is anticipated that adjustments to the PRSP will occur in order to accommodate evolving market conditions during the course of buildout. To provide a degree of flexibility to respond to changing conditions, the PRSP allows for minor amendments (Administrative Modifications) and major amendments (Specific Plan Amendments) to the PRSP. For the purposes of this section, a residential development utilizing a County-granted residential density bonus does not constitute a modification or amendment to this Specific Plan. Furthermore, amendments to the County General Plan or Sunset Area Plan are not required for administrative modifications and specific plan amendments that are consistent with the goals and policies of the General Plan and Sunset Area Plan.

The Planning Director is authorized to determine whether a proposed modification to the PRSP requires approval via an Administrative Modification or Specific Plan Amendment. Amendments to the adopted PRSP shall be categorized by the Planning Director as either an Administrative Modification or a Specific Plan Amendment. Any such determination may be appealed pursuant to County Code Section 17.60.110.

All requests to amend the PRSP shall be made using the appropriate application forms, required documentation, and applicable fees as established by the County CDRA and Planning Services Division. Any or all of the following information may be required:

- Detailed justification statement explaining why an amendment to the Specific Plan is warranted, and any exhibits deemed necessary by the Planning Director;
- A statement of consistency with General Plan policies and Specific Plan land use designations;
- A statement of consistency with the Specific Plan;
- Analysis as required by CEQA; and
- Identification of any required modifications of the public infrastructure improvements that are not currently mandated by the Specific Plan (description, location, timing, funding source, etc.).

## ADMINISTRATIVE MODIFICATIONS

Administrative Modifications do not have a significant impact on the character of the PRSP. Administrative Modifications are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan. Administrative Modifications shall conform to the following criteria:

- The Planning Director determines that the proposed adjustments to the development standards and design guidelines are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals, and intent of the Specific Plan;
- Proposed changes to the alignment of arterials or local streets, if adopted, would not substantially alter the land use or circulation concepts set forth in the Specific Plan;

- Proposed changes to land use parcels or to the alignment of collector and local streets maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the vision of the Specific Plan;
- Adjustments to the size, shape, and location of park parcels maintains the overall distribution of park spaces identified on the land use plan and does not create an additional plan-wide land dedication shortfall;
- The proposed change will not result in an increase in environmental impacts beyond levels identified in the EIR; and
- The proposed change, including dwelling unit transfers, will not result in an increase in the total maximum number of units allocated to the Plan Area, as described in the Land Use section.

Examples of minor, Administrative Modifications to the PRSP include, but are not limited to:

- The addition of new or updated information that does not substantively change the Specific Plan.
- Minor adjustments to: Land use boundaries of any specific plan parcel, including park parcels and open space parcels, and/or street alignments, so long as the general land use pattern is maintained.
- Minor changes to the size and shape of specific plan parcels, provided that: 1) any acreage adjustments are no greater than 10% of the largest parcel being modified; 2) the modification is in substantial conformance with the PRSP land use plan; and 3) any resulting dwelling unit transfers meet the unit transfer criteria provided later in this section.
- Interpretations of development standards, if it is determined that such interpretations are equal to or better than the original intent of the PRSP.
- Changes to the provision of public infrastructure and construction timing that do not impact the level of service provided or affect the development capacity in the Plan Area.
- Modifications to the Design Guidelines, (such as revisions to design treatments, changes in specified plant materials, alterations of site concept plans, etc.), if it is determined that the design intent is maintained.

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An Administrative Modification may be reviewed and acted upon by the Planning Director. No Planning Commission or Board of Supervisors review is required, unless the Planning Director's decision on the Administrative Modification is appealed.

## SPECIFIC PLAN AMENDMENTS

A Specific Plan Amendment (SPA) is any change proposed to the Specific Plan that could increase environmental impacts or create other changes that the Planning Director determines to be significant. A SPA is the appropriate procedure where changes to the Specific Plan are proposed that meet one or more of the following criteria:

- A new type of land use not specifically intended in the Specific Plan or identified in the Land Use Plan is proposed.
- Changes are proposed that increase the overall residential density or number of dwelling units allocated to the Plan Area.
- Changes are proposed in lot design and/or parcel size which result in a substantial and significant change in the character of the area.
- Conversion of age-restricted units to unrestricted units, which results in increased infrastructure and/or public services demands.
- Significant changes to the Plan Area's circulation pattern that would result in a substantial alteration of any land uses or circulation concepts.
- Significant changes to the distribution of land uses or elimination of a major land use of the Plan, which would substantially alter the overall mix of land uses set forth in the Land Use section of the Specific Plan.
- Changes to, or deletion of, any Specific Plan provision that results in a substantial and significant change to the overall character or intent of the Plan.

An amendment to the PRSP shall be processed in the same manner as the original adoption of the PRSP, as set forth in County Code, Chapter 17, Article 17.60.090. The PRSP may be amended as many times as necessary and may be approved without amending the County's General Plan or Sunset Area Plan, provided that the amended PRSP remains consistent with applicable goals and policies of the General Plan and SAP.

Specific Plan Amendments require Board of Supervisors approval, with a prior recommendation forwarded by the Planning Commission. Approval

of a SPA shall require findings and conclusions in the affirmative on the following:

1. The SPA is consistent with the General Plan;
2. The SPA does not have a significant effect on the environment and does not create new impacts that were not otherwise analyzed in the project EIR;
3. All other plans of the County that are applicable to the same areas or matters affected by a General Plan Amendment have been reviewed and amended as necessary to be consistent with the proposed SPA; and
4. The amendment does not compromise the project's community benefits that would otherwise exist without the proposed amendments.

## DEVELOPMENT STANDARD MODIFICATIONS AND VARIANCES

### Development Standards Modifications

The PRSP Development Standards may be amended as many times as necessary pursuant to the provisions of Government Code Section 65853 et seq. and County Code Chapter 17, Article 17.60.090, unless the application to amend the Development Standards is accompanied with a concurrent General Plan Amendment request.

If the proposed modifications are consistent with the approved Specific Plan, a concurrent SPA shall not be required to revise the Development Standards provided that revisions to the Development Standards satisfies all of the following:

- The alternative development standard will result in a project of improved design and/or greater community benefits than would otherwise be possible without the proposed alternative development standard.
- The revision in the Development Standard does not materially change a physical characteristic of the anticipated development.
- The objectives and intent of the Specific Plan are better served through the revision of the Development Standard.

- The revision in the Development Standard does not materially change the general land use pattern of the Plan Area.
- The revision in the Development Standard is consistent with the Specific Plan and General Plan.
- No increase in density will result through the revision of the Development Standard except as authorized via the residential unit transfer provisions, outlined later in this section.

### Development Standard Variances

Variances to the Development Standards may be requested. The Zoning Administrator is authorized to hear any applications for variances to Development Standards. Decisions of the Zoning Administrator may be appealed pursuant to County Code Chapter 17, Article 17.60.100.

The Zoning Administrator may approve variances to development standards provided the following findings can be affirmatively made:

- The intent and objectives of the Specific Plan are better served through a variance to the Development Standards.
- The granting of the variance does not result in unmitigated impacts to the Plan Area.
- The variance to the Development Standards does not materially change the PRSP's general land use pattern or the physical character of the project.
- The objectives and intent of the Specific Plan are better served through the revision in the Development Standard.
- The variance to the development standards does not compromise the PRSP's design that would otherwise exist without the requested variance.

## SUBDIVISION MAP REVISIONS

Revisions made to any tentative subdivision map(s) approved with or subsequent to this Specific Plan shall not require a concurrent amendment to the Specific Plan unless it results in one of the changes addressed previously.

The County Surveyor and Planning Director, in consultation with the Environmental Review Committee, is authorized to determine substantial conformance of a final map with the approved tentative map based on all of the following:

1. The revision does not result in an increase in the permitted number of total units of the approved specific plan;
2. The revision does not substantially alter the location of the major streets or intersections;
3. The amendment will not have a significant effect on the environment and does not create new impacts that were not otherwise analyzed in the project EIR;
4. The revision does not substantially alter the provision for major infrastructure improvements, such as water and sewer services; and
5. The revision does not substantially alter the location of public parks and recreational facilities.

## J. Residential Unit Transfers

It is the intent of the Specific Plan to permit flexibility in adjusting the residential allocations within the Plan Area. In the PRSP Land Use section, residential unit allocations have been assigned to specific plan parcels throughout the Plan Area and this includes a pool of reserve units assigned to the Town Center. These assignments were made at the time of Specific Plan approval based on an assessment of the constraints and opportunities of each parcel, as well as the anticipated long-term demand for different types of housing.

As individual residential small lot subdivision maps are processed, a more detailed assessment of site, market, and other conditions will occur. It is anticipated that this process may result in the need to adjust (reduce or increase) the number of units assigned to some residential specific plan parcels with a unit allocation (including CMU parcels in the Town Center).

The PRSP allows administrative approval of minor residential density adjustments to transfer residential units between specific plan parcels with a LDR, MDR, HDR, or CMU land use designation. Unit transfers are also permitted to CP parcels located in the Town Center Overlay.

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The Planning Director may administratively approve a residential unit transfer/ density adjustment between specific plan parcels provided the following conditions are satisfied:

1. The transfer and receiving parcels are located within the PRSP and the total unit allocation does not exceed that listed in the Land Use section of this Specific Plan;
2. The transfer does not result in an increase in the total maximum number of approved dwelling units allocated to the Plan Area, as outlined in the PRSP Land Use section.
3. The resulting density does not change the land use designation (i.e. from LDR, MDR, or HDR to any other residential designation), and specifically, that the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation's density range; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation's density range;
4. The transfer is made between parcels before a small lot final map is approved by Placer County for either the receiving or sending parcel;
5. The transfer of units does not result in increased impacts beyond those identified in the Placer Ranch EIR or significantly affect planned infrastructure, roadways, schools or other public facilities, or the Plan Area financing districts;
6. The cumulative increase or decrease in units resulting from the adjustment does not change the unit allocation by more than 20% of the units to either the transfer or receiving parcel, as established at the time of the original specific plan approval. Transfers greater than 20% may be granted but require review and approval by the Planning Commission. This provision does not apply to CMU or CP parcels that did not have a unit allocation assigned to them at the time of Specific Plan approval;
7. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the County), provided that there is no reduction in the total number of HDR units between the sending and receiving parcels; and

8. Within the Town Center district, the 300 reserve dwelling units may be transferred to any LDR, MDR, HDR, or CMU parcel(s) in the district, as well as CP parcels in the Town Center Overlay, provided that residential parcels maintain the established density range for the residential land use designation prior to the transfer.

The transfer of residential units, if consistent with the above criteria, is administrative in nature, is contemplated by and within the intent of this Specific Plan and the Placer Ranch EIR, and does not require an amendment to the Specific Plan, zoning, Development Agreement, Sunset Area Plan, or the General Plan.

To request a residential unit transfer, the owner(s) of both the transferring and receiving parcels shall submit a written request to the Planning Director with information needed to determine compliance with the above criteria. The submittal is considered an Administrative Modification, per provisions outlined previously in this section, and shall include information identifying the affected parcels and designating the number of units to be transferred, and other documentation requested by the Planning Director.

Residential unit transfers that fulfill the above criteria and are consistent with the intent of the Specific Plan and EIR will be processed as an Administrative Modification. If a request for a residential unit transfer does not comply with the above criteria, the request may be denied or may be referred or appealed to the Planning Commission for consideration.