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Placer County Planning Commission

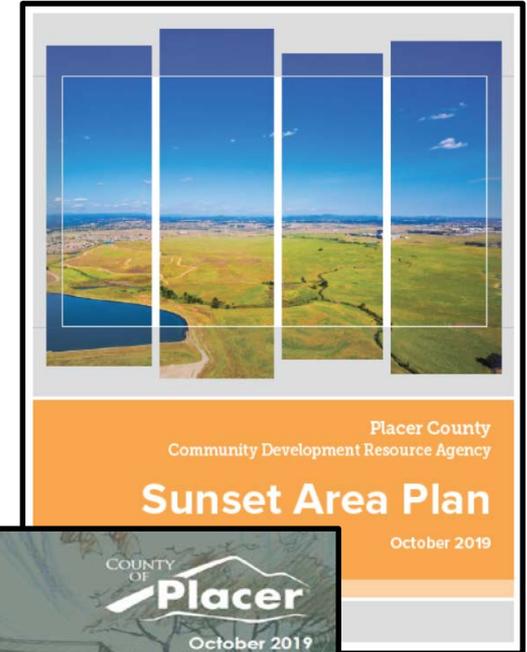
SUNSET AREA PLAN PLACER RANCH SPECIFIC PLAN (PLN15-00283 / PLN16-00341)

Planning Staff: Crystal Jacobsen

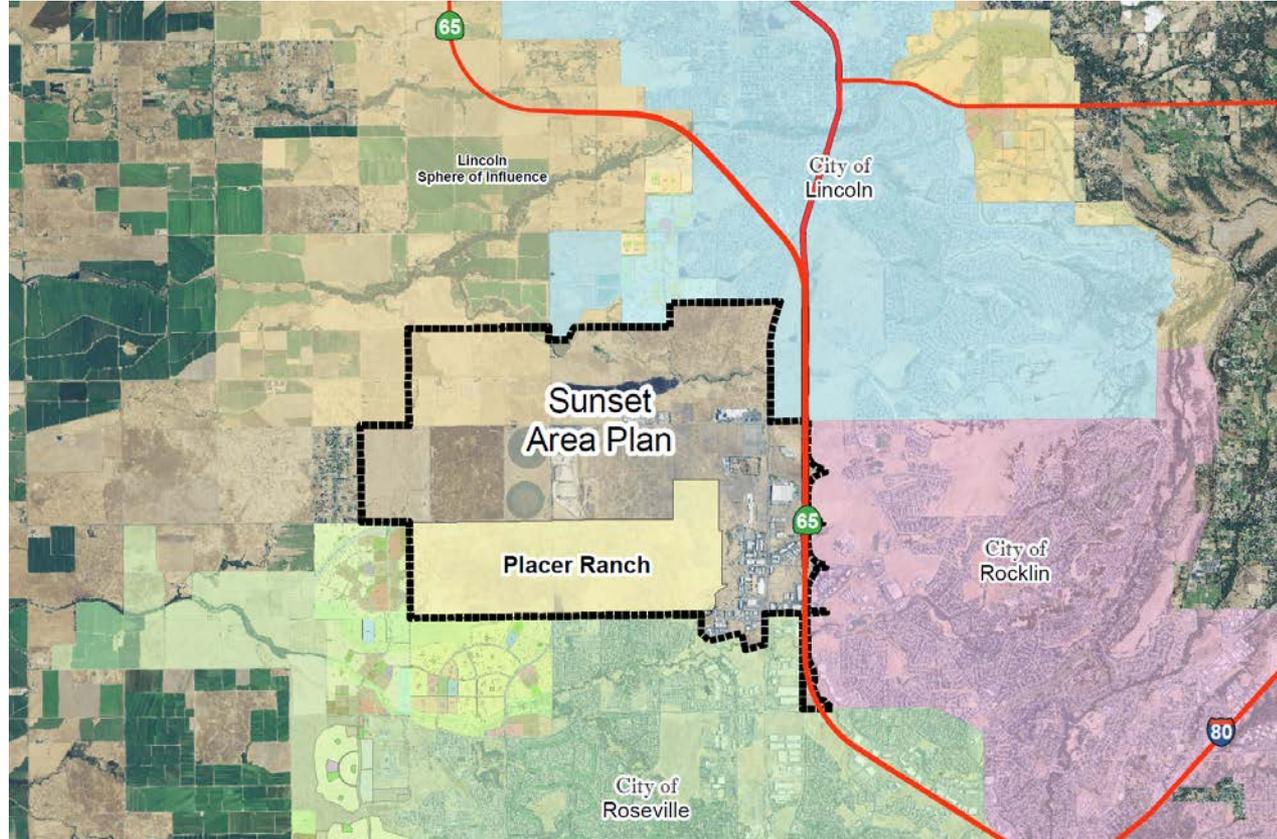


Presentation Outline

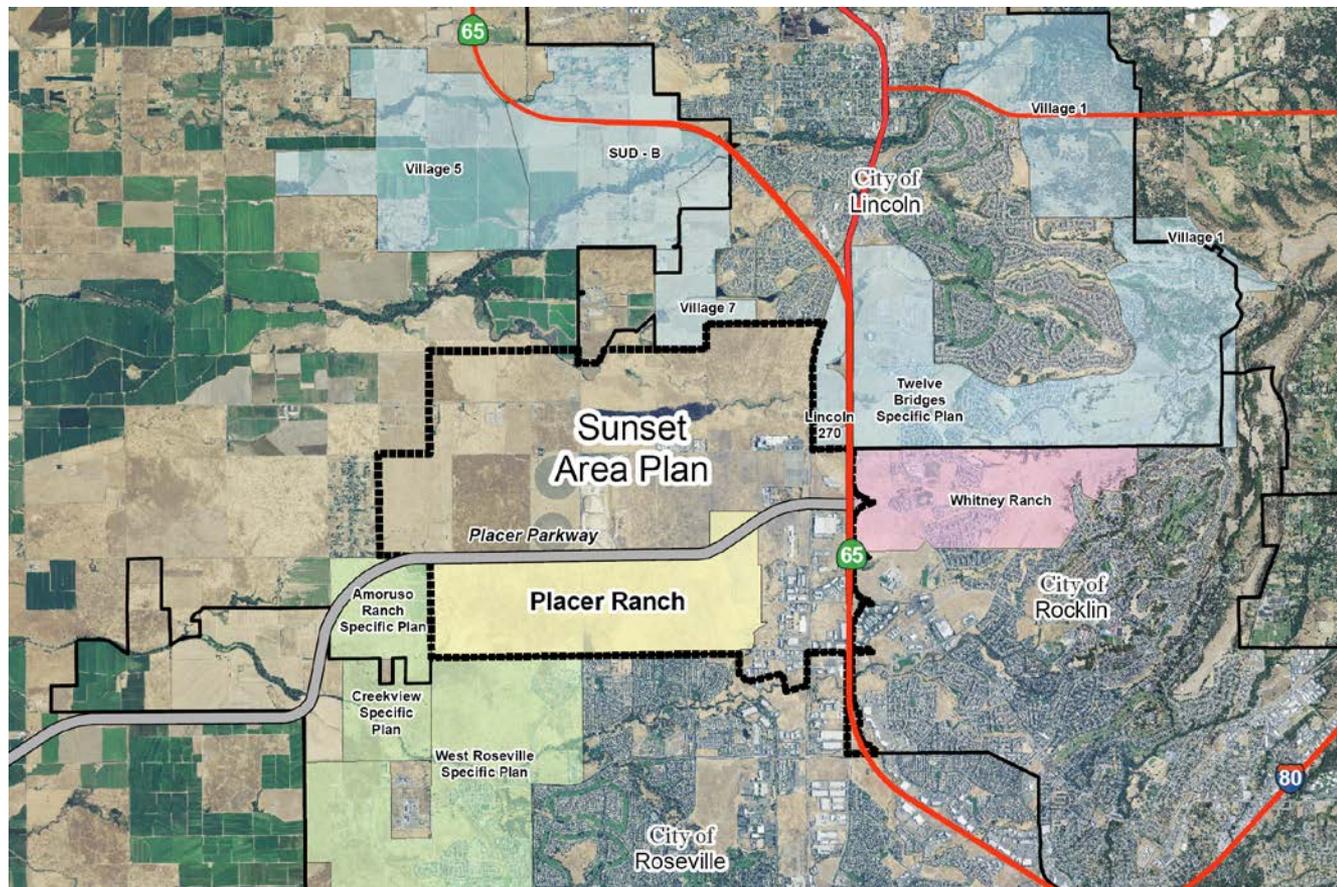
1. SAP Project Description
2. PRSP Project Description
3. CEQA Compliance
4. Key Issues/Topics
5. Development Agreement
6. Recommendation



Proposed Sunset Area & Placer Ranch



West Placer Development Areas



Background/Evolution of the Sunset Area

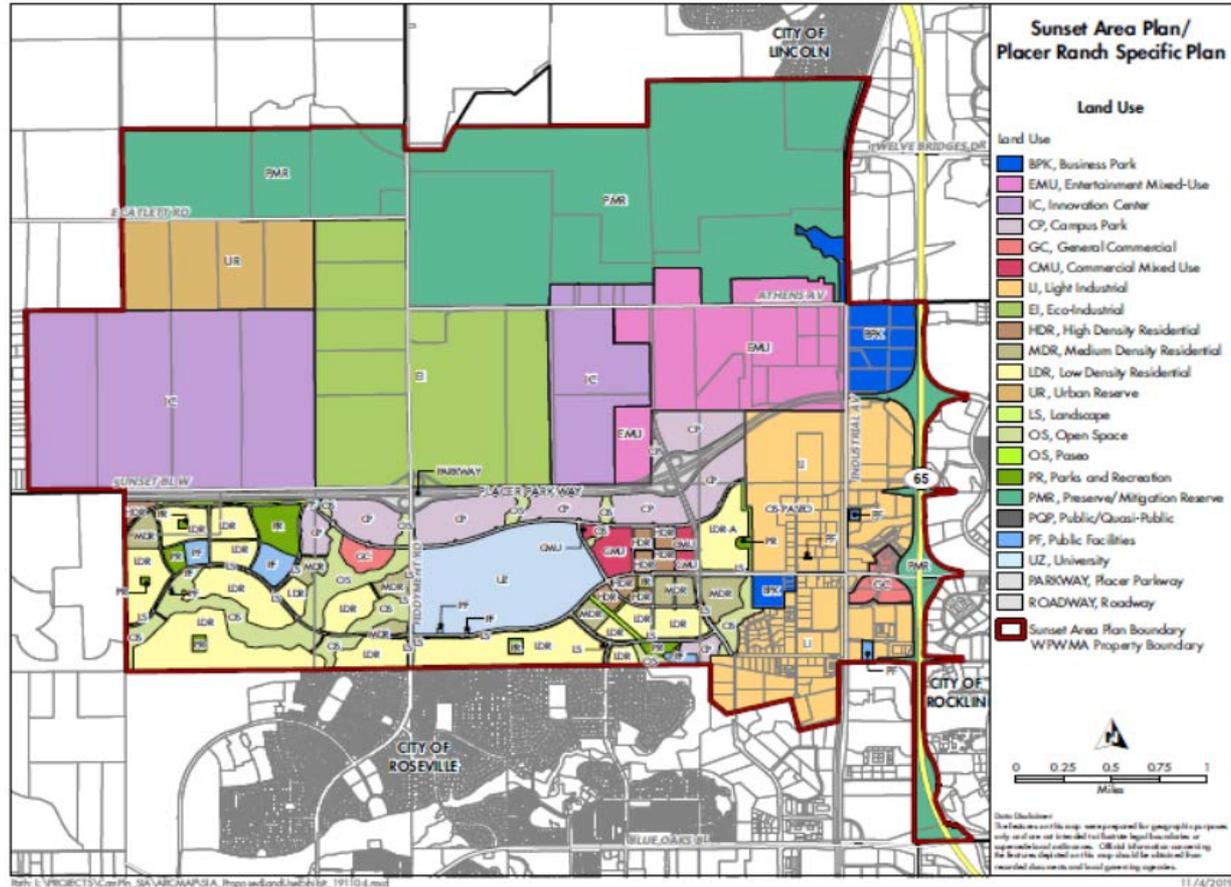
- Long-term vision, dating back over 50 years, to create a large employment hub in South Placer
- Capitalize on proximity to Hwy. 65, rail lines, and nearby growing communities
- First formally adopted in 1997 as the Sunset Industrial Area Plan
- In 2014, BOS initiated update to rebrand the area and establish a new vision and development plan
- Key objective – reposition land area to attract new users, achieve economic development, and create jobs
- Placer Ranch added to Area Plan work program in 2016
- Provisions for a public university and critical backbone infrastructure in Placer Ranch intended to catalyze job creation and economic growth through the Sunset Area



Overview of Work Program

- **Sunset Area Plan**
 - Policy Document, Implementing Zoning Regulations, Corridor Design Standards
 - Existing Conditions Report
 - Economic Market Analysis
 - Opportunities & Constraints Report
 - Draft Preferred Alternatives Report
 - Technical Studies
- **Placer Ranch**
 - Specific Plan, Design Guidelines and Development Standards
 - Technical Studies
 - Utility Master Plans
(water, recycled water, sewer, dry utilities, and drainage & flood control)
 - Development Agreement
- **Capital Improvement and Finance Plan**
- **Environmental Impact Report**

SAP/PRSP Land Plan



Proposed Entitlements

- **Amendments to General Plan:**
 - Amend Policy 4.G.11 related to buffers between solid waste disposal sites and incompatible uses
 - Amend Table 1-5 to identify the amended solid waste disposal buffers consistent with text of amended Policy 4.G.11
 - Amend Table 1-1 to reference the PRSP and outline the relationship between the PRSP and General Plan land use designations
 - Amend Table 1-2 to allow the SAP and the PRSP to set development standards that include allowance for densities up to 30 du/acre
 - Amend map Figures 1, 1.1 and 1.2 to expand the boundary of the former SIA area to include 325 acres to the west

Proposed Entitlements

- **SAP:**
 - Adoption of SAP re-designating land use within the Sunset Area and designating the PRSP as a specific plan
 - Adoption of the SAP Implementing Zoning Regulations & Corridor Design Standards & Guidelines
 - Rezoning of land within the Sunset Area
- **PRSP:**
 - Adoption of the PRSP re-designating land use within the PRSP area
 - Adoption of the PRSP Development Standards, and Placer Ranch Design Guidelines
 - Rezoning of land within the PRSP area
 - Approval of PRSP Large Lot Vesting Tentative Map to merge and re-subdivide existing parcels
 - Adoption of an ordinance to approve the County/PRSP Development Agreement and Errata

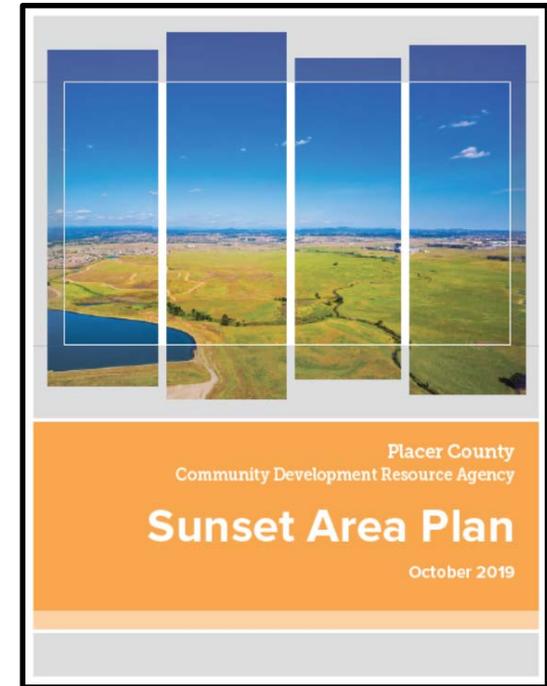


SUNSET AREA PLAN

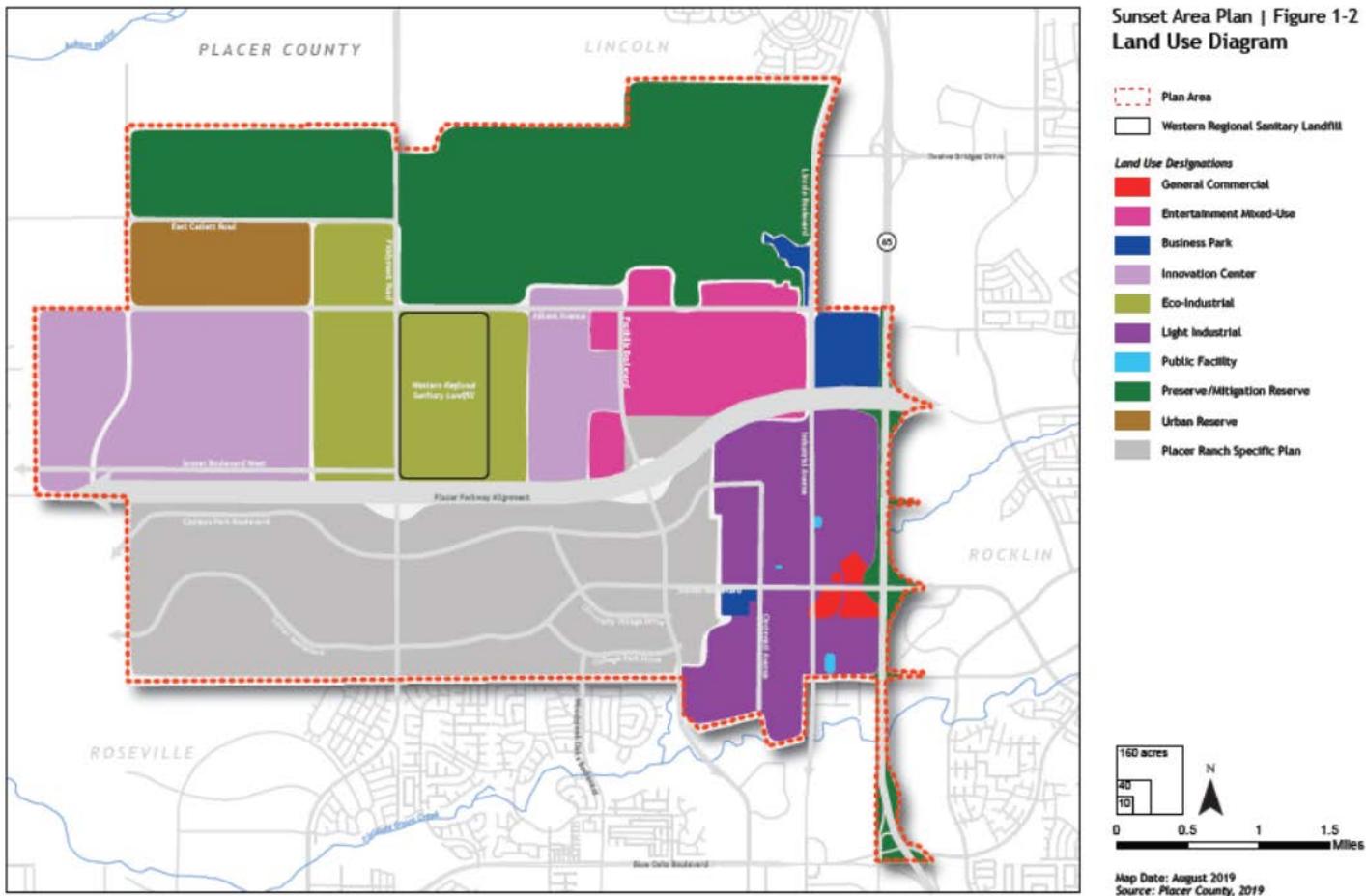


Sunset Area Plan Elements

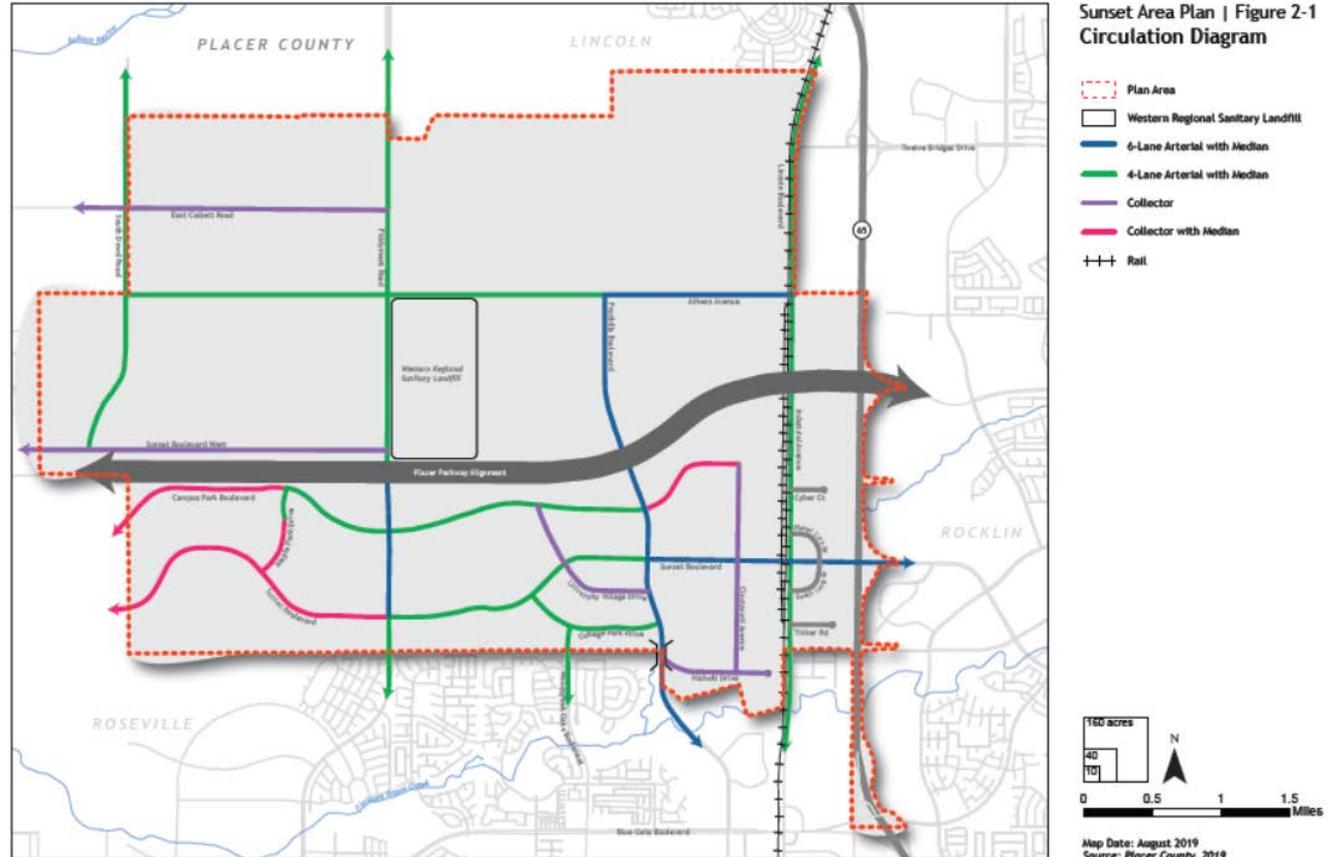
- Existing Conditions Report
- Area Plan Policy Document
 - Land use & Economic Development
 - Transportation & Mobility
 - Public Facilities & Services
 - Natural Resources
 - Noise
 - Health & Safety
 - Housing
 - Implementation
- Implementing Zoning
- Appendices
 - Corridor Design Standards & Guidelines



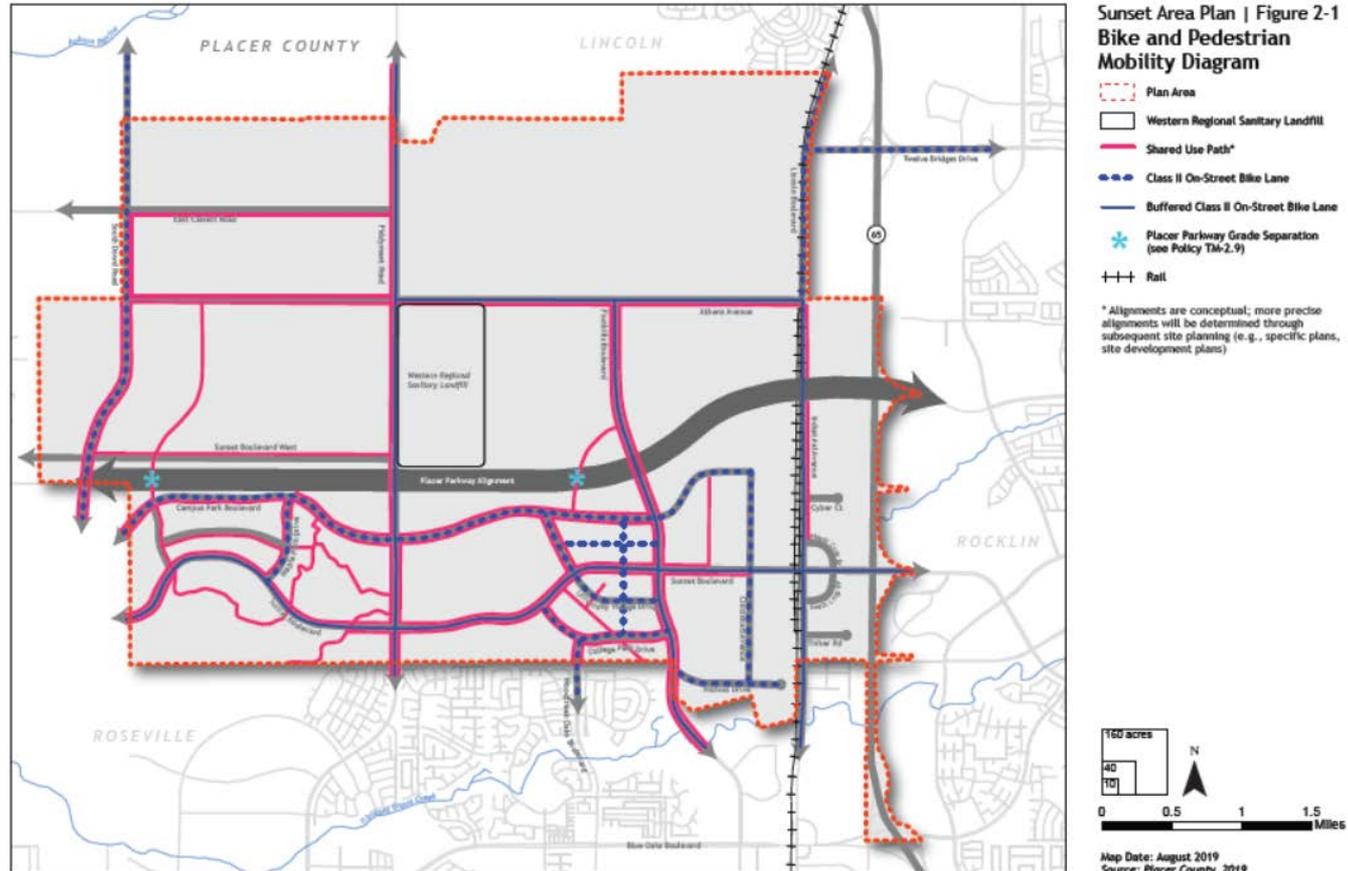
Sunset Area Plan Land Use Map



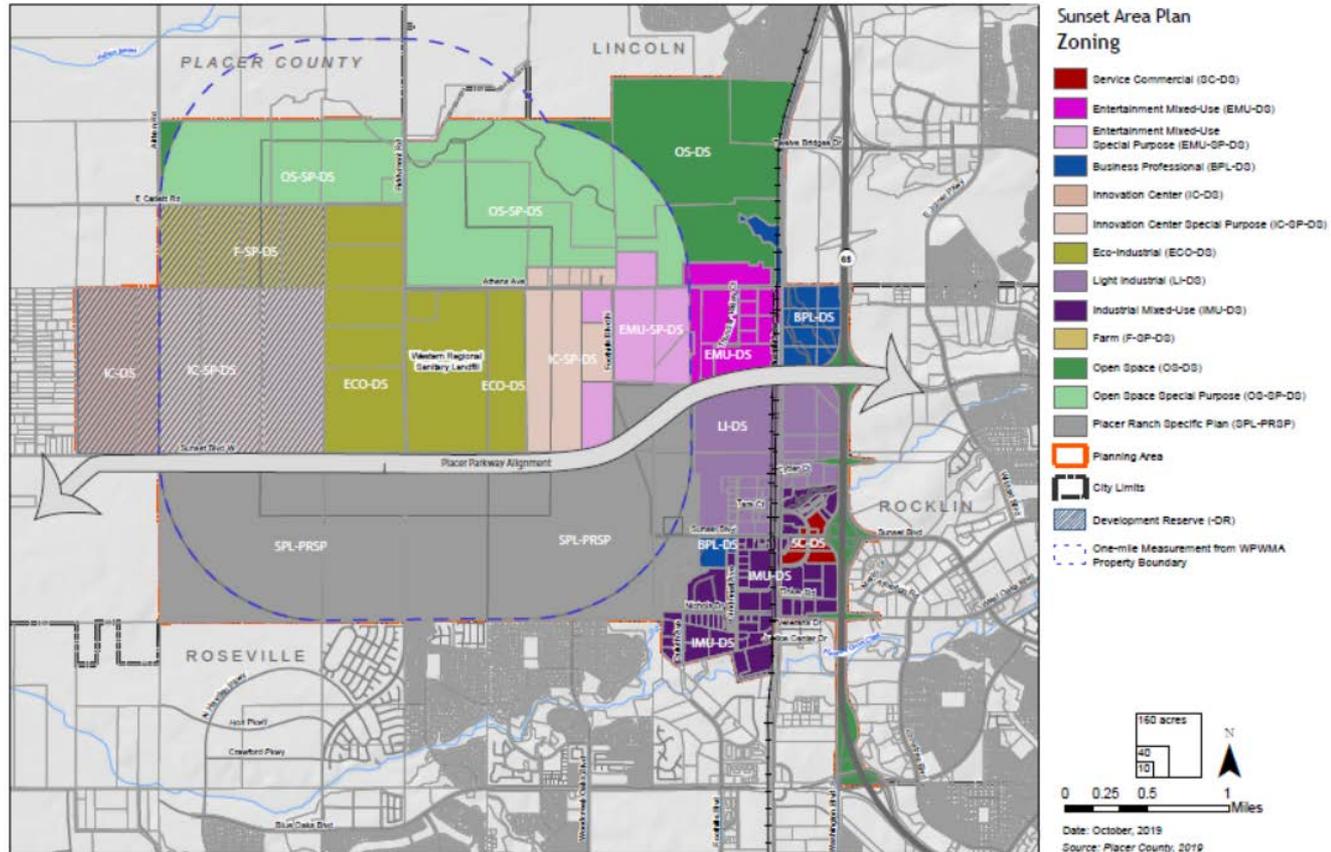
Circulation



Bike and Pedestrian Mobility



Sunset Area Plan Zoning Map



Implementing Zoning Regulations

- Serves as a Zoning Ordinance for the Net SAP area
- Includes use tables & development standards



Table 1-1 Commercial and Entertainment Mixed-Use Zone Allowed Uses and Permit Requirements		Commercial and Entertainment Mixed-Use Zone Permit Requirements	
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	SC	EMI	Specific Use Regulations
Mobile Food Truck Plazas	-	C	See Section 17.05.02 for new definitions.
Offices	C	C	
Offices, Temporary	C	C	See Section 17.58.300(C)
Personal Services	C	C	
Recreation and Fitness Centers (3)	C	C	See Section 17.05.02 for new definitions.
Recreational Vehicle (RV) Parks	-	C	See Section 17.56.080
Restaurant, Fast Food (drive through)	MUP	MUP	See Section 17.56.090
Retail Stores, General Merchandise	C	C	
Retail Stores, Outdoor	C	C	See Section 17.56.160
Shopping Center, up to 5 acres	C	C	
Shopping Center, 5 to 10 acres	MUP	MUP	
Shopping Center, 10 acres or more	CUP	CUP	
Tasting Rooms	-	C	
Theaters and Meeting Halls, Indoor	MUP	C	
Therapy Clinic (Licensed Provider)	C	C	
Service Stations and Full-Service Car Wash	MUP	MUP	See Section 17.56.220

Table 1-6
Industrial Zone Development Standards

Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	ECO	LI	IMU	Additional Requirements
Parcel Area: Area required for each NEWLY CREATED parcel.				
Parcel Area (sq. ft.) (minimum)	One acre	10,000	5,000	See Section 17.54.040
Coverage (maximum)				
Coverage	80 percent	75 percent	85 percent	
Setbacks (minimum): Property lines are measured in feet, with those lines adjacent to the street measured from back of curb, (2)				
A Front (1)	30	30	15	
B Side	10	10	5	
C Rear	15	10	none	
D Width	50	none	80	
E Frontage Landscape Buffer	30	30	10	See Section 1.03.04(B)
F Side and Rear Landscape Buffer	10	10	10	
Industrial Buffer (4)	50	30	none	See Section 1.03.04(B)

Implementing Zoning Regulations

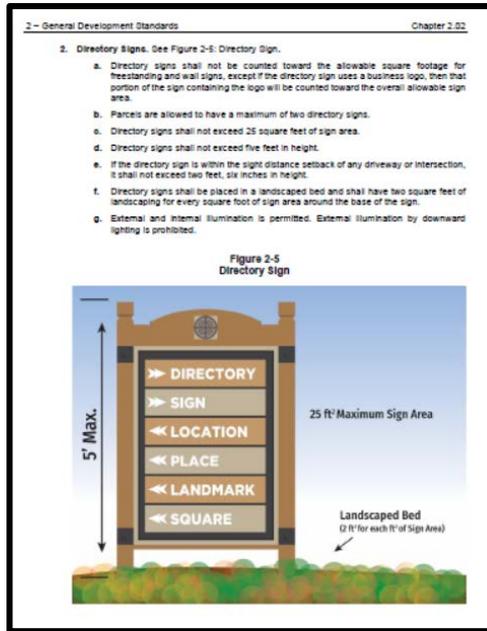
- Includes parking & sign regulations



**Table 2-1
Parking Space Requirements**

Recreation, Education, and Public Assembly Land Uses	
Indoor Commercial Recreation	1 space per 300 sq. ft. of floor area, otherwise determined by M.U.P. or C.U.P.
Recreation and Fitness Centers	1 space per two exercise machines, 1 space per game court, and 1 space per 50 sq. ft. of open space exercise area.
Shooting Ranges, Commercial	1 space per shooting station and 1 space per full time employee.
Industrial Land Uses	
(1) Manufacturing and Assembly, Light	1 space per 500 sq. ft. of floor area.
(1) Manufacturing and Assembly, Intermediate	1 space per 1,000 sq. ft. of floor area.
(1) Manufacturing and Assembly, Heavy	1 space per 1,500 sq. ft. of floor area.
Renewable Energy Facility	1 space per full time employee.
Residential Land Uses	
Single-Room Occupancy (SRO)	1 space per unit, 1 space for an on-site manager, and 1 space for each additional employee.
Multi-family Residential	See Section 2.01.04(E)
Retail Land Uses	
Cultural Centers and Facilities	See Section 17.56.340 of the Placer County Zoning Ordinance.
(1) Tasting Rooms (wineries, breweries, and distilleries)	1 space per 300 sq. ft. of office.
Wineries, Breweries, and Distilleries	See Section 17.56.330 of the Placer County Zoning Ordinance.
Service Land Uses	
Emergency Shelters	1 space for an on-site manager and 1 space for each additional employee.
Vehicle, Rental Facilities	1 space per 300 sq. ft. of office and 1 space for each shift employee.
Transient Lodging Land Uses	
Hotel, Resort	1 space per guestroom, 1 space per 300 sq. ft. of office, 1 space per 200 sq. ft. of conference center facilities, and 50% of the parking required by this Section 17.54.060 of the Placer County Zoning Ordinance for other uses associated with this business.

(1) Parking ratio is subject to change based on intensity of use upon determination by the Director.
(2) Tasting rooms shall provide a minimum of five parking spaces.



Corridor Design Standards / Guidelines

- Identifies thematic district & key streetscape / corridor design elements



3.2.3 Innovation Thematic District

The Innovation Thematic District includes two major streets, separated by the Eco-industrial/Manufacturing/BISSA Thematic District. Both locations span the area between Placer Parkway to the south and Athens Avenue to the north. One street is adjacent to the Enhancement and Mixed-use Thematic District to the east, providing opportunities for linkages to Foothill Boulevard, and the other is at the western border of the High Area.

Whether it is designed as a complete campus community or a series of individual sites, it is envisioned that this district will have multiple new internal roads. In addition, the Innovation Thematic District will have complementary development across both Placer Parkway and Foothill Boulevard within the Major Urban Corridor Plan. Together, the district and the Campus Plan present the opportunity for a cohesive approach to the planning and internal circulation.

- Along the southern side of Athens Avenue, utilize the streetscape standard of a pathway strip, meandering sidewalk, and a landscaped setback. Along the northern side, adjacent to the setbacks, utilize a 4-foot sidewalk (see flexible line section 4 for detailed street sections).
- Landscaped setbacks may not be used for parking and should be painted and maintained to add visual appeal to the corridor.

- At individual building sites that are developed along Athens Avenue, locate the buildings to address the street and provide parking to the side or rear.
- Adhere to the Sunset Area Plan Implementing Zoning Regulations document and maintain a 100-foot landscaped setback along the north side of Placer Parkway and orient buildings adjacent to the setback to create a defined district edge and sense of place.
- Large, multi-building campuses in the District should organize around a clear circulation pattern and open spaces.
- A complete streets strategy for internal circulation should include bicycle lanes and/or trails, sidewalks, transit nodes, and safe, visible intersections.
- Create a pedestrian and bicycle friendly circulation system within the site.
- Access points along Athens Avenue and through the Enhancement and Mixed-use District at Foothill Boulevard should help to create a strong sense of entry and visually activate the corridor.

Organic campuses around circulation and open space, utilize landscape and building form and placement to create a positive image with useful spaces between buildings.

OVERALL PROJECT GUIDELINES

CORRIDOR STANDARDS AND GUIDELINES

4.1 Circulation Corridor Types

The Sunset Area lacks a clear identity, and these Standards and Guidelines seek to establish "place" at differing levels of granularity based on street section and right-of-way width.

One of the primary ways to achieve this is to begin to develop a cohesive and high-quality character for the area by means of "complete" roadways. Through careful consideration of how the circulation corridor line the various elements together and define them by means of their physical form and relationship to individual sites, these corridors present an opportunity to create a new identity for the area as a sense that will organize growth on private land. The County has the opportunity to build on the positive characteristics in the area, as well as its existing "bone-sole" to promote a high level of design in both the public and private realms.

This section of the Standards and Guidelines discusses the individual primary circulation corridors, including industrial streets, and internal project roads that form the circulation system for Placer Parkway and other new development areas. The primary corridors are discussed with regard to existing conditions, opportunities, standards, guidelines, and overall considerations. Each corridor adheres to the organizing principles set out in Section 2 of this document and are outlined in the table on page 40.

For as common, individual development projects shall be responsible for one-half of ultimate roadway segment designation along the project frontage in addition to construction of one-half of required road frontage improvements in accordance with County Code and these standards; however, the Athens Avenue road segment between Foothill Boulevard and Industrial Avenue requires the additional pavement widening to the south with a centerline shift due to the existing road improvement along the north side of Athens Avenue being set.

The Sunset Area Plan Circulation Diagram (Figure 4.1.1) details the circulation corridor types, and the Bike and Pedestrian Mobility Map (Figure 4.1.2) details the proposed paths and bike lanes. Major improvements are needed in the future to fully realize the circulation system as planned, including the full build-out of Placer Parkway, an elevated intersection improvement over the approach roads at Athens Avenue and Industrial Avenue, a shared bridge crossing over the railroad tracks at Sunset Avenue and Foothill Avenue, an offset bridge crossing for the extension of Foothill Boulevard, as well as other new bridges or bridge widening projects to cross creeks and arroyos.

CORRIDOR GUIDELINES

Notable Components

General Plan Amendments

- Expansion of Sunset Area Plan Boundary
- Increase in density for SAP, PRPSP:
From 21 to 30 dwelling units/acre for High Density Residential, General Commercial, and Tourist/Resort Commercial land uses with approval of a specific plan, community plan, or area plan update
- Refinement to public facility buffer:
Updates to residential, commercial, and recreational uses near WPWMA landfill

Residential Use Allowance

- Allows for multi-family residential in some SAP zones

Level of Service Policy

- Allows for LOS E at major intersections & focuses on reduction of VMT

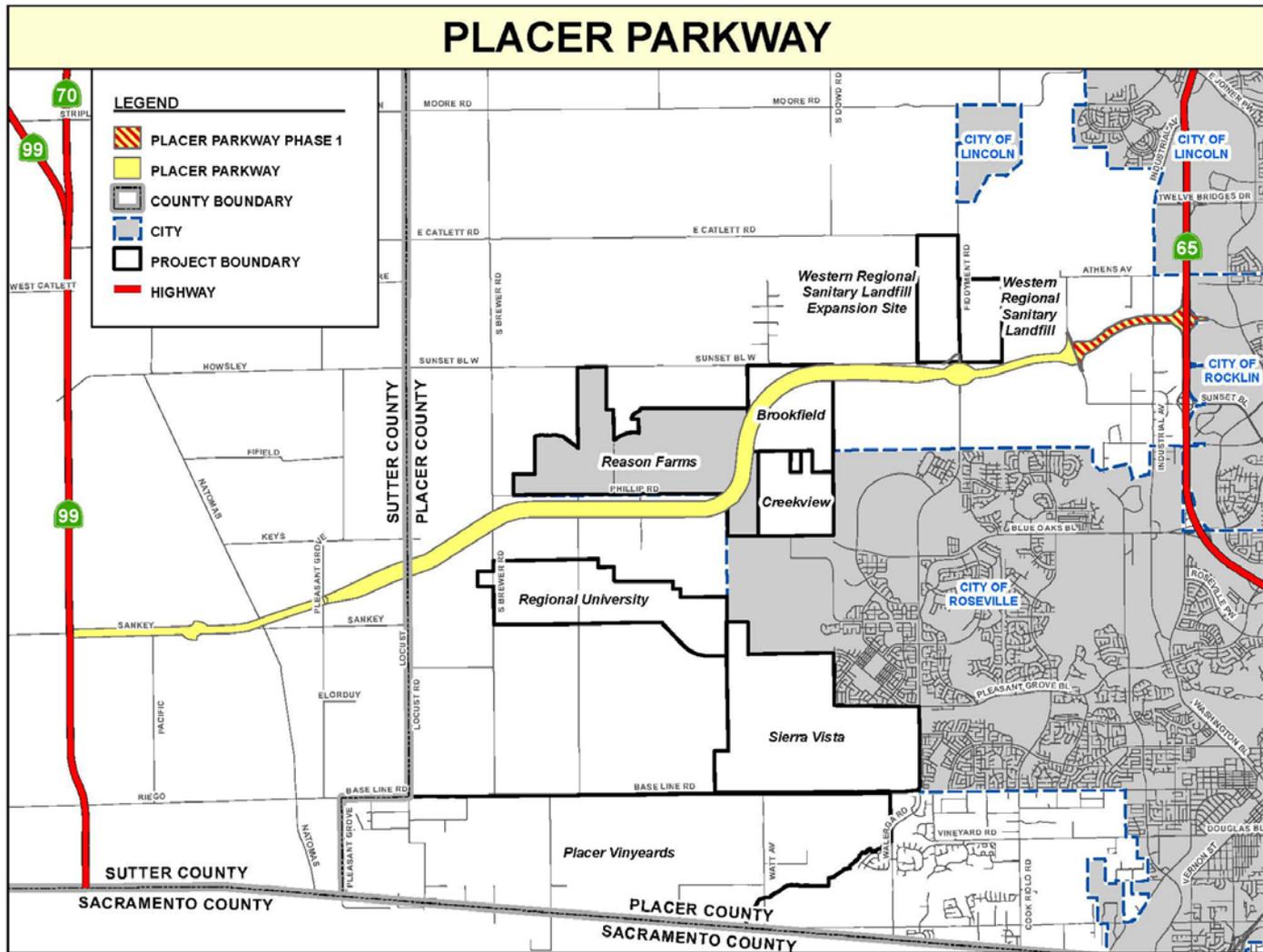
Scale/Height Standards

- Zoning Changes:
Increase in height allowance in many zones in SAP, PRPSP

Placer Parkway

- Connects State Route 65 at Whitney Ranch Parkway to State Route 70/99 in Sutter County in west
- Caltrans and City of Rocklin constructed Whitney Ranch Parkway/SR 65 interchange
- Placer County DPWF proposes to construct second half of interchange and Placer Parkway multi-lane expressway to Foothills Boulevard
- NEPA and CEQA clearance have been obtained at project level for Phase I of the Placer Parkway.
- DWPF is working on the final design
- The future phases of the roadway will occur as funding becomes available which is generated by the Tier II development fee collected by the County and Cities on new growth areas.

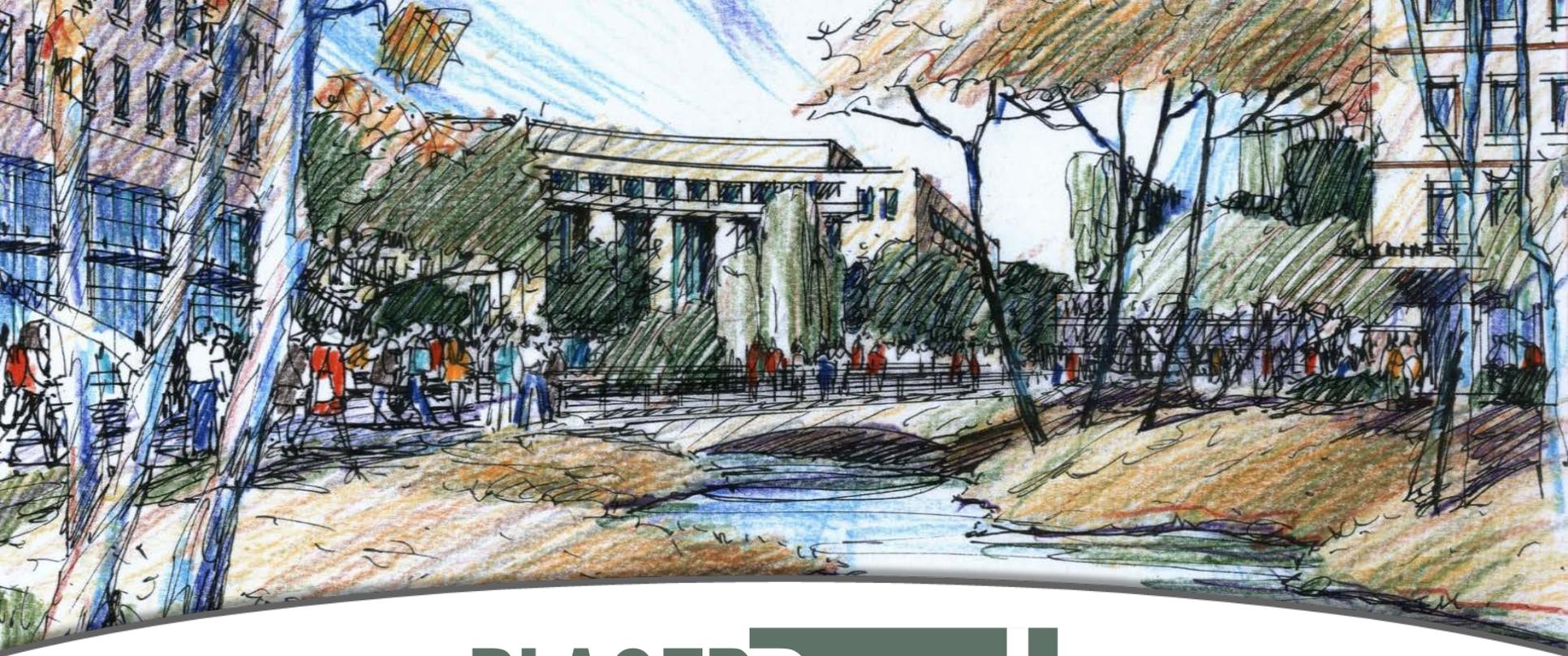
PLACER PARKWAY



SAP Refinements

(in response to DEIR comments)

- Revised Table 1-3 related to landfill buffer policy & augmented development standards
- Augmented Policy PFS-3.1 regarding water supply certification
- Modified Policy TM-1.9 regarding additional traffic impact mitigation
- Modified Policy PFS-4.1 regarding wastewater management
- Added Policy NR-4.5 related to construction management adjacent to open space areas
- Added Policy LU/ED-4.6 related to traffic management, requiring preparation and implementation of traffic management procedures for special events.



PLACER Ranch

SPECIFIC PLAN

November 21, 2019



Implementing Elements of Placer Ranch

Specific Plan

- Establishes development plan, including land uses, mobility systems, public services, utility systems, and mechanisms for project implementation, including Financing Plan

Development Standards

- Outlines zoning regulations and design standards, including permitted uses, development standards, roadway design, and bikeways

Design Guidelines

- Provides design guidance for all community form elements, including streetscape landscaping, entry features, parks, paseos, residential architecture, and urban form of Town Center

Development Agreement

- Outlines development rights, obligations for land dedications and infrastructure improvements, and other performance requirements

Large Lot Tentative Map

- Creates the framework to subdivide the Placer Ranch property into large lot parcels, consistent with the land use plan



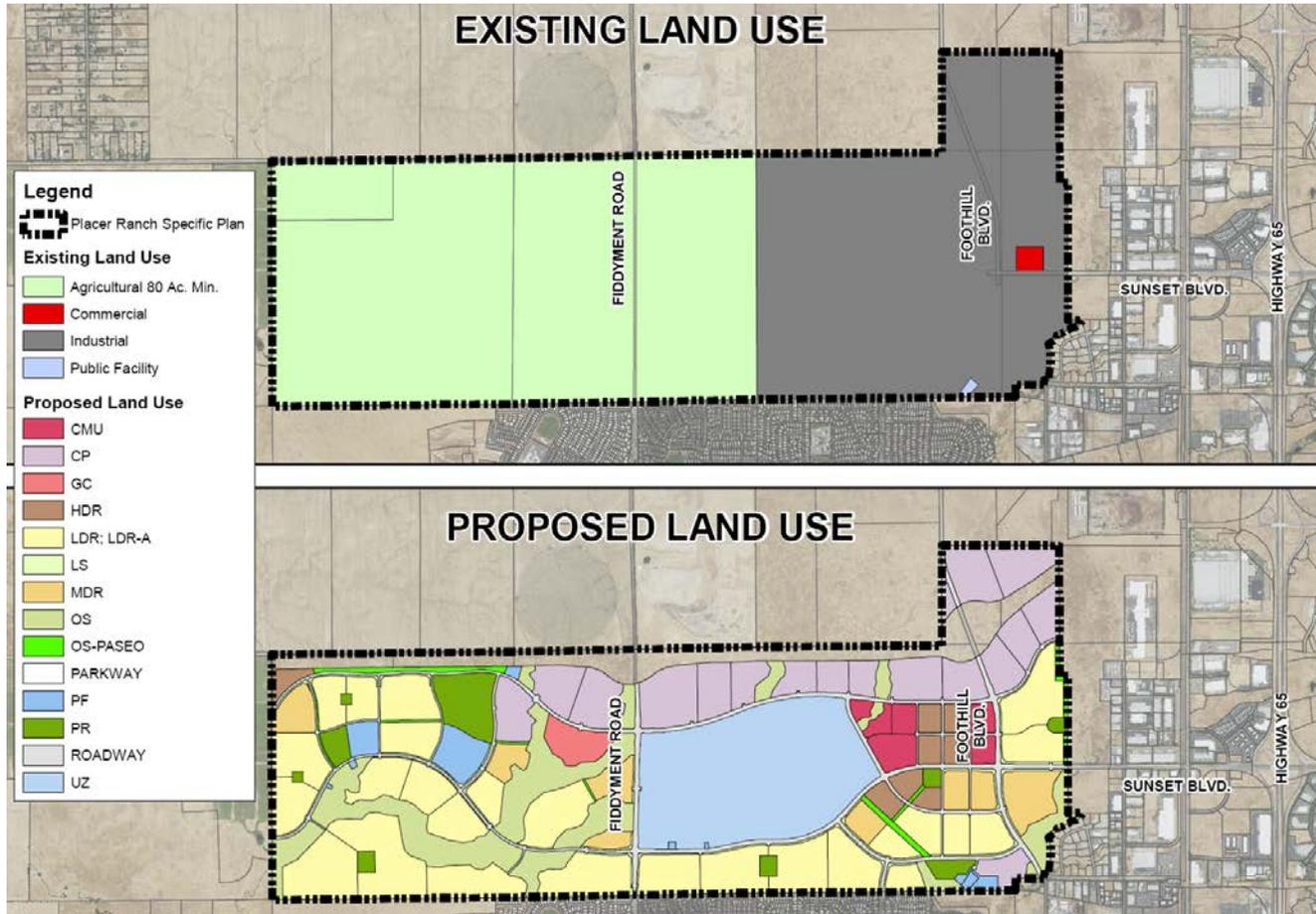
Objectives of Placer Ranch Specific Plan

An implementing mechanism of the Sunset Area Plan by establishing within Placer Ranch:

- Major employment center
- Balanced mix of jobs and housing
- Satellite campus for Sacramento State
- Open Space preserves and PCCP compliance
- Placer Parkway corridor
- Transit routes, including Bus Rapid Transit
- Regional-serving bikeway system
- Urban, mixed-use town center
- Regional housing needs allocation, per SACOG
- Fiscally-responsible development plan
- School sites to meet future demands
- Parks and open space corridors, per General Plan

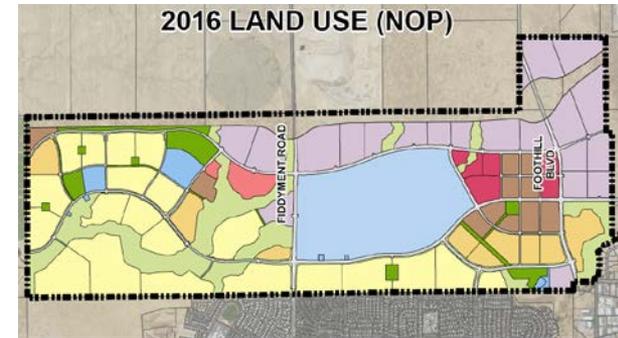


Existing and Proposed Land Use



Land Use Changes Since NOP Release

- Pulling back all residential units to be outside the proposed 2,000-foot residential landfill buffer
- Increasing the park acreage by 19 acres to provide full onsite active park amenities
- Overall decrease in the number of residential units (191 fewer)
- Decrease in total commercial floor area by 916,290 square feet
- Increase in public facilities acreage by 6 acres
- Foothills Boulevard was slightly realigned in the southern portion of the PRSP area to connect to an existing roadway easement within the City of Roseville that is intended for future extension of Foothills Boulevard.



Existing and Proposed Zoning



Placer Ranch Land Use Summary

Land Use Designation		Acres	Units	Square Footage	Jobs
Residential Uses					
LDR	Low Density Residential	446.0 ac	2,210 du		
LDR-A	Low Density Residential - Age-Restricted	183.1 ac	1,050 du		
MDR	Medium Density Residential	112.3 ac	872 du		
HDR	High Density Residential*	60.0 ac	1,504 du		
<i>Subtotal</i>		<i>801.4 ac</i>	<i>5,636 du</i>		
Commercial and Employment Uses					
GC	General Commercial	22.7 ac		296,512.9 sf	593
CMU	Commercial Mixed Use	48.8 ac		637,718.4 sf	1,275
CP	Campus Park (Mix of Office, GC, R&D, & LI)	335.0 ac		4,506,282.0 sf	7,354
UZ	University (CSU Campus)	301.3 ac		3,000,000.0 sf	5,733
<i>Subtotal</i>		<i>707.7 ac</i>	<i>0 du</i>	<i>8,440,513.3 sf</i>	<i>14,956</i>
Open Space and Public Uses					
PF	Public Facilities (Schools)	32.7 ac			
PF	Public Facilities (County Facilities)	10.3 ac			
PR	Parks and Recreation (Active Parks)	69.8 ac			
OS	Open Space (Paseos & Preserves)	264.8 ac			
<i>Subtotal</i>		<i>377.5 ac</i>			
Other					
ROW	Placer Parkway	158.5 ac			
ROW	Major Roadways & Landscape Corridors	168.1 ac			
<i>Subtotal</i>		<i>326.6 ac</i>			
Total		2,213.3 ac	5,636 du	8,440,513.3 sf	14,956

* includes 300 reserve units that may be allocated to any parcel in the Town Center district



Placer Ranch Key Land Use Features

Campus Park

- 335-acre employment center supporting over 4.5-million sq. ft. employment uses

University Campus

- 301-acre site for Sac State Placer Campus

Town Center

- 200-acre mixed-use district adjacent to Campus Park and University
- 600,000+ sq. ft. of retail, office & employment uses
- 1,864 higher-density housing units

Residential Uses

- 5,636 total residential units in three land use designations
- 564 affordable housing units allocated to 4 sites



Placer Ranch Key Land Use Features

Schools & Public/Quasi-Public Uses

- 2 sites for elementary and middle schools
- 8 sites for public utility facilities
- Site for new fire station

Parks and Open Space Uses

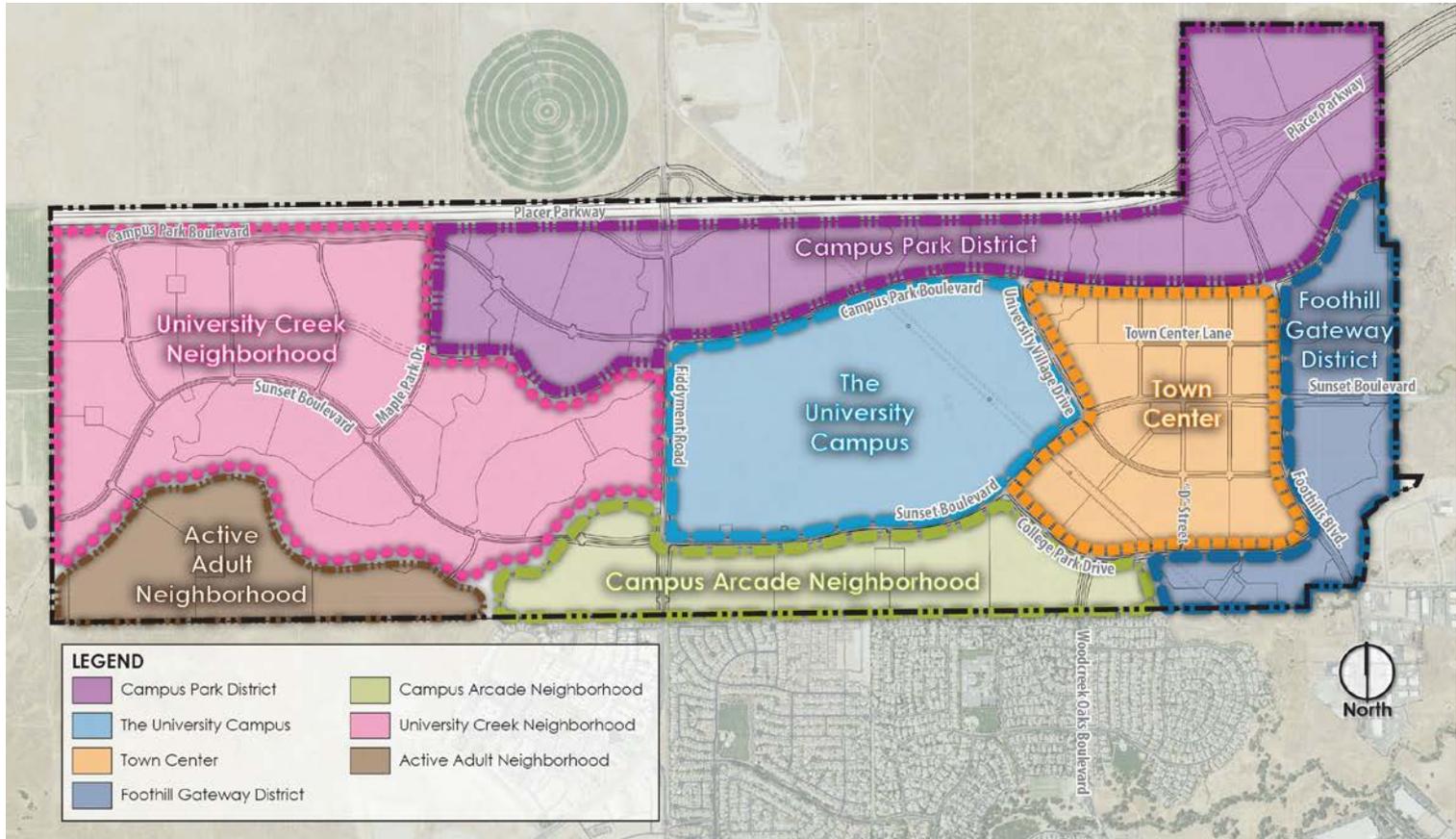
- 7 neighborhood parks totaling 63 acres
- 2 sites for recreation centers in active adult neighborhoods
- 26 acres for paseos
- 239 acres of open space preserves

Placer Parkway

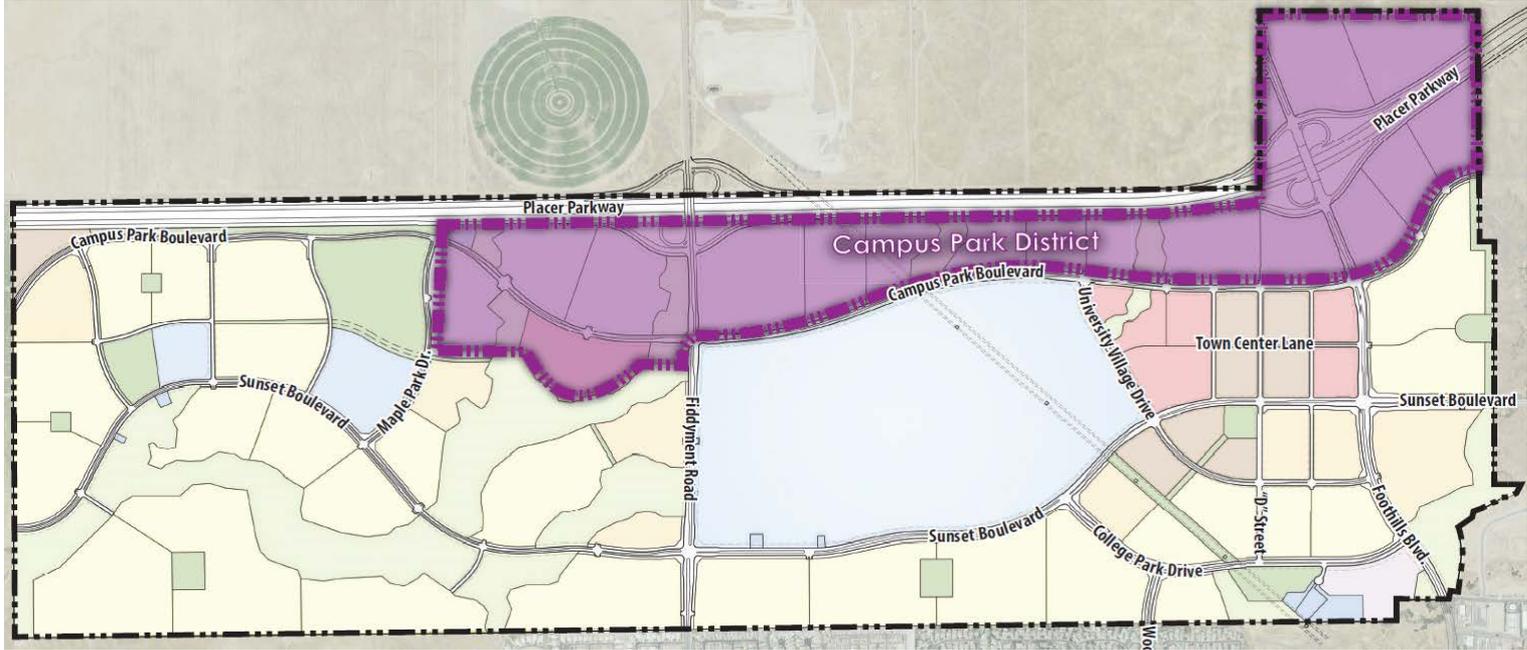
- Establishes 3+ mile right-of-way corridor, totaling over 158 acres



Districts of Placer Ranch



The Campus Park



- 335-acre employment center
- Mix of office, R&D, commercial, light industrial, & warehousing
- 4.5-million sq. ft. potential at buildout
- Estimated 7,300+ jobs created



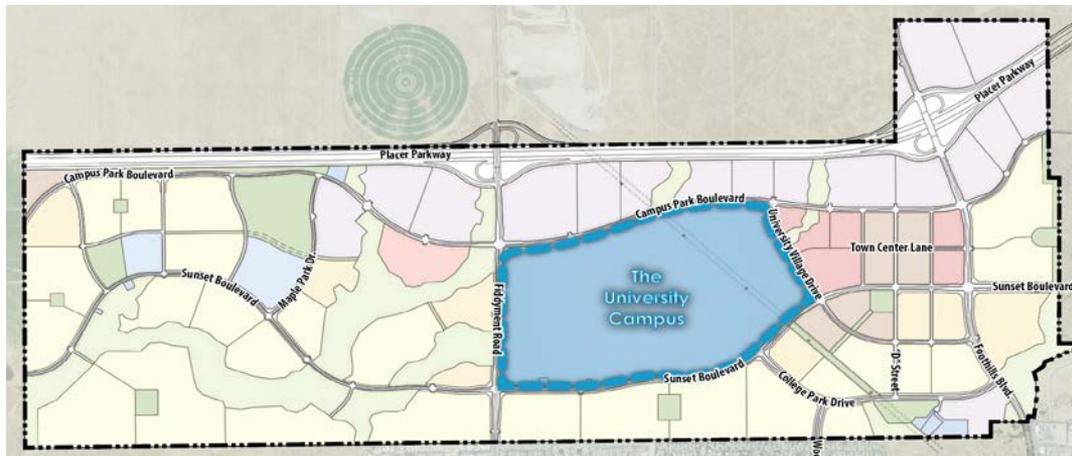
University Site for Sac State



SACRAMENTO
STATE



SIERRA
COLLEGE



- Donation of ~300 acres
- Sierra College transfer center to Sacramento State
- 1st phase: 500-2,500 Sac State students and 1,000 Sierra College students
- 20-year horizon: 12,000 Sac State students and 5,000 Sierra College students
- Accommodates 25,000 Sac State students and 5,000 Sierra College students at full buildout

Town Center District

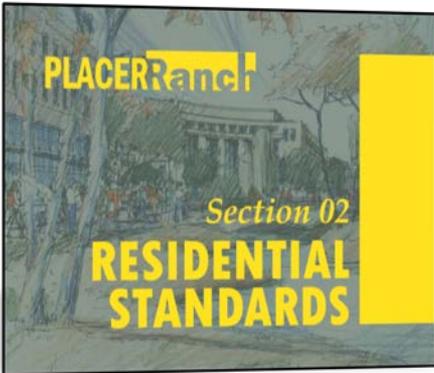


- 200-acre mixed-use district
- CMU parcels support over 600,000 sq. ft. of retail, office & employment uses
- 523 single-family housing units
- 1,341 high-density housing units
- Allocation of 300 reserve units for density bonuses

Town Center Design Guidelines



Town Center Development Implementation



PLACER RANCH

Section 02
RESIDENTIAL STANDARDS

02 residential standards

TABLE 3-4- TOWN CENTER RESIDENTIAL STANDARDS

	UDF ¹	MS ²	MS ³	MS ⁴
	(Units/Acre) ¹	(Units/Acre) ²	(Units/Acre) ³	(Units/Acre) ⁴
Lot Area and Building Intensity				
Lot Area (Minimum)	5,000 ft ²	2,000 ft ²	1/4	1/4
Lot Coverage (Maximum)	60%	1/4	1/4	1/4
Vehicle Storage (Maximum)	40	20	1/2	1/4
Vehicle, Center Lot (Maximum)	30	40	1/4	1/4
Front setbacks⁵				
To building edge	Typical	10	10	25'
Block Edge Center Line ⁶	1/4	1/4	1/2	1/2
Block Edge	1/2	1/2	1/2	1/2
To park, paved level parking, no building ⁷	3'	3'	0	20'
To garage door (Facing interior street)	20	30	30	1/4
To street facing wall of side-loaded garage	1/4	1/4	1/4	1/4
Side setbacks⁵				
Interior side	4'	4'	0	20'
Street side to building edge on corner lot	10	10	10	25'
To park, paved level parking, no building ⁷	3'	3'	0	20'
To adjacent structure (interior lot)	3	3'	3'	1/4
To structure (structure facing street)	20	20	20	1/4
Rear setbacks⁵				
To building edge (4 base)	10	10	10	20'
2nd floor & above	10	10	10	20'
To adjacent structure	3	3'	3'	1/4
Building Height				
Height (Maximum)	40	40	40	40
Building Footprints (Unfinished area/maximum)				
Unfinished area/maximum	40	40	40	40
Other non-buildable area/maximum	1	1	1	1/4
Parking Spaces (Minimum)				
Residential	2.0/garage	2.0/garage	2.0/garage	Varies ⁸
Guest ⁹	3	3	3	Varies ⁸

- Notes:**
1. Lot sizes measured as they existed for the filing date.
 2. Density may be increased or reduced based on the amount of open space provided, the amount of landscaping, and the amount of bicycle parking provided. The amount of bicycle parking provided shall be based on the amount of bicycle parking provided.
 3. Density may be increased or reduced based on the amount of open space provided, the amount of landscaping, and the amount of bicycle parking provided. The amount of bicycle parking provided shall be based on the amount of bicycle parking provided.
 4. The number of guest parking spaces shall be based on the amount of guest parking spaces provided. The amount of guest parking spaces provided shall be based on the amount of guest parking spaces provided.
 5. Setbacks shall be measured from the building edge to the setback line. The setback line shall be the line that is perpendicular to the setback line.
 6. The setback line shall be the line that is perpendicular to the setback line.
 7. The setback line shall be the line that is perpendicular to the setback line.
 8. The setback line shall be the line that is perpendicular to the setback line.
 9. The setback line shall be the line that is perpendicular to the setback line.



FIGURE 3-4- LOT UTILITY REQUIREMENTS IN TOWN CENTER

FIGURE 3-2- REAR SETBACK REQUIREMENTS IN TOWN CENTER

DS

10-12

DEVELOPMENT STANDARDS

PLACER RANCH

02 residential standards

DS

10-13



PLACER RANCH

Section 06
TOWN CENTER DESIGN

06 town center design

D. Development Standards

All development regulations for the Town Center are provided in the Placer Ranch Development Standards, in comparison document to the PDCO. For development in the Town Center, please refer to the following sections of the PDCO for permitted uses, development standards, and other regulations:

- Section 3 for UDF and MS development
- Section 3-6 for City development
- Section 6 for Parks and OS Plans use
- Section 7 for Streets and Easements

E. Entrance Gateways and District Identifiers

The Town Center is envisioned as a well-defined and easily identifiable district in Placer Ranch. To enhance its sense of place, entry features, memorabilia and signage should be provided along major roadways at transition points to the TC. Additionally, wayfinding signage should be provided throughout the district to assist pedestrians, bicyclists, and drivers in key activities and destination points in the TC.

Prior to development commencing in the TC, a master sign program should be developed that segments the master design palette created for Placer Ranch's community-wide entry features and signage, which includes a unique, yet compatible theme for community signage within the Town Center district. The location and design of entry features is outlined in Section 2 of these Design Guidelines and Section 5 of the PDCO.

F. Street Fixtures and Furnishings

To further define the visual character of the Town Center, a coordinated design palette should be developed for street fixtures and furnishings. Elements such as street lights, street signs, bus shelters, benches, trash receptacles, and other street furniture should be designed to complement the design of these streets. Design should be based on a single palette of materials, finishes, and color tones to complement the design concept for entry features, as illustrated in Section 3 of these Design Guidelines. The intent is to strengthen the TC's sense of place by repeating thematic street fixtures and furnishings throughout the district.



Prior to construction of roadways in the TC district, a master design palette should be developed that segments the master design palette created for Placer Ranch's community-wide entry features and signage, which includes a unique, yet compatible theme for community signage within the Town Center district. The location and design of entry features is outlined in Section 2 of these Design Guidelines and Section 5 of the PDCO.

DG

10-12

DESIGN GUIDELINES

STREET NETWORK & BLOCK LAYOUT

Placer Ranch's land use and circulation plans envision a high-level framework for the TC's overall development pattern, the alignment of arterial and collector streets, and within its district boundaries a block grid, with land use aligned along these key roadway corridors: University Village Drive, Town Center Lane, and D Street. This circulation network envisions a conceptual pattern that was studied to form walkable blocks, with a modified grid-like layout. The resulting layout design for the TC's street network and block layout is a key element in creating the envisioned urban development pattern.

As Placer Ranch builds out, roadway alignments and point sites (steps) may evolve to accommodate specific project designs. This is acceptable provided that overall internal street connections are maintained to uphold the TC's overall development pattern. The following provisions should be implemented to improve internal street corridors and internal linkages, as illustrated in Figure 3-3:

- **Town Center Lane:** This road/west street links Fourth Boulevard with the university site and should function as the TC's primary "main street" corridor. This street should create a strong, linear connection between the mixed-use core, neighborhood shopping areas, and apartment sites. Roundabouts should be encouraged in street design and buildings should be aligned along the street edges.
- **University Village Drive:** Characterized by its wide medians and extensive tree canopy, this gateway street links Fourth Boulevard and Campus Park Drive. North of Sunset Boulevard, it interfaces with the university site and the mixed-use core, and street design should create an urban edge. South of Sunset Boulevard, the street forms along low, medium and high-density residential neighborhoods and street design should align buildings to be aligned along the landscaped parkways.
- **D Street:** This north-south street links the HDR core with UDF and MSR villages, and incorporates wide sidewalks and bike lanes to encourage non-motorized mobility. Roundabouts could be encouraged where feasible in street design and buildings should be aligned along the street edge's landscaped parkways.

This network of streets should establish the framework for development of a mixed-use urban core, with residential and commercial buildings housing along street edges. From this framework, the layout of supporting local streets should continue following the form of a grid-like street network design parameters for streets are outlined in PDCO Section 7.



FIGURE 4-1- STREET NETWORK

06 town center design

DG

10-13

PLACER RANCH

Residential Neighborhoods



- 2,210 units allocated to Low Density Residential parcels
- 1,050 units allocated to LDR-A (Active Adult) parcels
- 872 units allocated to Medium Density Residential parcels
- 1,504 units allocated to High Density Residential parcels
- HDR unit allocation includes 300 reserve units
- 564 affordable units allocated to 4 HDR parcels

Residential Development Implementation



PLACER *mitt*

Section 02
RESIDENTIAL STANDARDS



PLACER *mitt*

Section 05
RESIDENTIAL DESIGN

02 residential standards

TABLE 2-1. CONVENTIONAL RESIDENTIAL DEVELOPMENT STANDARDS

	UD	UDCA	UDC	UDC+
Lot Size and Building Intensity	4,500 ft ²	4,200 ft ²	3,800 ft ²	n/a
Lot Area (minimum)	4,500 ft ²	4,200 ft ²	3,800 ft ²	n/a
Site Coverage (maximum)	20%	20%	n/a	n/a
Vehicle, Maximum Lot (minimum)	42'	42'	37'	n/a
Vehicle, Corner Lot (minimum)	25'	35'	45'	n/a
Front setbacks				
To living area	30'	15'	15'	50'
To garage use Section 17.04.000 or ground level patio	15'	15'	15'	45'
To garage door (single drive)	30'	30'	30'	n/a
To street facing wall of side-loaded garage	15'	15'	n/a	n/a
Side setbacks				
Interior side	0'	0'	0'	20'
Street side to living area or corner lot	12.5'	12.5'	12.5'	30'
To garage use Section 17.04.000 or ground level patio (living area)	12.5'	12.5'	12.5'	45'
To accessory structure (other side)	0'	0'	0'	n/a
To accessory structure (living area)	12.5'	12.5'	12.5'	30'
Back setbacks				
To living area	15'	15'	10'	20'
3rd floor & above	20'	15'	10'	20'
To accessory structure	0'	0'	0'	15'
Building Height				
Height (maximum)	10'	10'	10'	40'
Building Projections (maximum)				
Second-story (maximum)	2'	2'	2'	None
Third-story (maximum)	2'	2'	2'	None
Other non-architectural architectural features	2'	2'	2'	None
Parking Spaces (minimum)				
Resident	2 in garage	2 in garage	2 in garage	None
Guest	0	0	0	None

Table Notes:

- Lot width measured at that which the lot is being used.
- Setbacks are measured as minimum requirements and are not intended to prevent the filing of more restrictive setbacks. All setbacks shall be measured from the face of the building or other structure, not from the ground surface. For side setbacks, the setback shall be measured from the face of the building or other structure, not from the ground surface. For front setbacks, the setback shall be measured from the face of the building or other structure, not from the ground surface.
- For all setbacks, the setback shall be measured from the face of the building or other structure, not from the ground surface.
- The setback of a garage shall be measured from the face of the garage, not from the face of the building or other structure.
- The setback of a porch shall be measured from the face of the porch, not from the face of the building or other structure.
- The setback of a balcony shall be measured from the face of the balcony, not from the face of the building or other structure.
- The setback of a deck shall be measured from the face of the deck, not from the face of the building or other structure.
- The setback of a pergola shall be measured from the face of the pergola, not from the face of the building or other structure.
- The setback of a screen shall be measured from the face of the screen, not from the face of the building or other structure.
- The setback of a fence shall be measured from the face of the fence, not from the face of the building or other structure.
- The setback of a wall shall be measured from the face of the wall, not from the face of the building or other structure.
- The setback of a roof shall be measured from the face of the roof, not from the face of the building or other structure.
- The setback of a chimney shall be measured from the face of the chimney, not from the face of the building or other structure.
- The setback of a tower shall be measured from the face of the tower, not from the face of the building or other structure.
- The setback of a spire shall be measured from the face of the spire, not from the face of the building or other structure.
- The setback of a steeple shall be measured from the face of the steeple, not from the face of the building or other structure.
- The setback of a cupola shall be measured from the face of the cupola, not from the face of the building or other structure.
- The setback of a finial shall be measured from the face of the finial, not from the face of the building or other structure.
- The setback of a weather vane shall be measured from the face of the weather vane, not from the face of the building or other structure.
- The setback of a flagpole shall be measured from the face of the flagpole, not from the face of the building or other structure.
- The setback of a monument shall be measured from the face of the monument, not from the face of the building or other structure.
- The setback of a sculpture shall be measured from the face of the sculpture, not from the face of the building or other structure.
- The setback of a fountain shall be measured from the face of the fountain, not from the face of the building or other structure.
- The setback of a well shall be measured from the face of the well, not from the face of the building or other structure.
- The setback of a tower shall be measured from the face of the tower, not from the face of the building or other structure.
- The setback of a spire shall be measured from the face of the spire, not from the face of the building or other structure.
- The setback of a steeple shall be measured from the face of the steeple, not from the face of the building or other structure.
- The setback of a cupola shall be measured from the face of the cupola, not from the face of the building or other structure.
- The setback of a finial shall be measured from the face of the finial, not from the face of the building or other structure.
- The setback of a weather vane shall be measured from the face of the weather vane, not from the face of the building or other structure.
- The setback of a flagpole shall be measured from the face of the flagpole, not from the face of the building or other structure.
- The setback of a monument shall be measured from the face of the monument, not from the face of the building or other structure.
- The setback of a sculpture shall be measured from the face of the sculpture, not from the face of the building or other structure.
- The setback of a fountain shall be measured from the face of the fountain, not from the face of the building or other structure.
- The setback of a well shall be measured from the face of the well, not from the face of the building or other structure.

DS 100

DEVELOPMENT STANDARDS

02 residential standards

FIGURE 2-2. CONVENTIONAL UDR SETBACK MEASUREMENTS

FIGURE 2-3. CONVENTIONAL UDR+ SETBACK MEASUREMENTS

PLACER

DS 101

05 residential design guidelines

SCALE AND MASSING

Home design is an important element of a neighborhood's character. To create a residential environment that is distinctive and desirable for residents to visit, live, and recreate, careful attention should be given to the scale and massing of homes. To ensure that homes are appropriately designed, several basic elements should be employed to make sure that the overall form, scale, and appearance of each residential neighborhood creates an environment that achieves the design intent.

Encouraged Elements

- Articulating the form and massing of homes with variations in building height, bulk, mass and footprint, with offset wall planes on each facade. Two-story homes should incorporate secondary elements to break up massing and provide visual relief.
- Integrating a combination of single and multi-story elements into each neighborhood to create a varied streetscape skyline.
- Providing stylistic diversity through the use of a mix of plan forms and elevations, and a variety of exterior finish materials. Each neighborhood should have at least three basic product types, with at least five design variations for each product to help create a unique architectural appearance when compared to one another.
- Placing homes in intentionally planned neighborhoods so that garages and porches are adjacent to each other, to create an unobstructed setback of building mass, resulting in larger, combined front yard areas. In order to avoid monotony, this pattern should be broken occasionally.

Discouraged Elements

- Building footprints with a basic rectangle or "L-shaped" garage-forward home design.
- Unarticulated massing that results in a box-like building form.
- Repetitive building forms that create visual monotony along the street.
- Overuse of two-story homes that dominate the streetscape and create no stylistic diversity.
- Homes that have repetition that wall planes, under building profiles, and similar ridge lines.



Homes are well-oriented and incorporate a variety of architecturally-dominant building forms, which show stylistic diversity and are oriented to the street and massing.

DG 100

DESIGN GUIDELINES

05 residential design guidelines

PORCHES AND BALCONIES

Porches and balconies add a "lively" pleasing, pedestrian-oriented element to a streetscape edge, which brings outdoor living spaces to the front yard and promotes social interaction among residents. These features also provide visual relief to the building mass. As such, porches and balconies are encouraged to promote social activity within the neighborhood. When porches are incorporated into home design, the following guidelines should be considered.

Encouraged Elements

- Covering porches with distinct roof forms that articulate the massing of the home, and utilizing wrap-around porches on corner lots, or are adjacent to open areas.
- Building porches from the exterior side-walk elevation to define the public and private zones, and to provide a sense of security for home-owners.
- Designing porches on an integral extension of the building with decks, stairs, ramps, and railings that are harmonious with the architecture of the home.
- Designing porches to be at least 6'-deep and 10'-wide so there is sufficient area for outdoor furniture.
- Incorporating functional balconies that articulate the building form and use an integral extension of the home design.
- Using a variety of balcony designs, covered or open, and either recessed into the mass of the building or as a semi-detached element to match architectural style.

Discouraged Elements

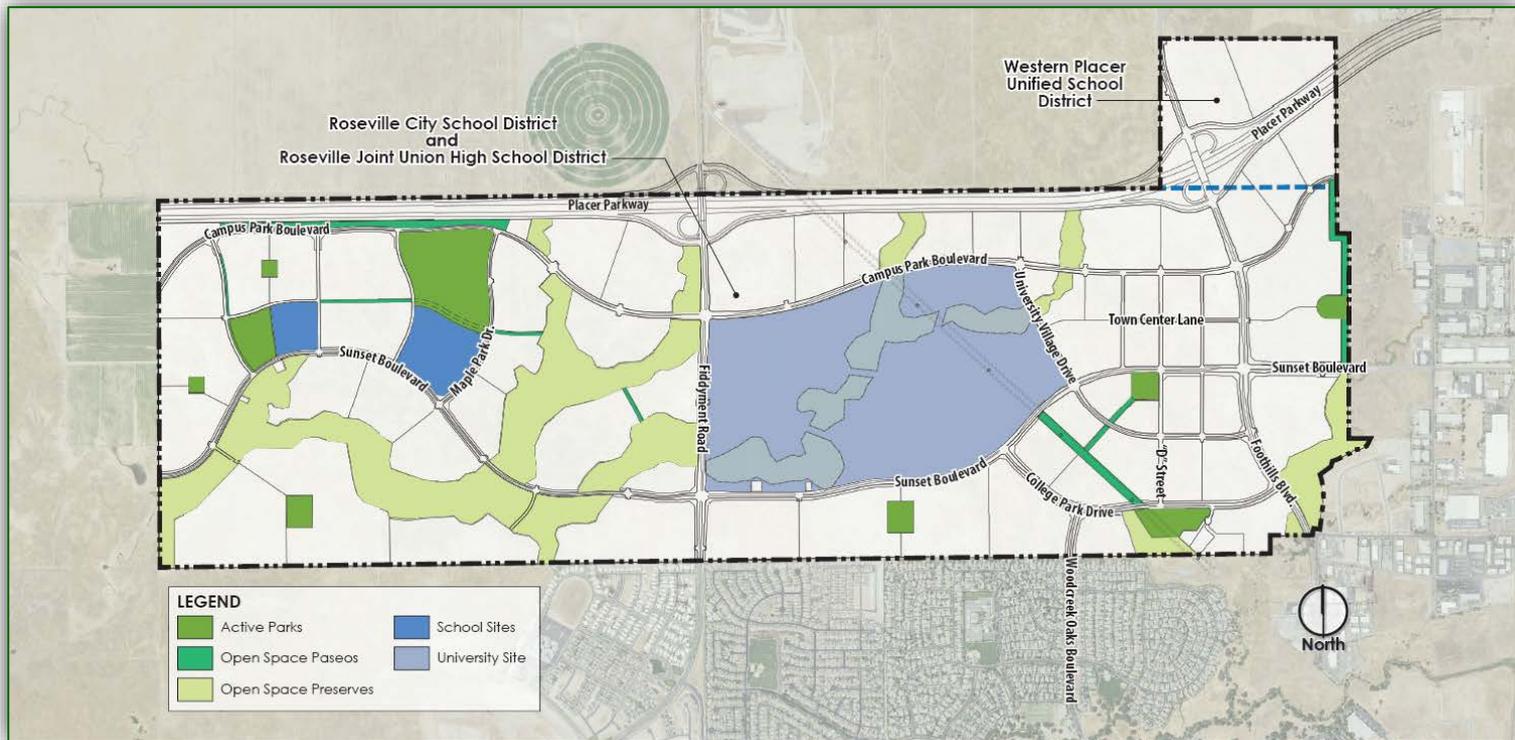
- Porches that do not wrap around the side of the home (on corner lots, where appropriate).
- Porches that are on the same elevation as the side-walk.
- Porches that are less than 6'-deep.
- Decorative, non-functional balconies that appear "tacked on" or that lack architectural design elements inherent to the home.



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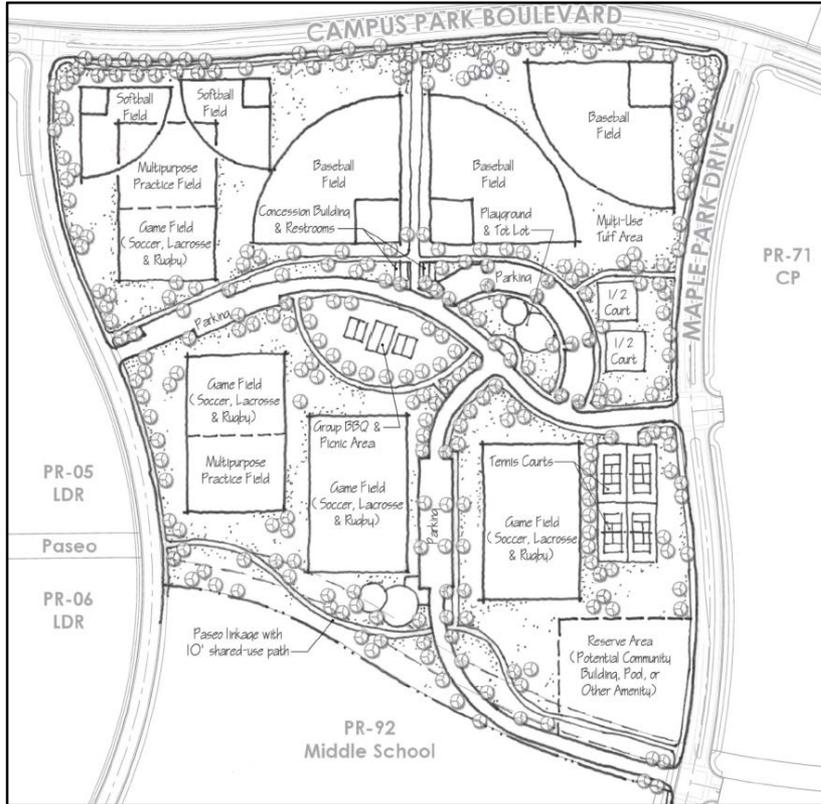
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Parks, Open Space & Schools

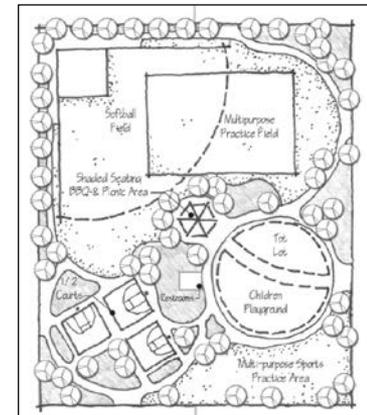
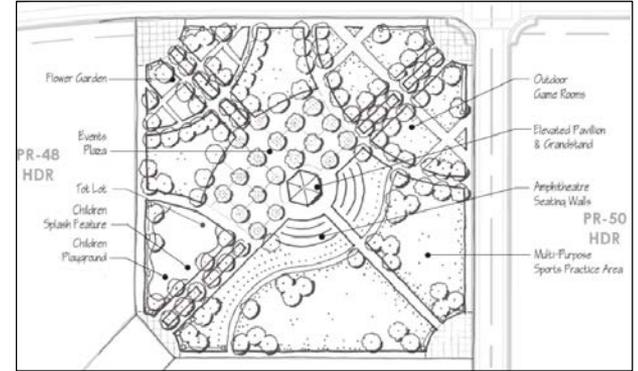


Park Concept Plans

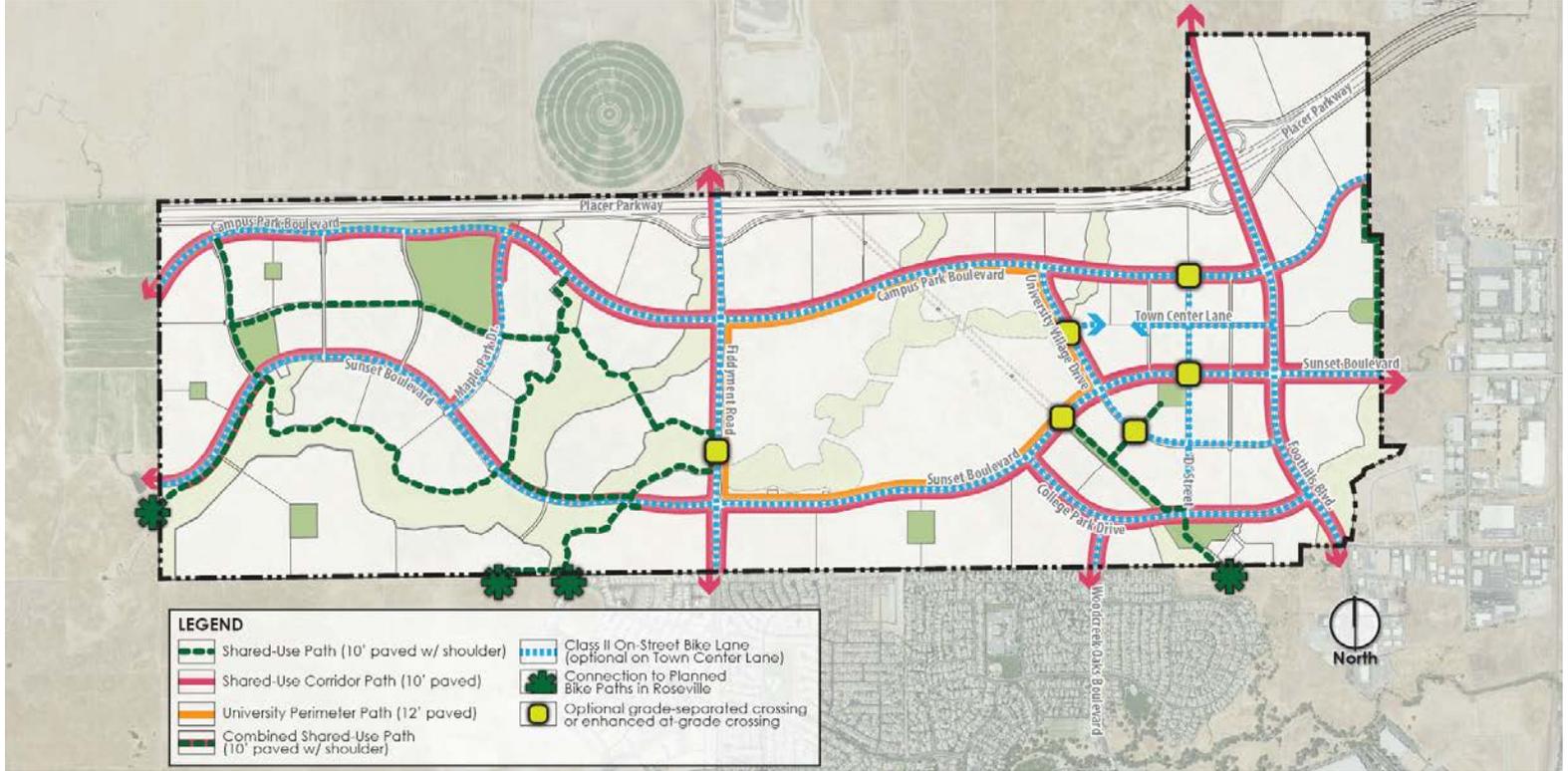
COMMUNITY PARK



NEIGHBORHOOD PARKS



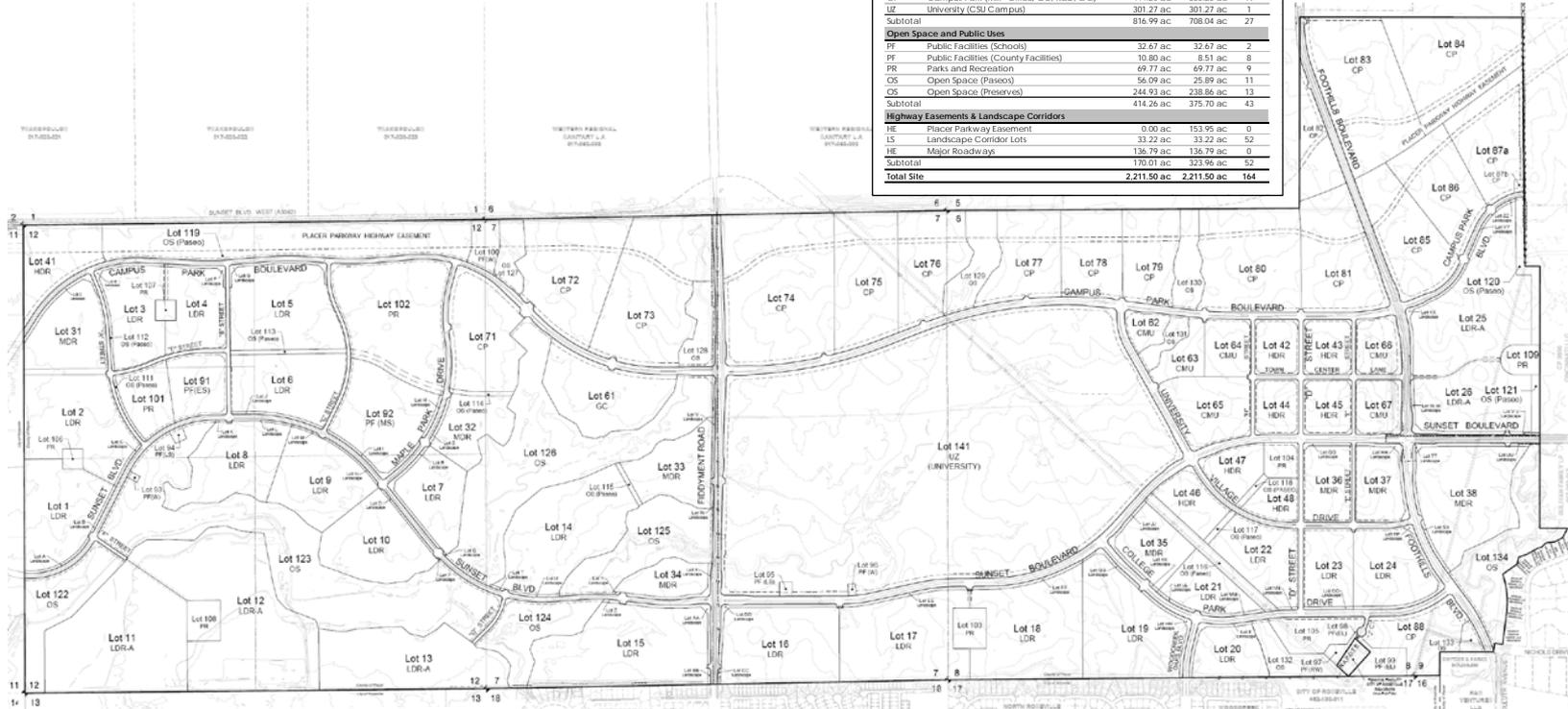
Multi-Modal Connectivity



Vesting Large Lot Tentative Map



Land Use Designation	Acres (Gross)	Acres (Net)	No. of Lots
Residential Uses			
LDR - Low Density Residential	446.69 ac.	446.69 ac.	21
LDR-A - Low Density Residential - Age-Restricted	183.60 ac.	183.60 ac.	5
MDR - Medium Density Residential	113.30 ac.	113.30 ac.	8
HDR - High Density Residential	66.65 ac.	60.21 ac.	8
Subtotal	810.24 ac.	803.69 ac.	42
Commercial and Employment Uses			
GC - General Commercial	22.72 ac.	22.72 ac.	1
CMU - Commercial Mixed Use	48.90 ac.	48.80 ac.	6
CP - Campus Park (Mix - Office, GC, R&D, & U)	444.20 ac.	325.25 ac.	19
UZ - University (CSU Campus)	301.27 ac.	301.27 ac.	1
Subtotal	816.99 ac.	706.04 ac.	27
Open Space and Public Uses			
PF - Public Facilities (Schools)	32.67 ac.	32.67 ac.	2
PF - Public Facilities (County Facilities)	10.80 ac.	8.51 ac.	8
PR - Parks and Recreation	69.77 ac.	69.77 ac.	9
OS - Open Space (Passes)	56.09 ac.	25.89 ac.	11
OS - Open Space (Preserves)	244.93 ac.	238.86 ac.	13
Subtotal	414.26 ac.	375.70 ac.	43
Highway Easements & Landscape Corridors			
HE - Placer Parkway Easement	0.00 ac.	153.95 ac.	0
LS - Landscape Corridor Lots	33.22 ac.	33.22 ac.	52
MS - Major Roadways	136.79 ac.	136.79 ac.	0
Subtotal	170.01 ac.	323.96 ac.	52
Total Site	2,211.50 ac.	2,211.50 ac.	164





Technical Studies Completed for PRSP

Potable Water Master Plan

- Outlines the backbone potable water utility system, including the location of pipelines, water storage tanks, wells and connection points

Water Conservation Plan

- Identifies the various measures that will be implemented to reduce the project's overall water demand

Recycled Water Master Plan

- Outlines the backbone recycled water utility system, including the location of pipelines, storage tanks, pumps, and connection points

Sanitary Sewer Master Plan

- Outlines the backbone sanitary sewer utility system, including the location of pipelines, lift stations, force mains, and connection points



Technical Studies Completed for PRSP

Dry Utilities Study

- Identifies the location of mainline circuits and a future sub-station

Storm Drainage Master Plan

- Outlines the project's stormwater management system, including location of pipelines, detention facilities, and water quality features

Public Facilities Financing Plan – Pending (available for BOS)

- Provides a financing strategy for the construction and long-term maintenance of backbone utility systems and public services



CEQA Compliance



CEQA Compliance

- NOP released November 3, 2016
 - 2 EIR scoping meetings November 29, 2016
- Draft EIR released December 18, 2018
 - 67 Day Public review period closed on February 22, 2019
 - 77 Draft EIR comment letters received
- Final EIR released October 31, 2019

CEQA Compliance

- EIR identified SU Impacts in 14 environmental resource areas
- Nearly half of the SU Impacts include mitigation that reduces impacts to less than significant; however impacts deemed SU because impacts are outside of County jurisdiction & implementation of mitigation is outside County's control
- EIR identified Cumulative Impacts in 7 environmental resource areas

CEQA - Alternatives

- **Alternative 1:** No-Project–1997 SIA Plan
- **Alternative 2:** Reduced Scale
- **Alternative 3:** Reduced Footprint, Reduced Development Potential
- **Alternative 4:** Reduced Footprint, Similar Development Potential
- **Alternative 5:** Reduced VMT

Environmentally Superior Alternative

- CEQA requires that an environmentally superior alternative be identified
- Implementing the No-Project–1997 SIA Plan Alternative would result in reduction in impacts & avoid or reduce the following impacts:
 - Air quality impacts related to exposure of sensitive land uses to TAC and odors
 - Land use compatibility with respect to exposure of sensitive land uses to an odor source
 - Population & employment growth
- However, the No-Project Alternative results in more severe significant biological resources impacts associated with loss of vernal pool habitat
- No-Project–1997 SIA Plan Alternative would not meet primary project objectives for SAP & would not meet any of the primary objectives for PRSP



Key Issues / Topics



Stakeholder Coordination / Public Outreach

- Conducted public workshops and meetings throughout the process
- Provided presentations to various community groups, neighborhood associations, boards and MACs
- Since DEIR comment period have conducted multiple meetings with key stakeholders to review/discuss DEIR comments
- Stakeholder meetings focused on responding to issues and concerns raised in DEIR comments

An aerial photograph showing a landscape with a power substation, a road, and some buildings. The image is partially obscured by a blue curved border on the left side of the slide.

Landfill Buffer / Odor Impacts – Coordination with WPWMA

- Coordinated with WPWMA following DEIR public comment period to address DEIR comments
- WPMWA retained consultant to identify and prioritize odor reduction measures at WRS� and estimate implementation costs and ongoing O&M
- WPWMA submitted August 2, 2019 Technical Report #2 (EIR Appendix 1) outlining odor control/response measures
- SAP/PRSP modified as result of WPWMA coordination
- EIR mitigation identified as result of WPWMA coordination
- Further coordination has resulted in a recent tentative agreement with WPWMA

Odor Impact Analysis and Mitigation

- Odor impacts/landfill buffer common topic in Draft EIR comments
- Final EIR released October 31, 2019, includes an “Odors” Master Response
- Odors Master Response outlines Draft EIR revisions to include new mitigation:
 - MM 4.3-6a – Implement odor-reducing measures at the WRS� (odor reduction measures provided by WPWMA in Technical Report #2 – Final EIR Appendix I)
 - MM 4.3-6b – Require fair-share contribution to WPWMA for odor mitigation
 - Total PRSP contribution \$2,465,273 (specifics outlined in MM + Development Agreement)
 - Total Net SAP contribution \$947,487 (for future residential development)

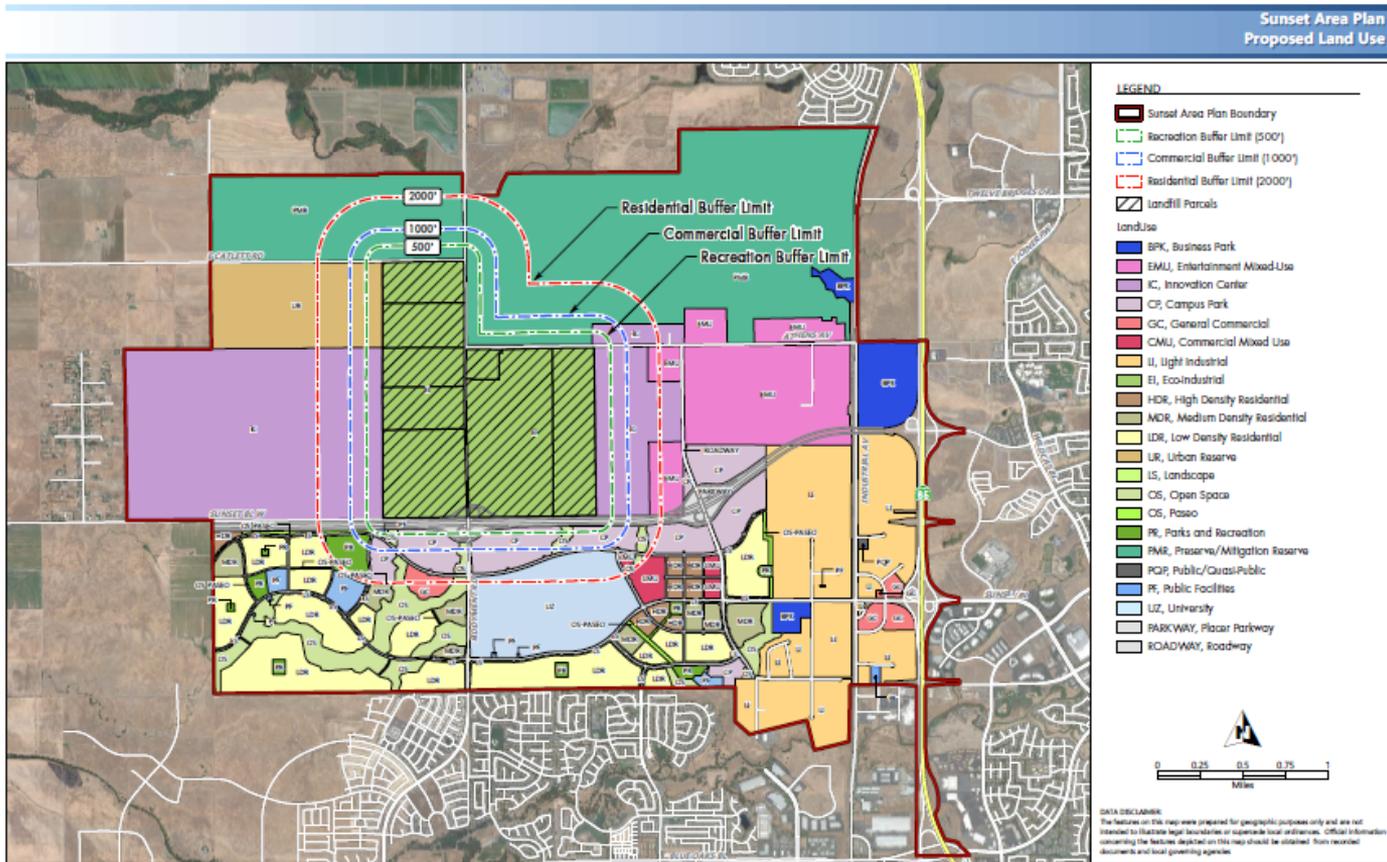
Sunset Area Plan – Revision Proposed General Plan Landfill Buffer Standard

- Proposed General Plan Amendment to reduce residential buffer standard modified:
 - FROM** what was proposed in the December 2018 SAP:
 - 2,000 feet with a footnote stating that the buffer could be reduced to 1,000 feet with approval of a specific plan, master plan or development agreement;
 - TO** what is now proposed in the October 2019 SAP:
 - 2,000 feet with a footnote stating that new residential uses beyond 2,000 feet but within 1 mile of the landfill property boundary requires approval of a specific plan, master plan or development agreement; and

Sunset Area Plan – Revision Proposed General Plan Landfill Buffer Standard

- A reference to the SAP development standards which have been augmented to require recordation of landowner acknowledgement/notice of proximity of landfill/odors; and fair-share payment to WPWMA for Tier 1 capital improvements for odor control.
- DEIR notes no state laws or regulations mandating a particular buffer distance between development and landfills
- DEIR notes current 1 mile buffer is large compared to others in state

Sunset Area Plan Landfill Buffers



Sunset Area Plan

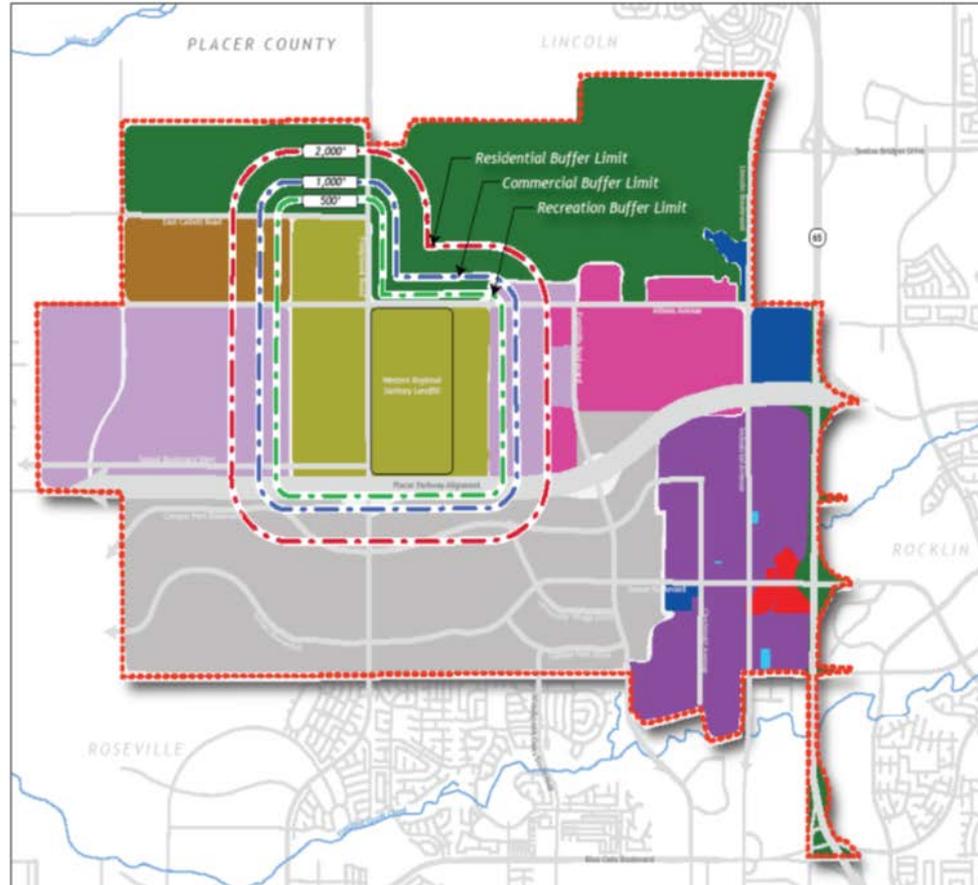
Proposed Landfill Buffer Zone Standards

TABLE 1-3 PUBLIC FACILITY BUFFER ZONE STANDARDS			
Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Type		
	Residential	Commercial	Recreation
Solid Waste Disposal Site	2,000 ¹	1,000 ²	500 ²

¹New residential uses beyond 2,000 feet but within a mile (5,280 feet) of the landfill property boundaries require approval of a specific plan, master plan, or development agreement. See the combining "SP" (Special Purpose) zoning overlay district in the Implementing Zoning General Development Regulations (Article 1 of Part III of this document) for provisions to be included within each specific plan, master plan, or development agreement. If a specific plan is approved, the zoning for the underlying property will change from "SP" to "SPL." The approved specific plan development standards shall be required to include these provisions.

²Commercial and recreation uses within the specified buffer zones may be considered on a case-by-case basis with approval of a specific plan, master plan, or development agreement.

Sunset Area Plan Landfill Buffers



Sunset Area Plan | Figure 1-3
Land Use Buffer Limits

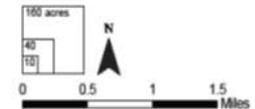
(Refer to Table 1-3 for additional information concerning buffer requirements.)

- Plan Area
- Western Regional Sanitary Landfill
- Residential Buffer Limit (2,000')
- Commercial Buffer Limit (1,000')
- Recreation Buffer Limit (500')

Note: The dimensions depicted here are illustrative only. More precise specification of dimensions will be required through the development of implementing specific plans or site development plans.

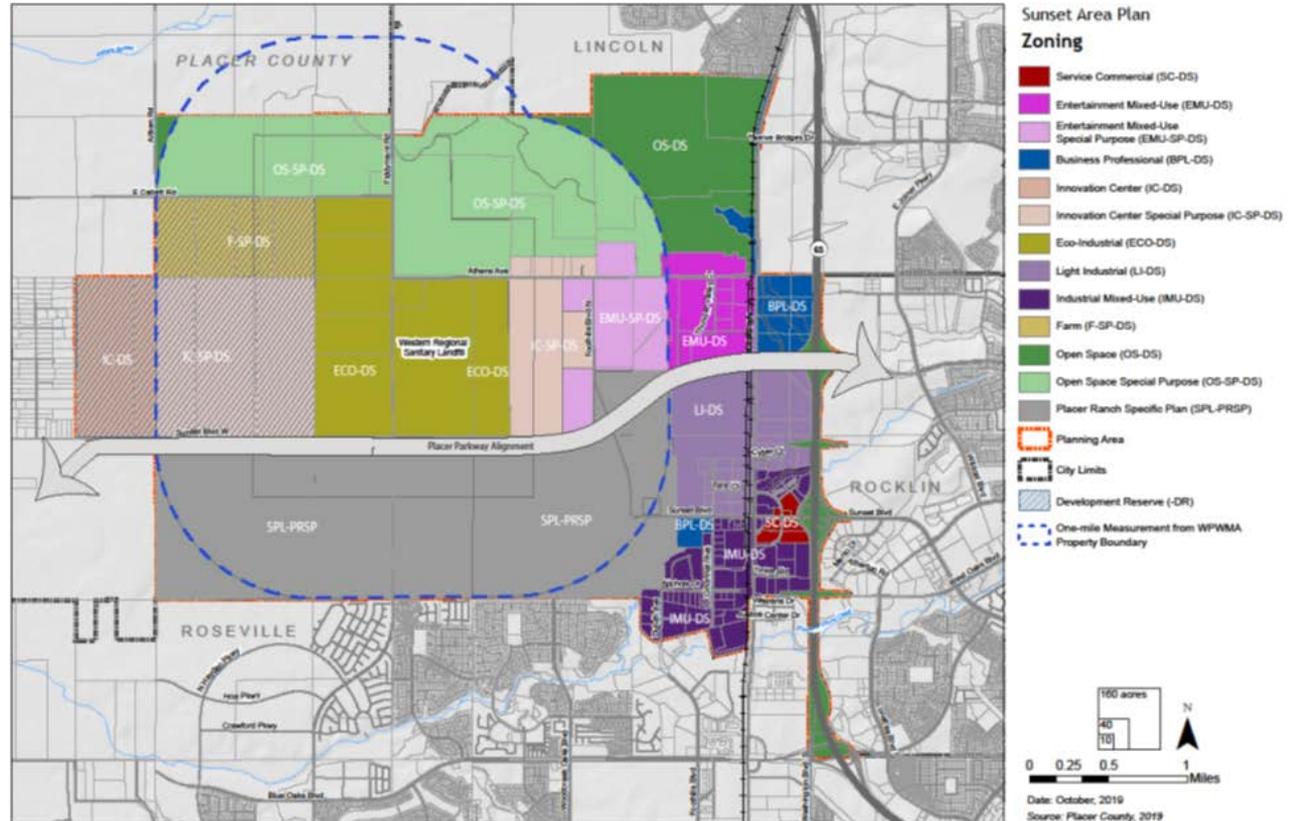
Land Use Designations

- General Commercial
- Entertainment Mixed-Use
- Business Park
- Innovation Center
- Eco-Industrial
- Light Industrial
- Public Facility
- Preserve/Mitigation Reserve
- Urban Reserve
- Placer Ranch Specific Plan



Map Date: October 2019
 Source: Placer County, 2019

Sunset Area Plan Zoning Map – "SP" Special Purpose Overlay District





Sunset Area Plan

Implementing Zoning Regulations

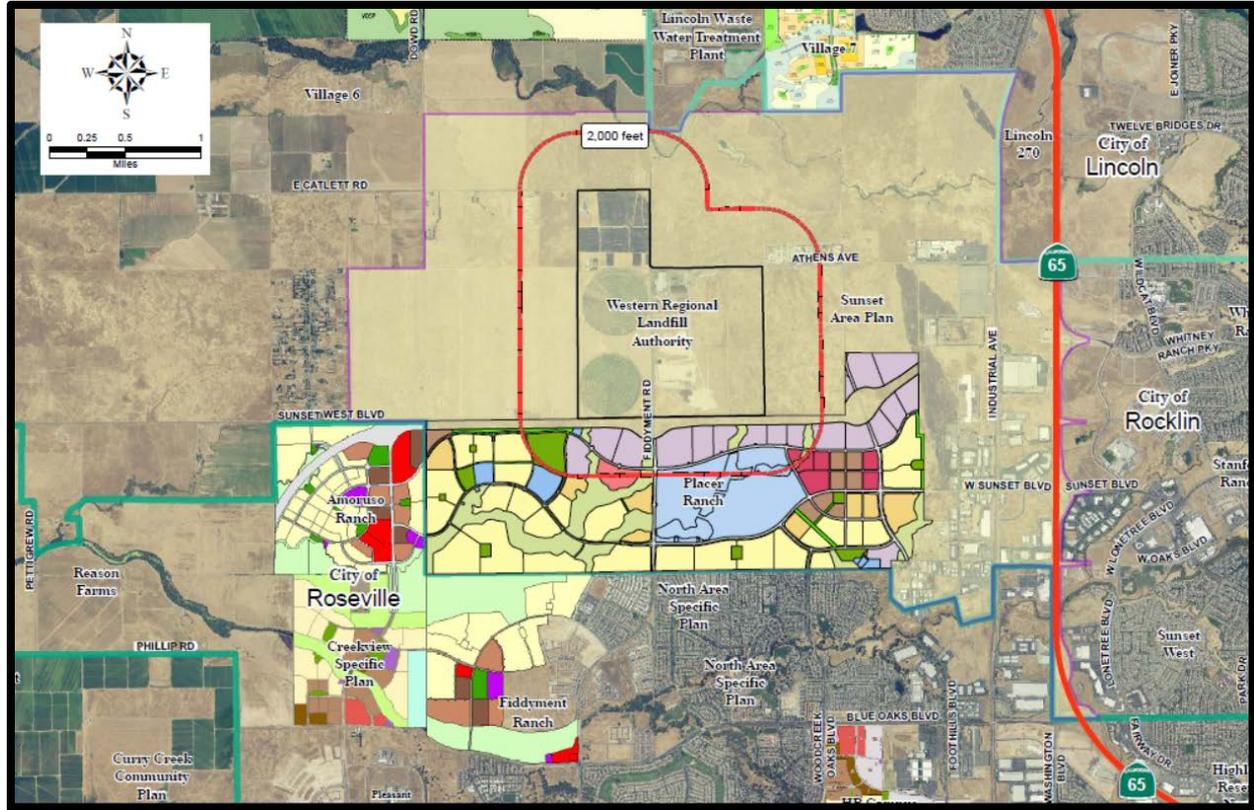
“SP” Special Purpose Zoning Overlay Development Standards:

B. Special Purpose (-SP) Parcels.

1. **Intent.** Parcels with the -SP Combining District identify areas where new land uses have the potential for incompatibility with surrounding land uses. In the case of the Sunset Area Plan, the compatibility concerns are related to the West Placer Waste Management Authority (WPWMA) facilities and their ongoing operations. Development within the -SP Combining District shall be in accordance with Section 17.52.130 (Special Purpose) of the Placer County Zoning Ordinance.
2. **New Residential Uses.** Any new residential uses in the -SP Combining District shall require the following:
 - a. Approval of a specific plan, master plan, or development agreement. If a specific plan is approved, the zoning shall change from “-SP” to “SPL” and the following requirements shall be addressed in the specific plan development standards;
 - b. Recordation of landowner acknowledgement of proximity to the landfill and potential nuisances associated with landfill operations (e.g., odor); and
 - c. Payment of fair share contribution to support WPWMA Tier I capital improvements. Payments shall be calculated based on the percentage of proposed residential units compared with the total SAP residential unit capacity. Payment shall be made at issuance of Building Permit.

Placer Ranch Specific Plan

Residential Uses Outside 2,000 foot buffer



Placer Ranch Specific Plan

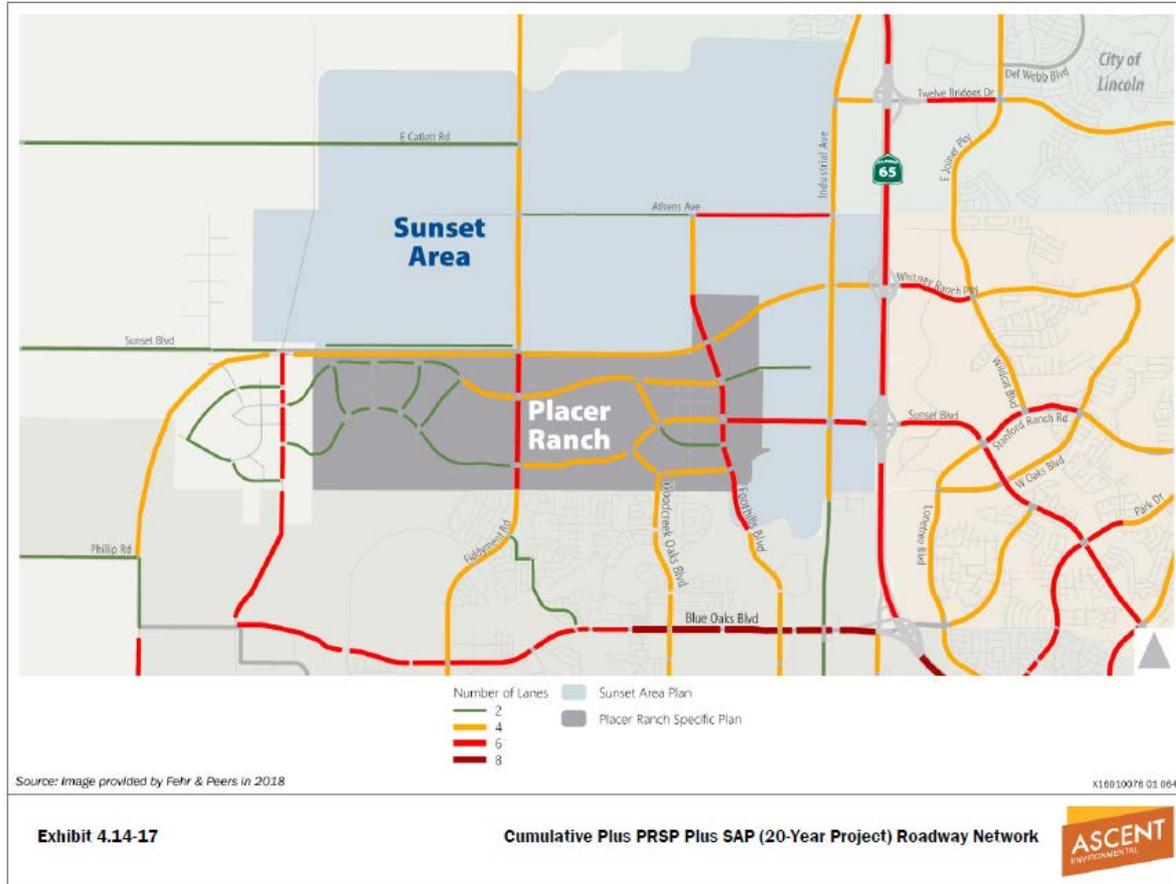
Revisions to Placer Ranch Specific Plan:

- All proposed residential uses meet 2,000 foot buffer
- Development standards (Section 02 Residential) require:
 - Recordation of landowner acknowledgement/notice of proximity of landfill/odors; and
 - Fair-share payment to WPWMA for Tier 1 capital improvements for odor control.
- Development Agreement requires:
 - Payment of all EIR Mitigation fees including fees outlined in MM 4.3-6b

Traffic Impact Analysis

- EIR analyzed impacts to regional transportation network consistent with neighboring jurisdiction's methodology for impact analysis
- SAP/PRSP planned transportation network is multi-modal system
- Transportation network includes key roadway connections: Placer Parkway, Sunset Blvd., Foothills Blvd., Fiddymment Rd.
- SAP/PRSP provides increased travel opportunities in west Placer region & improves local/regional transportation system
- Select Zone Analysis prepared in response to Roseville/Rocklin traffic impacts
 - Analyzes roadway segments to identify change in daily trips from SAP/PRSP
 - Estimates trips generated by each jurisdiction
 - Estimates costs associated with roadway improvements
 - Analysis used to understand SAP/PRSP fair share costs

Traffic Impact Analysis



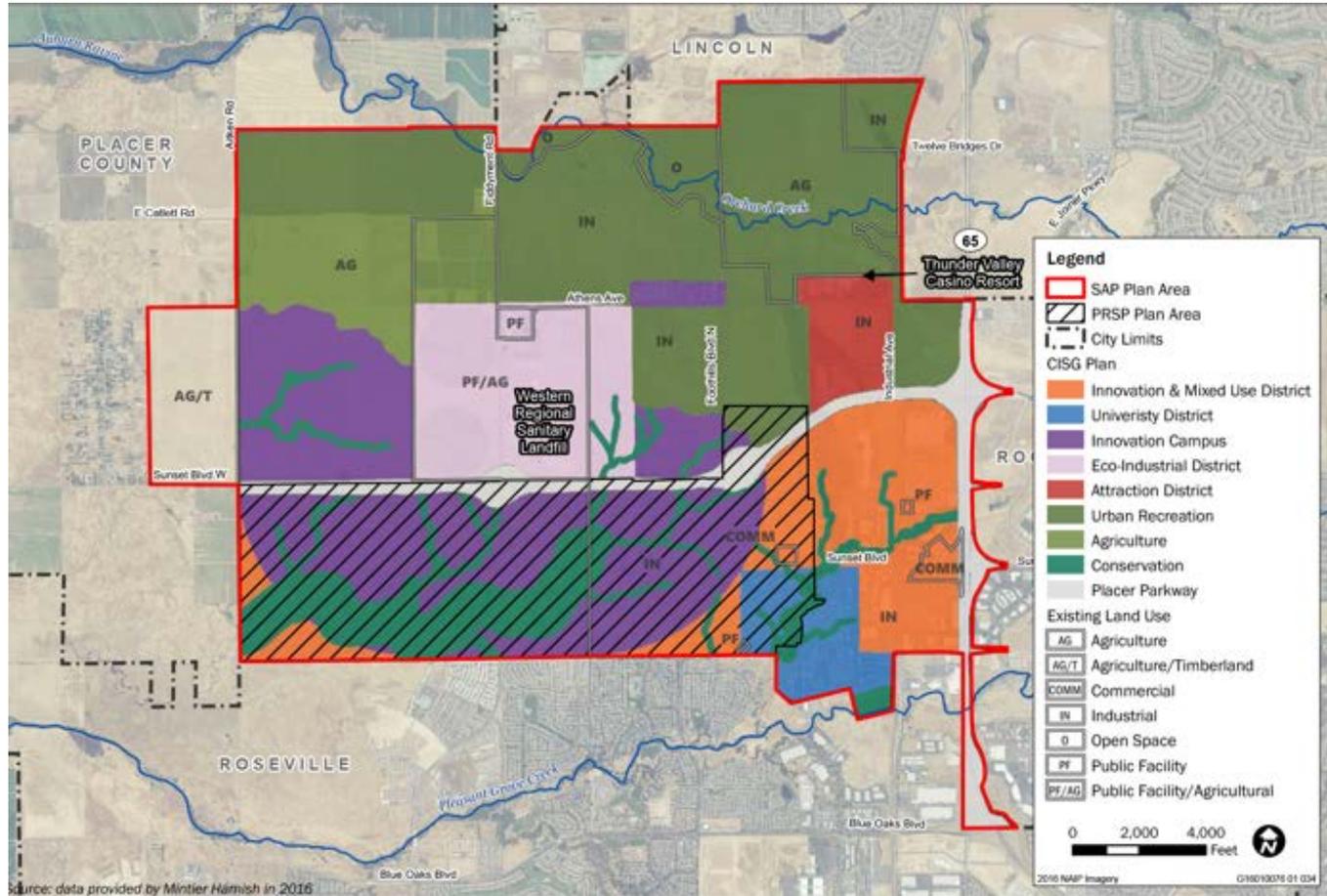
Infrastructure – Water / Wastewater

- PRSP helps provide backbone infrastructure intended to catalyze the SAP
- Placer County Water Agency provided Water Supply Assessment in compliance with SB 610, concluding existing & planned future supplies meet demand from SAP/PRSP
- Pleasant Grove Wastewater Treatment Plant has capacity to serve PRSP and portion of SAP (see SAP Policy PFS-4.1 & MM 4.15-4a)
- MM 4.15-4a requires SAP/PRSP to annex to South Placer Wastewater Authority for areas outside of service area
- MM 4.15-4b requires SAP/PRSP to confirm infrastructure & treatment capacity from South Placer Wastewater Authority and City of Roseville

Citizen Initiated Smart Growth Plan (CISGP) – Review and Response

- Suggested alternative “CISGP” submitted as a DEIR comment by Alliance for Environmental Leadership
- CISGP notes it is a plan attempting to achieve SAP/PRSP objectives while reducing environmental impacts
- Support for CISGP was a common topic in Draft EIR comments
- Final EIR released October 31, 2019, includes an CISGP Master Response
- CISGP Master Response compares CISGP to SAP/PRSP; provides general analysis of feasibility and environmental impacts

Citizen Initiated Smart Growth Plan



Citizen Initiated Smart Growth Plan

Table 3-1 SAP/PRSP and CISGP Population, Employment, and Housing Comparison

	SAP/PRSP (Numbers from Draft EIR)	SAP/PRSP (Numbers Assumed in CISGP)	CISGP	Difference (CISGP minus SAP/PRSP)
→ Population Added	19,314	17,367	84,080	64,766
→ Jobs Added	55,760	192,879	151,463	95,703
→ Housing Units	8,094	8,950	49,614	41,520
Jobs-to-Housing Ratio	6.88	21.55	3.05	-3.83

Sources: Placer County 2018; AEL 2019

Citizen Initiated Smart Growth Plan

	SAP/PRSP (Numbers from Draft EIR)	SAP/PRSP (Numbers Assumed in CISGP)	CISGP	Difference (CISGP minus SAP/PRSP)
Residential				
Single-Family Residential	5,542 du	5,726 du ¹	1,428 du ¹	-4,114 du
Age-Restricted Residential	1,050 du	--	--	-1,050 du
Multi-family Residential	1,504 du	3,224 du	48,186 du	46,682 du
Commercial/Industrial				
Retail Floor Area ²	4.92 million sq. ft.	30.46 million sq. ft.	22.5 million sq. ft.	15.72 million sq. ft.
Office Floor Area	2.35 million sq. ft.	26.05 million sq. ft.	9.29 million sq. ft.	6.94 million sq. ft.
Industrial/R&D Floor Area	26.00 million sq. ft.	20.16 million sq. ft.	36.76 million sq. ft. ³	10.76 million sq. ft.
Public				
University	30,000 students	3.24 million sq. ft. ⁴	2.48 million sq. ft. ⁴	N/A
Public Facilities	16.6 acres	--	--	N/A
Recreation/Open Space				
Parks/Open Space	334.6 acres ⁵	335 acres	849 acres	514.4 acres
Preserve/Mitigation Area	2,528.6 acres	2,278 acres	2,564 acres	35.4 acres
Agriculture				
Agriculture	--	--	484 acres	484 acres

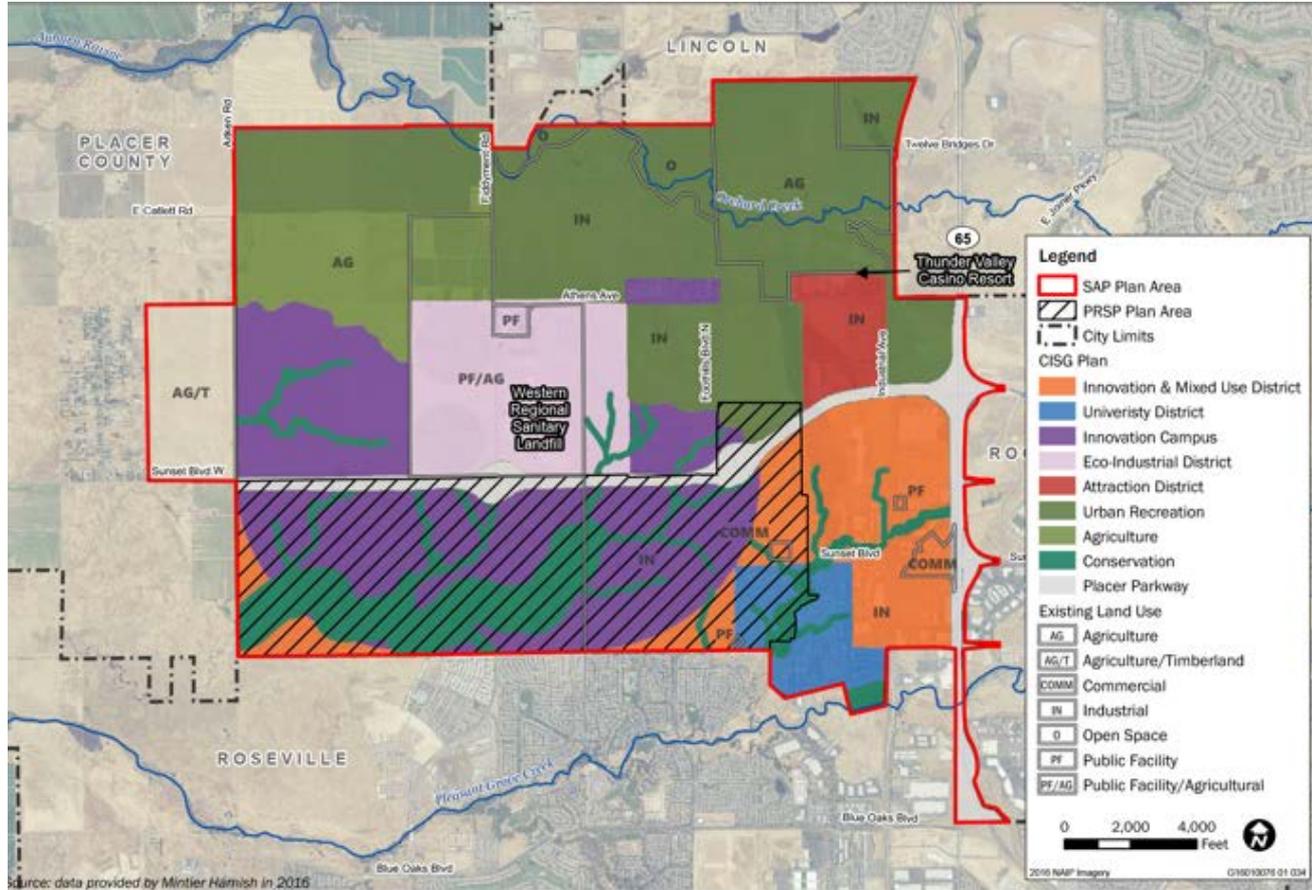
Citizen Initiated Smart Growth Plan

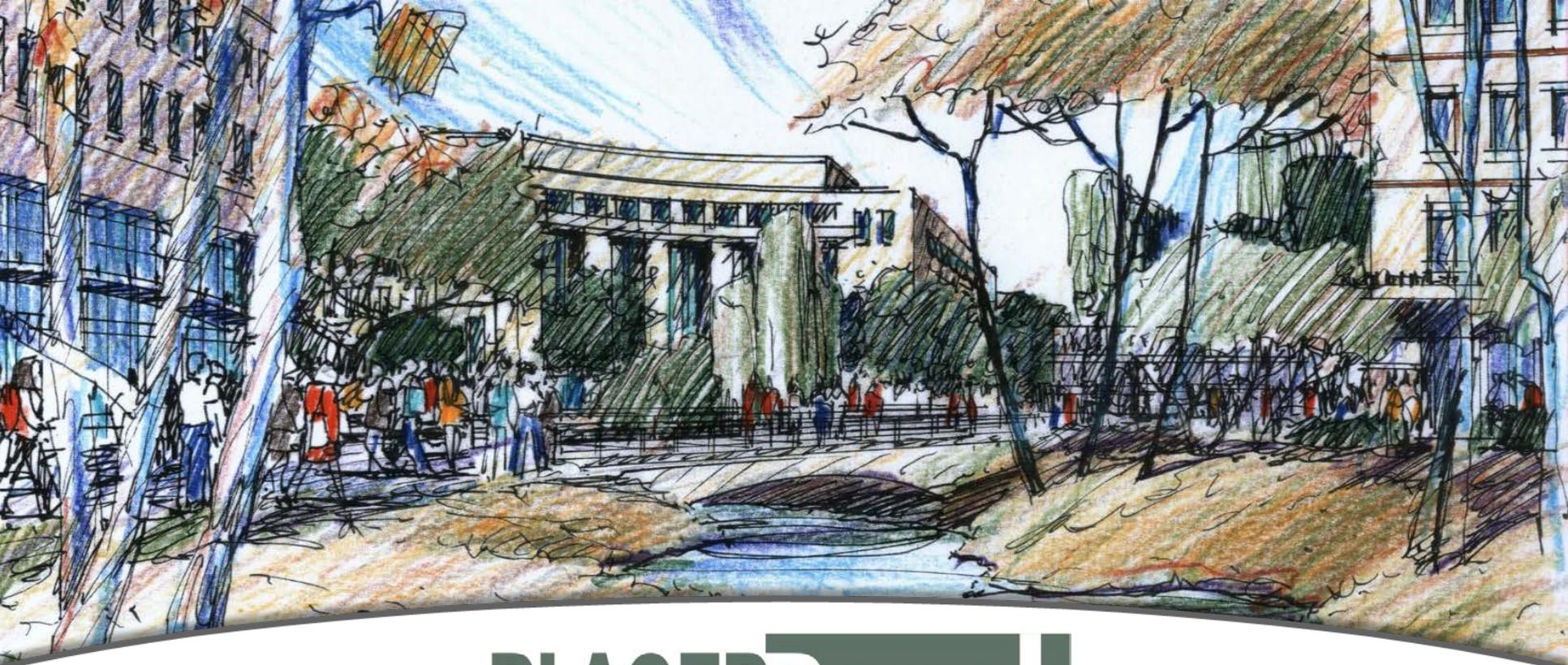
- CISGP results in 4 times population growth & 3 times more employment
- CISGP results in 6 times residential units & double commercial / industrial floor area
- Market feasibility evaluation prepared as part of CISGP Master Response notes existing & projected economic conditions do not support amount & densities of residential development in CISGP
- University feasibility evaluation notes proposed location infeasible (university site located outside the PRSP boundary & on existing industrial development)

Citizen Initiated Smart Growth Plan

- 1 mile landfill buffer feasibility notes available
vacant land outside buffer area restricts ability
to accommodate CISGP scale of development
- Environmental impact reduction effectiveness
evaluated in CISGP Master Response – most
impacts greater than the SAP/PRSP) because of
scale of CISGP development (exception =
farmland impacts)

Citizen Initiated Smart Growth Plan





PLACER Ranch

SPECIFIC PLAN

Development Agreement



Development Agreement

To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "**Development Agreement Statute**"), which establishes certain development rights.



Development Agreement

Term

- 30 years with 2 consecutive extensions up to 5 years each, for a total term of 40 years

Tolling Provisions

- Until the CSU acquires the property;
- If CSU takes any actions contrary to development of a public university;
- If University property or any portions thereof reverts from CSU back to Placer Ranch;
- If there is an annexation; or
- During Legal Challenge or Moratoria



Development Agreement

Parks

- 69.8 acres of active parkland
 - 7.23 acres of private parks
- 1st park site that includes a playable soccer field and baseball field concurrent with the initiation of improvements for that phase which includes the 400th residential building permit

Fire and Emergency Services

- Developer to dedicate fire station site prior to 1410th unit.
- Annex into County Fire Facility Fee Program
- Create or annex into Fire and Emergency Services CFD



Development Agreement

- Affordable Housing
 - Moderate Income Units
 - Construct 100% of the moderate-income affordable housing units no later than issuance of the building permit for the 1690th market rate unit.



Development Agreement

- Affordable Housing (cont'd)

- All other affordable units

- Construct or cause to be constructed 25% of the required low and very -low income affordable housing units no later than issuance of the building permit for the 2,818th market rate unit.
 - Construct or cause to be constructed 50% of the low and very-low income affordable housing units no later than issuance of the building permit for the 3,945th market rate unit.

100% of the affordable units shall be constructed no later than issuance of the building permit for the 4,059th market rate unit.

Development Agreement

Infrastructure

Foothills Boulevard

Construct two lanes on Foothills Boulevard from the City of Roseville to existing Duluth Road, prior to the issuance of the 1000th dwelling unit equivalent building permit within the Plan Area or prior to connection of a Plan Area roadway to Woodcreek Oaks Boulevard, whichever is sooner.

Placer Parkway Right of Way

Grant approximately 3 miles of right of way for Placer Parkway.



Development Agreement

University

Use Restriction

- University Property limited for the primary purpose of development of a public university and other uses incidental to and supportive of including a bookstore, cafeteria, student housing, etc.

Developer Commitment

- Developer committed to pay on behalf of the University PCCP fees and costs associated with development of the property and to provide utility stubs to the first building site.



Development Agreement

University – County Commitment

Infrastructure

- Construct or finance up to \$17.8 million in public backbone infrastructure improvements.

Fees

- Defer local traffic fee with ultimate repayment collected from the following sources similar to the Tier II Fee Deferral Program:
 - (1) a combination of a second tranche of bonds sale and / or continuation of the maximum tax collection defined as the maximum special tax that can be collected as determined in the rate, method of apportionment of special taxes adopted with the formation of the CFD until the fees are paid in full; or
 - (2) from another financing mechanisms as approved.



Development Agreement

Landfill Contribution

- \$340 per residential unit due at building permit issuance.
- \$0.25 per square foot for non – residential uses due at building permit issuance.
- Execute and record an acknowledgement or notice of proximity to the landfill.
- Other terms noted in Tentative Agreement.



Development Agreement

Tentative Agreement with WPWMA

We have reached tentative agreement with the Waste Management Authority.

An errata is before you today adding Section 5.16.3 to the Development Agreement noting that Developer and assignees will inform the WPWMA Executive Director in writing at least seven (7) days advance of submittal or any landowner or assignee comments on WPWMA's proposed Waste Action Plan and WPWMA's environmental review. Nonetheless, the Developer and its assignees reserve their rights to take such lawful action as may be available to each regarding WPWMA's proposed Waste Action Plan and WPWMA's environmental review.



Development Agreement

Tentative Agreement with WPWMA (cont'd)

In addition, the County has agreed to the following tentative terms:

- Ensure that all County refuse – handling contracts serving the Sunset Area include provisions requiring haulers to bill and collect a surcharge to residential users only in an amount up to \$250,000 in annual costs.
- Notify WPWMA of any applications filed with Placer County LAFCO for annexation of any part of the Sunset Area. County further agrees to take such other actions within its control to ensure that the County's obligations are transferred to and assumed by the annexing entity(ies).
- Inform the WPWMA Executive Director in writing at least seven (7) calendar days advance of submittal of any County comments on WPWMA's proposed Waste Action Plan and WPWMA's environmental review.



Development Agreement

Tentative Agreement with WPWMA (cont'd)

Memorandum of Understanding memorializing these terms will be brought forward to the Board of Supervisors on December 10th.



Summary

- SAP intended to re-position the Sunset area of compete for new industry clusters & catalyze creation of a diverse employment core
- Market analysis prepared for SAP notes that the SAP area offers one of the greatest opportunities to generate economic development outcomes in the south Placer market
- Market analysis also notes that encouraging catalytic projects that can bring infrastructure improvements is a way to achieve County established goals for Sunset area
- PRSP integrated into SAP to provide critical backbone infrastructure which will act as catalyst for job creation
- The 301-acre CSUS satellite campus also promotes vision to rebrand & catalyze the Sunset area

Recommendation

The Development Review Committee recommends the Planning Commission forward a recommendation to the Board of Supervisors for approval of the following:

1. Adopt a resolution to certify the Final Environmental Impact Report (SCH# 2016112012) prepared pursuant to the California Environmental Quality Act, and adopt the Findings of Fact and Statement of Overriding Considerations, Mitigation Monitoring Reporting Program and Errata supported by the findings set forth in the staff report, said resolution and attachments (Attachment B, Exhibits A-E)

Recommendation

2. Adopt a resolution amending the Placer County General Plan to revise the Introduction Section, and Figures 1, 1-1, and 1-2 to expand the SAP boundary to include 325 acres to the west; to revise Table 1-1 to outline the relationship between the Placer Ranch Specific Plan and General Plan land use designations; to revise Table 1-2 to allow the Sunset Area Plan and Placer Ranch Specific Plan to establish development standards that allow for densities up to 30 dwelling units per acre; and to revise the Public Facility standards in Table 1-5 and Policy 4.G.11 regarding proximity of residential uses to solid waste disposal sites (Attachment C, Exhibits A-H) supported by the findings in the staff report and included in said resolution.

Recommendation Cont.

3. Adopt a resolution to supersede the Sunset Industrial Area Plan and replace it with the Sunset Area Plan (Attachment D, Exhibits A-B) supported by the findings in the staff report and included in said resolution.
4. Adopt an ordinance to approve the Sunset Area Plan Implementing Zoning Regulations (Attachment E, Exhibit A) supported by the findings in said ordinance and incorporating the findings in the staff report.
5. Adopt an ordinance rezoning property within the Sunset Area Plan (Attachment F, Exhibit A) supported by the findings set forth in said ordinance.
6. Adopt a resolution approving the Placer Ranch Specific Plan (Attachment G, Exhibits A-B) supported by the findings set forth in the staff report and included in said resolution.

Recommendation Cont.

7. Adopt an ordinance approving the Placer Ranch Specific Plan Development Standards (Attachment H, Exhibit A) supported by the findings in the staff report and in said ordinance.
8. Adopt a resolution approving the Placer Ranch Specific Plan Design Guidelines (Attachment I, Exhibit A) supported by the findings set forth in the staff report and said resolution.
9. Adopt an ordinance rezoning all acreage within the Placer Ranch Specific Plan from the current zoning to SPL-PRSP (Attachment J, Exhibit A) supported by the findings in the staff report and said ordinance.

Recommendation Cont.

10. Adopt an ordinance approving the Placer Ranch Specific Plan Development Agreement (Attachment K) and Errata supported by the findings set forth in the staff report and included in said ordinance (Attachment K, Exhibit A).
11. Approve the Placer Ranch Specific Plan Large-Lot Vesting Tentative Map (Attachment L) supported by the findings and subject to the Conditions of Approval (Attachment M) in the staff report.