



M E M O R A N D U M
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ENGINEERING AND SURVEYING DIVISION
County of Placer

TO: Board of Supervisors DATE: July 27, 2021

FROM: Steve Pedretti, Agency Director

BY: Leslie Amsberry, County Surveyor

SUBJECT: Placer Vineyards Specific Plan Development Phase: Property 1A Phase 2
Improvement Agreement - Infrastructure Offsite Trunk Sewer

ACTION REQUESTED

1. Authorize the Chair to execute the Placer Vineyards Specific Plan Property 1A Phase 2 Improvement Agreement with Lennar Homes of California, Inc., and approve recordation of the Improvement Agreement.

BACKGROUND

The Placer Vineyards Specific Plan (PVSP) is an approved specific plan consisting of 5,230 acres of land located in the southwest corner of Placer County, approximately 15 miles north of the City of Sacramento. The plan area contemplates construction of 14,132 dwelling units plus commercial, retail, office and professional land uses, government and public facility land uses, open space, parks, schools, and religious land uses.

There are 21 separate development agreements (“the Development Agreements”) for the properties within the PVSP. All were approved by the Board of Supervisors (Board) as part of the PVSP project approvals on July 16, 2007 (Ordinance 5477-B). Pursuant to Section 3.3.7 of the Development Agreements, each developer was required to provide to the County a Temporary Construction License (TCL). The TCLs give the County the right to enter areas within designated portions of each participating developer’s property to facilitate construction of infrastructure as required per the Development Agreements and the adopted PVSP Development Phase - Phasing Plan. The TCLs also allow the County to assign a license to another participating developer, group of participating developers, or a development group to construct improvements, as approved by the County, and thereby allow the right to enter these defined areas necessary for construction of improvements. The constructing entity is also required as a condition of assignment to enter into an Improvement Agreement with the County establishing terms and conditions for construction and completion of the required improvements.

The proposed trunk sewer improvements are partially located within Property 2 (John Mourier III, Trustee of the Mourier Family Revocable Lifetime Trust UTA) of the PVSP located immediately south of Property 1A. Property 2 entered into a Private Agreement (“Private TCL”) in substantially the same form as the Placer Vineyards TCL template, with the Placer Vineyards Development Group, LLC, due to specific requirements and special conditions of the Property 2 owner. The Private TCL contained similar requirements for approved plans, an Improvement Agreement with the County, and the requirement to post security to guarantee completion of the improvements as conditions for assigning rights to a constructing developer to build the improvements.

The offsite trunk sewer improvements are also partially located on property within the Glen Willow Subdivision of the Riolo Vineyard Specific Plan with a connection to the new lift station. These improvements will be located within existing public easements.

A Placer Vineyards Phase I Infrastructure Offsite Trunk Sewer Improvement Agreement has been prepared to satisfy some of the requirements for assignment of the Private TCL (Placer Vineyards Development

Group, LLC to Lennar Homes of California, Inc.), and to support development of Property 1A Phase 2 (Lennar), including approval of future final small lot subdivision maps to further subdivide Property 1A. As described in the Improvement Agreement, security sufficient to cover Faithful Performance and Labor and Materials has been posted with the County and includes a description of the improvements to be constructed under the Private TCL and within the existing public easements.

ENVIRONMENTAL IMPACT

The Board certified an Environmental Impact Report (EIR) for the PVSP on July 16, 2007 and adopted and addendum to the EIR on January 6, 2016. In addition, the proposed activity is to meet the requirements of an existing license and is therefore an administrative activity exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15061(b)(3).

FISCAL IMPACT

There is no fiscal impact to the County by approving this agreement. All costs associated with the Improvement Agreement are funded by the Constructing Developer.

ATTACHMENTS

Attachment A: Trunk Sewer Location Exhibit

Attachment B: Improvement Agreement