

**PLACER VINEYARDS SPECIFIC PLAN**

**DEVELOPMENT PHASE  
PHASING PLAN**

2.0 DEVELOPMENT PHASE INFRASTRUCTURE

## 2.0 DEVELOPMENT PHASE INFRASTRUCTURE

### 2.1 Infrastructure Overview

A primary consideration of the Development Phase process is to identify the set of infrastructure elements necessary to adequately serve the proposed Development Phase Area. Backbone and Secondary roadway, potable water, sanitary sewer, storm drainage, dry utility and recycled water improvements will be needed to serve the proposed Development Phase. Neighborhood parks, Class 1 bike paths, multi-purpose trails and open space corridor drainage improvements will also be developed during build-out of the Development Phase.

The Placer Vineyards Specific Plan Area infrastructure defined as "Backbone Infrastructure" is described in the Placer Vineyards Finance Plan and summarized in Exhibit 3.6.1 of the Placer Vineyards Development Agreement. Individual development agreements, based on a common template, have been entered into between the County of Placer and each Property Owner participating in the Specific Plan process.

Backbone infrastructure consists of major roadway improvements, sanitary sewer, potable water and recycled water improvements within such roadways along with certain off-site sewer and water improvements and drainage improvements which benefit the entire Specific Plan Area. The cost of backbone infrastructure will be paid for and equalized amongst all land use parcels within the Plan Area through payment of the Placer Vineyards Specific Plan Fee. Each Property within the Plan Area will have a PVSP Fee obligation based on the land uses within the property. Properties which construct backbone infrastructure will receive PVSP Fee credit based on the value of the backbone infrastructure installed. Properties which install infrastructure with a value in excess of their PVSP Fee obligation will be entitled to reimbursement from the Fee Program. Properties which install backbone infrastructure with a value less than their PVSP Fee obligation will pay PVSP Fees in an amount equal to the difference between their Fee obligation and the value of the installed infrastructure.

Each Development Phase within the Specific Plan Area, subject to Placer County review and approval, is responsible for identifying and building an amount of backbone infrastructure that is sufficient to serve the development phase area. In addition to being sufficient to serve the development phase area, the amount of backbone infrastructure to be constructed must represent a proportionate share of the infrastructure to be constructed by the overall Specific Plan Area. The estimated cost of the development phase infrastructure, derived using the infrastructure unit costs provided in Appendix A of the Placer Vineyards Specific Plan Public Facilities Financing Plan, must equal or exceed the fractional share of the overall Specific Plan Area costs equal to the fractional share of the overall Specific Plan Area land use to be developed by the Development Phase Area.

Secondary infrastructure includes any other roadway, sanitary sewer, potable water, recycled water or drainage improvement which is necessary to serve the Development Phase Area and is not identified as "Backbone" infrastructure. The costs of secondary infrastructure improvements are not

included within a defined fee program. The costs are anticipated to be obligation of the Properties directly benefiting from the secondary infrastructure improvements.

Descriptions of the backbone and secondary roadway, potable water, sanitary sewer, open space corridor drainage and recycled water infrastructure elements as well as the neighborhood parks, Class 1 bike paths and multi-purpose trails proposed to serve the Development Phase are contained in the following sections and depicted in the figures following the descriptions. Sections describing roadway drainage and dry utility systems are not included in this document. These systems will be installed concurrently with roadway construction and are considered to be part of the required roadway improvements.

Unless otherwise noted, backbone and secondary infrastructure improvements are intended to be permanent and are sized for the full build-out condition of the currently approved Specific Plan Area. Infrastructure elements which are temporary or not sized for full build-out are noted as such in the infrastructure element description.

In addition to identifying the infrastructure elements necessary to serve the Development Phase, it is equally important to determine when the elements will be needed. The timing of the construction of infrastructure elements is proposed to be phased to provide infrastructure as it is needed so unnecessary construction costs are not incurred before infrastructure is needed.

Proposed infrastructure phasing plans are identified in the tables which follow the respective infrastructure figures. The phasing plans define two alternative triggers for construction of proposed infrastructure elements. Construction of an infrastructure element will typically either be a "Construction Obligation" or be based upon a "Build Trigger."

Infrastructure elements that are a Construction Obligation are elements that are needed to serve a Property or Zone and will be constructed during development of the specified Development Phase Property or Zone. When multiple Properties or Zones are obligated to construct an infrastructure element, the first property or zone to develop will be responsible for installing the improvement. Infrastructure elements required to be constructed based on a "Build Trigger" will be installed when a specified dwelling unit equivalent (DUE) threshold is reached during build-out of the Development Phase.

In some cases infrastructure elements have both a "Construction Obligation" trigger and a DUE "Build Trigger." This occurs when it may be necessary to install an improvement before the Property obligated to construct the improvement is developed. Generally this condition occurs when an underground utility to be built within a roadway should be installed concurrently with the roadway construction, although the obligated property is not developed, to avoid damaging the roadway by installing the improvement after roadway construction.

## 2.2 Roadway Infrastructure

Roadway improvements will include the widening, or improvement of, existing roads along with the construction of new roads that will be required to serve the proposed Development Phase Area. Roadway improvements consist of the construction or installation of: roadway grading, surface improvements (including curb, gutter, sidewalk and / or trails), pavement, signage, street lights, traffic signals and roundabouts; landscaping and irrigation (when required); wet (sewer, potable water, recycled water, storm drain, and appurtenances) and dry (electric, telephone, gas, cable, television, broadband, and appurtenances) utility systems within, and adjacent to, proposed roads.

Roadway improvements consist of backbone roads and traffic signals as described and shown in Placer Vineyards Development Agreement Exhibit 3.6.1 - "Backbone Infrastructure " and secondary improvements consisting of other roads depicted on the Placer Vineyards Land Use Plan. Both backbone and secondary roads shall be constructed in conformance with the applicable typical sections shown in the Placer Vineyards Specific Plan and the Specific Plan Land Use and Development Standards.

A "Common Access Roadway System", comprised of backbone and secondary roadway improvements, has been identified to provide access to each of the properties within the Development Phase. These backbone and secondary improvements are identified in the following descriptions.

The backbone road infrastructure to be constructed with this Development Phase includes the elements described below. The Element numbers shown in parentheses at the end of each description correspond to the element numbers shown on the figure and tables following the end of the list of secondary roadway elements descriptions:

### Backbone Roadway Infrastructure Elements:

- Base Line Road - Walerga Road to Newton Street - Widen / reconstruct existing road to four-lane road section, which is a portion of the ultimate six-lane road section, including applicable intersection widening with bike lanes on both sides of the street, curb, gutter and sidewalk / trail on the south side of street and median landscaping,. Elements (1), (2), (3), (4), (5), (6) - Portion.
- Base Line Road - Pleasant Grove Road (South) to Newton Street - Widen / reconstruct existing road to four-lane section, which is a portion of the ultimate six-lane section, including applicable intersection widening, with bike lanes on both sides of the street and raised median with landscaping. Elements (6) - Portion, (7).
- Watt Avenue - Base Line Road to East Town Center Drive - Widen / reconstruct existing road to four-lane section, which is a portion of the ultimate six-lane section, including applicable intersection widening, with bike lanes and curb and gutter on both sides of street, median landscaping and trail on the west side of the street. Elements (10), (11).

- Watt Avenue - North of PFE Road - Widen / reconstruct existing road to four lanes, which is a portion of the ultimate six-lane section, for Watt Avenue / PFE Road intersection widening. Element (12).
- Watt Avenue - PFE Road to 1500 feet south of intersection - Widen / reconstruct existing road to four-lane section, which is a portion of the ultimate six-lane section, including applicable intersection widening. Element (13)
- East Dyer Lane - Base Line Road to Property 3 South Boundary - Construct four-lane Major Arterial Street per Section D2 as depicted in Figure 5-3 of the Placer Vineyards Specific Plan document with bike lanes and curb and gutter on both sides of the street, trail on the west side of the street and raised median with landscaping. Elements (14), (15) - Portion.
- East Dyer Lane - Property 3 South Boundary to Property 1A South Boundary - Construct easterly two lanes of four-lane Major Arterial Street per Section D2 as depicted in Figure 5-3 of the Placer Vineyards Specific Plan document. Element (15) - Portion
- Palladay Road - Base Line Road to A Street - Construct two-lane Major Collector Street per Section F as depicted in Figure 5-3 of the Placer Vineyards Specific Plan document (the backbone portion of the section consists of 2 - 12 foot lanes with AC shoulders). Element (19).
- Base Line Road / Park Street (9<sup>TH</sup> Street) Intersection - Construct Traffic Signal. Element (A).
- Base Line Road / East Dyer Lane Intersection - Construct Traffic Signal. Element (B).
- Base Line Road / Watt Avenue Intersection - Construct Traffic Signal. Element (C).
- Base Line Road / 12<sup>TH</sup> Street Intersection - Construct Traffic Signal. Element (D).
- Base Line Road / 14<sup>TH</sup> Street Intersection - Construct Traffic Signal. Element (E).
- Base Line Road / Palladay Road Intersection - Construct Traffic Signal. Element (F).
- Base Line Road / Locust Road Intersection - Construct Traffic Signal. Element (G), (O). Element G is an interim improvement which will be replaced by Element O.
- Base Line Road / Riego Road / Pleasant Grove Road (S) Intersection - Construct Traffic Signal. Element (H), (P). Element H is an interim improvement which will be replaced by Element P
- Riego Road / Pleasant Grove Road Intersection (N) (Sutter County) - Construct Traffic Signal including applicable intersection widening. Element (I), (Q), (8). Element I is an interim improvement which will be replaced by Elements Q and 8.

- Riego Road / Natomas Road Intersection (Sutter County) - Construct Traffic Signal including applicable intersection widening. Element (J), (R), (9). Element J is an interim improvement which will be replaced by Elements R and 9.
- Watt Avenue / A Street Intersection - Construct Traffic Signal. Element (K).
- Watt Avenue / East Town Center Drive Intersection - Construct Traffic Signal. Element (L).
- Watt Avenue / PFE Road Intersection - Construct Traffic Signal including applicable intersection widening. Element (M).
- Walerga Road / East Town Center Drive Intersection - Construct Traffic Signal including applicable intersection widening. Element (N).
- East Dyer Lane / "A" Street Intersection - Construct Traffic Signal. Element (S).
- East Dyer Lane / East Town Center Drive Intersection - Construct Traffic Signal. Element (T).
- "A" Street / 12<sup>TH</sup> Street Intersection - Construct Traffic Signal. Element (U).
- "A" Street / 14<sup>TH</sup> Street Intersection - Construct Traffic Signal - Element (V).
- Dyer Lane / 16<sup>TH</sup> Street Intersection - Construct Traffic Signal. Element (W).
- Palladay Road / "A" Street Intersection - Construct Traffic Signal. Element (X).
- Dyer Lane / Palladay Road Intersection - Construct Traffic Signal. Element (Y).
- Dyer Lane / 18<sup>TH</sup> Street Intersection - Construct Traffic Signal. Element (Z).
- Dyer Lane / East Town Center Drive Intersection - Construct Traffic Signal. Element (AA).
- Dyer Lane / "A" Street Intersection - Construct Traffic Signal. Element (BB).
- Dyer Lane / 14<sup>TH</sup> Street Intersection - Construct Traffic Signal. Element (CC).
- 16<sup>TH</sup> Street / South Town Center Drive Intersection - Construct Single-Lane Roundabout - Expandable to Dual-Lane Roundabout. Element (DD).

The secondary road infrastructure, proposed to provide two points of access to Base Line Road, which will be constructed with this Development Phase, includes the following:

Secondary Roadway Infrastructure Elements:

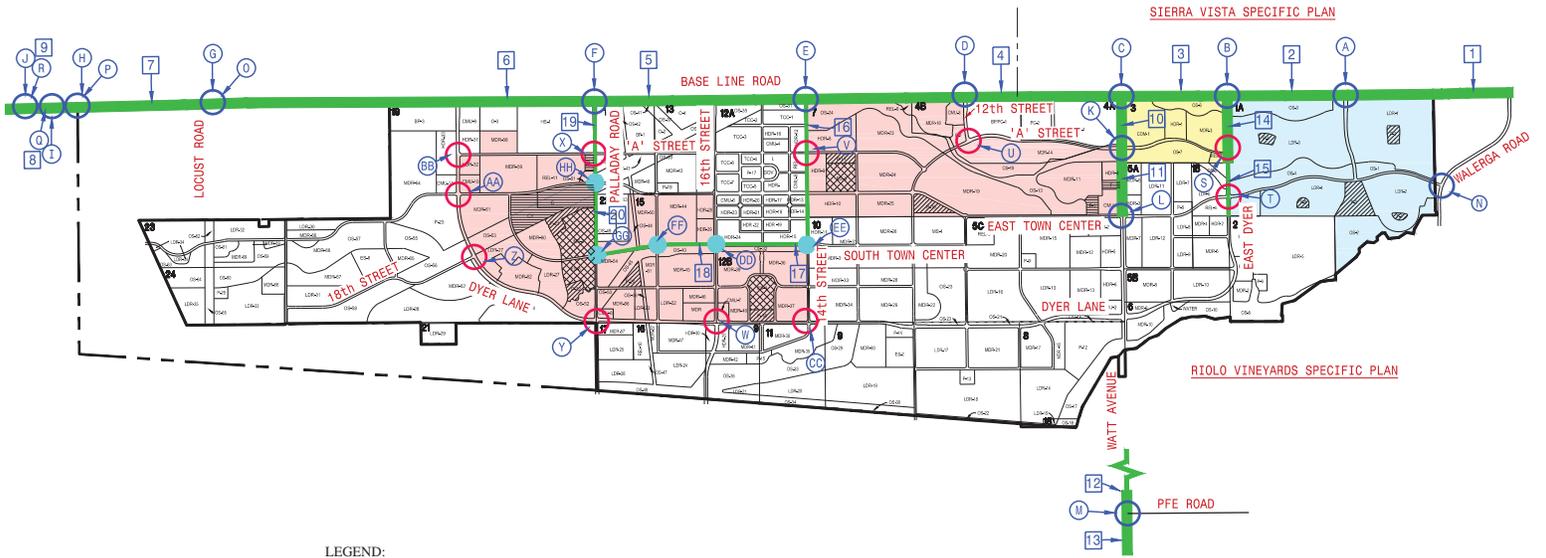
- 14<sup>TH</sup> Street - Base Line Road to Town Center Drive - Construct two-lane road per Section T4 as depicted in Figure 6.11 of the Placer Vineyards Specific Plan document. Element (16) - Portion.
- 14<sup>TH</sup> Street - Town Center Drive to South Town Center Drive - Construct two-lane Major Collector Street per Section F as depicted in Figure 5-3 of the Placer Vineyards Specific Plan document. Element (16) - Portion.
- South Town Center Drive - 14<sup>TH</sup> Street to 16<sup>TH</sup> Street - Construct two-lane Collector Street per Section G as depicted in Figure 5-3 of the Placer Vineyards Specific Plan document. Element (17).
- South Town Center Drive - 16<sup>TH</sup> Street to Palladay Road - Construct two-lane Collector Street per Section G as depicted in Figure 5-3 of the Placer Vineyards Specific Plan document. Element (18).
- Palladay Road - A Street to South Town Center Drive - Construct two-lane Major Collector Street per Section F as depicted in Figure 5-3 of the Placer Vineyards Specific Plan document. Element (20).
- South Town Center Drive / 14<sup>TH</sup> Street Intersection - Construct Single-Lane Roundabout. Element (EE).
- South Town Center Drive / 17<sup>TH</sup> Street Intersection - Construct Single-Lane Roundabout. Element (FF).
- South Town Center Drive / Palladay Road - Construct Single-Lane Roundabout. Element (GG).
- Palladay Road / West Town Center Drive - Construct Single-Lane Roundabout. Element (HH).

The backbone and secondary roadway infrastructure elements described above and which define the "Common Access Roadway System" are depicted on Figure 2-1. The phasing plan for the "Common Access Roadway System" roadway infrastructure construction is outlined on Table 2-1. In addition to the Construction Obligation and Build Trigger requirements shown in the phasing plan, individual properties are also subject to "Frontage Improvement" obligations as specified in Section 3.7.2 of the Development Agreement. Potential roadway frontage obligations are depicted on the individual zone roadway infrastructure obligation figures in Section 3.

The installation of sidewalks and trails (except for the Class 1 Bike Path adjacent to the south side of Base Line Road), landscaping and landscape irrigation improvements adjacent to roads constructed for the Development Phase will be in conformance with Section 3.7.3 of the Development Agreement which states:

"Sidewalk, trails, and landscaping to be installed adjacent to single-family subdivisions within the Plan Area shall be installed concurrently with the subdivision improvements for each single-family residential-lot subdivision. In the case of multi-family or non-residential development, sidewalks and landscaping shall be installed concurrently with the subject building(s). Landscape medians shall be installed concurrently with the road improvements that include such medians. The improvements described above in this subsection 3.7.3 that are the responsibility of Developer shall be referred to herein collectively as the "Sidewalk and Landscaping Improvements."

The Class 1 Bike Path adjacent to the south side of Base Line Road shall be constructed when the segment of Base Line Road that the path is adjacent to is widened to 4 lanes. The Class 1 bike paths and multi-purpose trails proposed within the Development Phase are discussed in Section 2.8.



**LEGEND:**

- 8** OWNERSHIP I.D. NUMBER
- LDR-14 LAND USE PARCEL DESIGNATION
- EAST ZONE
- NORTHEAST ZONE
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- ROAD CONSTRUCTION/WIDENING
- INTERSECTION IMPROVEMENTS/SIGNALIZATION
- FUTURE TRAFFIC SIGNAL
- ROUNDABOUT
- ELEMENT I.D.
- (REFER TO TABLE 2-1)



Figure 2-1  
 Placer Vineyards Specific Plan  
 Development Phase - Phasing Plan  
 Common Access Roadway System  
 Roadway Infrastructure Elements  
 April 2017

**PLACER VINEYARDS DEVELOPMENT PHASE  
COMMON ACCESS ROADWAY SYSTEM  
ROADWAY INFRASTRUCTURE PHASING**

<b>BACKBONE SIGNALIZATION AND INTERSECTION IMPROVEMENTS</b>					<b>CONSTRUCTION OBLIGATION</b>		<b>BUILD TRIGGER (1)</b>
<b>I.D.</b>	<b>INTERSECTION</b>	<b>IMPROVEMENT</b>					
A	Base Line Road / 9TH Street (Park Street)	Signal / 2 Thru Lanes Each Way (E,W)	PROPERTY #1A - FRONTAGE IMPROVEMENTS				
B	Base Line Road / East Dyer Lane	Signal / 2 Thru Lanes Each Way (E,W)	PROPERTY #1A, #3 - FRONTAGE IMPROVEMENTS				
C	Base Line Road / Watt Avenue	Signal / 2 Thru Lanes Each Way (E,W)	PROPERTY #3 - FRONTAGE IMPROVEMENTS				2300 DUE
D	Base Line Road / 12TH Street	Signal / 2 Thru Lanes Each Way (E,W)	PROPERTY #4B				
E	Base Line Road / 14TH Street	Signal / 2 Thru Lanes Each Way (E,W)	PROPERTY #7, #12B				
F	Base Line Road / Palladay Road	Signal / 2 Thru Lanes Each Way (E,W)	PROPERTY #15, #19				
G	Base Line Road / Locust Road	Signal / 1 Thru Lane Each Way (E,W)	PROPERTY #3				750 DUE
H	Base Line Road / Pleasant Grove Road (S)	Signal / 1 Thru Lane Each Way (E,W)	PROPERTY #3				750 DUE
I	Base Line Road / Pleasant Grove Road (N)	Signal / 1 Thru Lane Each Way (E,W)	PROPERTY #3				750 DUE
J	Base Line Road / Natomas Road	Signal / 1 Thru Lane Each Way (E,W)	PROPERTY #3				750 DUE
K	Watt Avenue / "A" Street	Signal / 2 Thru Lanes Each Way (N,S)	PROPERTY #3				4000 DUE
L	Watt Avenue / East Town Center	Signal / 2 Thru Lanes Each Way (N,S)	PROPERTY #7				4000 DUE
M	Watt Avenue / PFE Road	Signal / 2 Thru Lanes Each Way (N,S)	CENTRAL ZONE COMMON INFRASTRUCTURE				3700 DUE
N	Walerga Road / East Town Center	Signal / Intersection Construction	PROPERTY #1A				
O	Base Line Road / Locust Road	Signal / 2 Thru Lanes Each Way (E,W)	CENTRAL ZONE COMMON INFRASTRUCTURE				3700 DUE
P	Base Line Road / Pleasant Grove Road (S)	Signal / 2 Thru Lanes Each Way (E,W)	CENTRAL ZONE COMMON INFRASTRUCTURE				3700 DUE
Q	Base Line Road / Pleasant Grove Road (N)	Signal / 2 Thru Lanes Each Way (E,W)	CENTRAL ZONE COMMON INFRASTRUCTURE				3700 DUE
R	Base Line Road / Natomas Road	Signal / 2 Thru Lanes Each Way (E,W)	CENTRAL ZONE COMMON INFRASTRUCTURE				3700 DUE
S	East Dyer Lane / "A" Street	Signal	NO CONSTRUCTION OBLIGATION FOR THIS DEVELOPMENT PHASE				AS NEEDED BASED ON SIGNAL WARRANTS
T	East Dyer Lane / East Town Center	Signal	NO CONSTRUCTION OBLIGATION FOR THIS DEVELOPMENT PHASE				AS NEEDED BASED ON SIGNAL WARRANTS
U	"A" Street / 12TH Street	Signal	NO CONSTRUCTION OBLIGATION FOR THIS DEVELOPMENT PHASE				AS NEEDED BASED ON SIGNAL WARRANTS
V	"A" Street / 14TH Street	Signal	NO CONSTRUCTION OBLIGATION FOR THIS DEVELOPMENT PHASE				AS NEEDED BASED ON SIGNAL WARRANTS
W	Dyer Lane / 16TH Street	Signal	NO CONSTRUCTION OBLIGATION FOR THIS DEVELOPMENT PHASE				AS NEEDED BASED ON SIGNAL WARRANTS
X	Palladay Road / "A" Street	Signal	NO CONSTRUCTION OBLIGATION FOR THIS DEVELOPMENT PHASE				AS NEEDED BASED ON SIGNAL WARRANTS
Y	Dyer Lane / Palladay Road	Signal	NO CONSTRUCTION OBLIGATION FOR THIS DEVELOPMENT PHASE				AS NEEDED BASED ON SIGNAL WARRANTS
Z	Dyer Lane / 18TH Street	Signal	NO CONSTRUCTION OBLIGATION FOR THIS DEVELOPMENT PHASE				AS NEEDED BASED ON SIGNAL WARRANTS

NOTE:

(1) BUILD TRIGGERS ARE BASED ON ROAD DUEs.

Table 2-1  
Placer Vineyards Specific Plan  
Development Phase - Phasing Plan  
Common Access Roadway System  
Roadway Infrastructure Phasing

April 2017



**PLACER VINEYARDS DEVELOPMENT PHASE  
COMMON ACCESS ROADWAY SYSTEM  
ROADWAY INFRASTRUCTURE PHASING**

BACKBONE SIGNALIZATION AND INTERSECTION IMPROVEMENTS			
I.D.	INTERSECTION	IMPROVEMENT	BUILD TRIGGER (1)
AA	Dyer Lane / East Town Center	Signal	AS NEEDED BASED ON SIGNAL WARRANTS
BB	Dyer Lane / "A" Street	Signal	AS NEEDED BASED ON SIGNAL WARRANTS
CC	Dyer Lane / 14TH Street	Signal	AS NEEDED BASED ON SIGNAL WARRANTS
DD	South Town Center / 16TH Street	Single-Lane Roundabout - Expandable to Dual Lane	AS NEEDED TO PROVIDE TWO POINTS OF ACCESS

BACKBONE ROAD CONSTRUCTION AND WIDENING					
I.D.	ROAD	SEGMENT	IMPROVEMENT	CONSTRUCTION OBLIGATION	BUILD TRIGGER (1)
1	Base Line Road	Walerga Road to PVSP #1A East Boundary	Widen to 4 lanes (2)	CENTRAL ZONE COMMON INFRASTRUCTURE	2300 DUE
2	Base Line Road	PVSP 1A East Boundary to East Dyer Lane	Widen to 4 lanes (2)	PROPERTY #1A - FRONTAGE IMPROVEMENTS	2300 DUE
3	Base Line Road	East Dyer Lane to Watt Avenue	Widen to 4 lanes (2)	PROPERTY #3 - FRONTAGE IMPROVEMENTS	2300 DUE
4	Base Line Road	Watt Avenue to 14TH Street	Widen to 4 lanes (2)	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
5	Base Line Road	14TH Street to Palladay Road	Widen to 4 lanes (2)	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
6	Base Line Road	Palladay Road to Locust Road	Widen to 4 lanes (2)	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
7	Base Line Road	Locust Road to Pleasant Grove Road (S)	Widen to 4 lanes (2)	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
8	Base Line Road	Base Line Road / Pleasant Grove Road (N)	Intersection Widening for Signalization	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
9	Base Line Road	Base Line Road / Natomas Road	Intersection Widening for Signalization	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
10	Watt Avenue	Base Line Road to PVSP #3 South Boundary	Widen to 4 lanes	PROPERTY #3 - FRONTAGE IMPROVEMENTS	4000 DUE
11	Watt Avenue	PVSP Property # 7 North Boundary to East Town Center Drive	Widen to 4 lanes	PROPERTY #7 - FRONTAGE IMPROVEMENTS	4000 DUE
12	Watt Avenue	North of PFE Road	Widen to 4 lanes For Intersection Widening	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
13	Watt Avenue	PFE Road to 1500' South (+/-)	Widen to 4 lanes	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
14	East Dyer Lane	Base Line Road to PVSP #3 South Boundary	Two Westerly Lanes (Future 4 Lane Section)	PROPERTY #3 - FRONTAGE IMPROVEMENTS	
15	East Dyer Lane	Base Line Road to PVSP #1A South Boundary	Two Easterly Lanes (Future 4 Lane Section)	PROPERTY #1A - FRONTAGE IMPROVEMENTS	
19	Palladay Road Portion	Base Line Road to "A" Street	Construct Road	PROPERTY #12B, #15, #19	

NOTE:  
 (1) BUILD TRIGGERS ARE BASED ON ROAD DUES.  
 (2) BASE LINE ROAD WILL BE "WIDENED TO 4 LANES" BY UTILIZING THE EXISTING 2 LANE SECTION AND CONSTRUCTING 2 NEW LANES. BETWEEN WALERGA ROAD AND NEWTON STREET THE EXISTING LANES WILL GENERALLY BE USED FOR WEST BOUND TRAFFIC AND 2 NEW LANES WILL BE CONSTRUCTED ADJACENT TO THE SPECIFIC PLAN FRONTAGE FOR EAST BOUND TRAFFIC. WEST OF NEWTON STREET THE EXISTING LANES WILL GENERALLY BE USED FOR EAST BOUND TRAFFIC AND 2 NEW LANES WILL BE CONSTRUCTED FOR WEST BOUND TRAFFIC.

Table 2-1  
 Placer Vineyards Specific Plan  
 Development Phase - Phasing Plan  
 Common Access Roadway System  
 Roadway Infrastructure Phasing  
 April 2017



**PLACER VINEYARDS DEVELOPMENT PHASE  
COMMON ACCESS ROADWAY SYSTEM  
ROADWAY INFRASTRUCTURE PHASING**

SECONDARY SIGNALIZATION AND INTERSECTION IMPROVEMENTS				CONSTRUCTION OBLIGATION	BUILD TRIGGER (1)
I.D.	INTERSECTION		IMPROVEMENT		
EE	South Town Center Drive / 14TH Street		Single-Lane Roundabout	PROPERTY #7, #12B	AS NEEDED TO PROVIDE TWO POINTS OF ACCESS
FF	South Town Center Drive / 17TH Street		Single-Lane Roundabout	PROPERTY #15	AS NEEDED TO PROVIDE TWO POINTS OF ACCESS
GG	South Town Center Drive / Palladay Road		Single-Lane Roundabout	PROPERTY #15	AS NEEDED TO PROVIDE TWO POINTS OF ACCESS
HH	Palladay Road / West Town Center Drive		Single-Lane Roundabout	PROPERTY #15, #19	AS NEEDED TO PROVIDE TWO POINTS OF ACCESS
SECONDARY ROAD CONSTRUCTION / WIDENING				CONSTRUCTION OBLIGATION	BUILD TRIGGER (1)
I.D.	ROAD	SEGMENT (3)	IMPROVEMENT		
16	14TH Street	Base Line Road to South Town Center Drive	Construct Road	PROPERTY #7, #12B	AS NEEDED TO PROVIDE TWO POINTS OF ACCESS
17	South Town Center Drive	14TH Street to 16TH Street	Construct Road	PROPERTY #15	AS NEEDED TO PROVIDE TWO POINTS OF ACCESS
18	South Town Center Drive	16TH Street to Palladay Road	Construct Road	PROPERTY #15	AS NEEDED TO PROVIDE TWO POINTS OF ACCESS
20	Palladay Road Portion	*A* Street to South Town Center Drive	Construct Road	PROPERTY #15, #19	AS NEEDED TO PROVIDE TWO POINTS OF ACCESS

NOTE:  
 (1) BUILD TRIGGERS ARE BASED ON ROAD DUES.  
 (3) ALTERNATIVE ROAD SEGMENTS TO PROVIDE TWO POINTS OF ACCESS MAY BE PROPOSED BY INDIVIDUAL PROPERTY OWNERS DURING SUBSEQUENT ENTITLEMENT REQUESTS.

Table 2-1  
 Placer Vineyards Specific Plan  
 Development Phase - Phasing Plan  
 Common Access Roadway System  
 Roadway Infrastructure Phasing  
 April 2017



### 2.3 Potable Water Infrastructure

Potable water infrastructure improvements proposed to serve the Development Phase include: pressure pipe systems and appurtenances including valves, fire hydrants, blow-offs, air and vacuum release valves, service stubs, a storage tank including appurtenances and surface improvements, a booster pumping system, and SCADA (Supervisory Control And Data Acquisition) systems.

The backbone potable water infrastructure to be constructed to serve the Development Phase includes the following:

#### Backbone Potable Water Infrastructure Elements:

- Base Line Road - Walerga Road to Watt Avenue - Construct 24" potable water pipeline with service stubs and appurtenances. Elements (1), (2), (3).
- Base Line Road - Watt Avenue to Palladay Road - Construct 36" potable water pipeline with service stubs and appurtenances. Elements (4), (5).
- Base Line Road - Palladay Road to Newton Street - Construct 36" potable water pipeline with service stubs and appurtenances. Element (21).
- Watt Avenue - Base Line Road to East Town Center Drive - Construct 24" potable water pipeline with service stubs and appurtenances. Elements (13), (14).
- East Dyer Lane - Base Line Road to PVSP Property #1A South Boundary - Construct 12" potable water pipeline with service stubs and appurtenances. Elements (11), (12).
- Palladay Road - Base Line Road to A Street - Construct 16" potable water pipeline with service stubs and appurtenances. Elements (10).
- 16<sup>TH</sup> Street - Town Center Drive to South Town Center Drive - Construct 12" potable water pipeline with service stubs and appurtenances. Element (15).
- 16<sup>TH</sup> Street - South Town Center Drive to Dyer Lane - Construct 12" potable water pipeline with service stubs and appurtenances. Element (16).
- "A" Street - Dyer Lane to Palladay Road - Construct 16" potable water pipeline with service stubs and appurtenances. Element (17).
- Dyer Lane - "A" Street to 14<sup>TH</sup> Street - Construct 16" potable water pipeline with service stubs and appurtenances. Elements (18), (19), (20).
- Placer Vineyards Property #7 (Adjacent to south side of Base Line Road 5,300 feet west of Watt Avenue) - Construct 4.0 million gallon potable water storage tank, booster pumping system, and related surface improvements. Elements (A), (B).

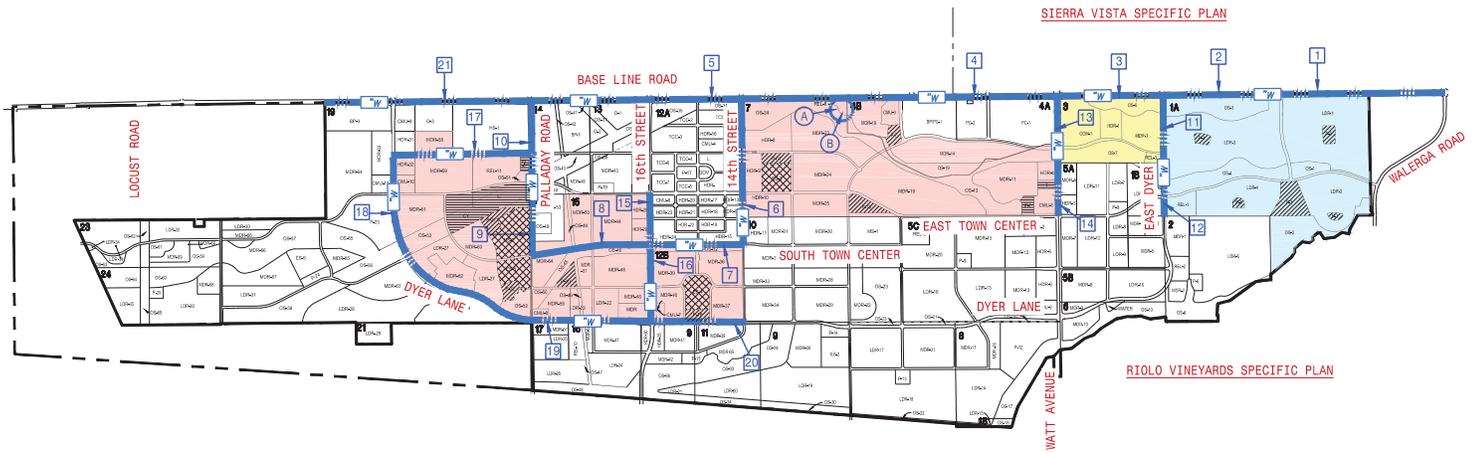
The secondary potable water infrastructure to be constructed to serve the Development Phase includes the following:

Secondary Potable Water Infrastructure Elements:

- 14<sup>TH</sup> Street - Base Line Road to South Town Center Drive - Construct 12" potable water pipeline with service stubs and appurtenances. Element (6).
- South Town Center Drive - 14<sup>TH</sup> Street to 16<sup>TH</sup> Street - Construct 12" potable water pipeline with service stubs and appurtenances. Element (7).
- South Town Center Drive - 16<sup>TH</sup> Street to Palladay Road - Construct 12" potable water pipeline with service stubs and appurtenances. Element (8).
- Palladay Road - "A" Street to South Town Center Drive - Construct 12" potable water pipeline with service stubs and appurtenances. Element (9).

All potable water pipeline and storage tank sizes are based on preliminary conceptual designs and are subject to change during the final design and public agency approval processes.

The backbone and secondary potable water infrastructure elements described above are depicted on Figure 2-2. The phasing plan for the potable water infrastructure construction is outlined on Table 2-2.



**LEGEND:**

- 8** OWNERSHIP I.D. NUMBER
- LDR-14 LAND USE PARCEL DESIGNATION
- EAST ZONE
- NORTHEAST ZONE
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- PIPELINE SEGMENT
- MAJOR INFRASTRUCTURE
- A 1 ELEMENT I.D.  
(REFER TO TABLE 2-2)



Figure 2-2  
Placer Vineyards Specific Plan  
Development Phase - Phasing Plan  
Potable Water Infrastructure Elements  
April 2017

PLACER VINEYARDS DEVELOPMENT PHASE				
POTABLE WATER INFRASTRUCTURE PHASING				
BACKBONE MAJOR WATER INFRASTRUCTURE				
I.D.	LOCATION	DESCRIPTION	CONSTRUCTION OBLIGATION	BUILD TRIGGER (1)
A	PVSP Property # 7 (REL Parcel Adjacent to Base Line Road)	Water Storage Tank (4.0 MG)	CENTRAL ZONE COMMON INFRASTRUCTURE	1000 DUE
B	PVSP Property # 7 (REL Parcel Adjacent to Base Line Road)	Booster Pumping System	CENTRAL ZONE COMMON INFRASTRUCTURE	1000 DUE
BACKBONE WATER PIPELINE SEGMENT				
I.D.	LOCATION	DESCRIPTION	CONSTRUCTION OBLIGATION	BUILD TRIGGER
1	Base Line Road (Walerga Road to 9TH Street (Park Street))	Potable Water System	PROPERTY #1A, #3	
2	Base Line Road (9TH Street (Park Street) to East Dyer Lane)	Potable Water System	PROPERTY #1A, #3	
3	Base Line Road (East Dyer Lane to Watt Avenue)	Potable Water System	PROPERTY #3	
4	Base Line Road (Watt Avenue to 14TH Street)	Potable Water System	CENTRAL ZONE COMMON INFRASTRUCTURE	
5	Base Line Road (14TH Street to Palladay Road)	Potable Water System	CENTRAL ZONE COMMON INFRASTRUCTURE	
10	Palladay Road (Base Line Road to "A" Street)	Potable Water System	CENTRAL ZONE COMMON INFRASTRUCTURE	
11	East Dyer Lane (Base Line Road to PVSP Property #3 South Boundary)	Potable Water System	PROPERTY #1A, #3	
12	East Dyer Lane (PVSP Property #3 S Boundary to PVSP Property #1A S Boundary)	Potable Water System	PROPERTY #1A	
13	Watt Avenue (Base Line Road to PVSP #3 South Boundary)	Potable Water System	PROPERTY #3	
14	Watt Avenue (PVSP #7 North Boundary to East Town Center Drive)	Potable Water System	PROPERTY #7	
15	16TH Street (Town Center Drive to South Town Center Drive)	Potable Water System	PROPERTY #15	
16	16TH Street (South Town Center Drive to Dyer Lane)	Potable Water System	PROPERTY #12B, #15	
17	"A" Street (Dyer Lane to Palladay Road)	Potable Water System	PROPERTY #19	
18	Dyer Lane ("A" Street to Palladay Road)	Potable Water System	PROPERTY #19	
19	Dyer Lane (Palladay Road to 16TH Street)	Potable Water System	PROPERTY #15	
20	Dyer Lane (16TH Street to 14TH Street)	Potable Water System	PROPERTY #12B	
21	Base Line Road (Palladay Road to Newton Street)	Potable Water System	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE

NOTE:  
(1) BUILD TRIGGERS ARE BASED ON WATER DUES.  
(2) ALTERNATIVE PIPELINE SEGMENTS TO PROVIDE LOOPED WATER SYSTEMS MAY BE PROPOSED BY INDIVIDUAL PROPERTY OWNERS DURING SUBSEQUENT ENTITLEMENT REQUESTS.

Table 2-2  
Placer Vineyards Specific Plan  
Development Phase - Phasing Plan  
Potable Water Infrastructure Phasing  
April 2017



**PLACER VINEYARDS DEVELOPMENT PHASE  
POTABLE WATER INFRASTRUCTURE PHASING**

SECONDARY WATER PIPELINE SEGMENT				
I.D.	LOCATION (2)	DESCRIPTION	CONSTRUCTION OBLIGATION	BUILD TRIGGER
6	14TH Street (Base Line Road to South Town Center Drive)	Potable Water System	PROPERTY #7, #12B	AS NEEDED FOR LOOPED SYSTEM
7	South Town Center Drive (14TH Street to 16TH Street)	Potable Water System	PROPERTY #15	AS NEEDED FOR LOOPED SYSTEM
8	South Town Center Drive (16TH Street to Palladay Road)	Potable Water System	PROPERTY #15	AS NEEDED FOR LOOPED SYSTEM
9	Palladay Road ("A" Street to South Town Center Drive)	Potable Water System	PROPERTY #15, #19	AS NEEDED FOR LOOPED SYSTEM

NOTE:  
 (1) BUILD TRIGGERS ARE BASED ON WATER DUES.  
 (2) ALTERNATIVE PIPELINE SEGMENTS TO PROVIDE LOOPED WATER SYSTEMS MAY BE PROPOSED BY INDIVIDUAL PROPERTY OWNERS DURING SUBSEQUENT ENTITLEMENT REQUESTS.

Table 2-2  
 Placer Vineyards Specific Plan  
 Development Phase - Phasing Plan  
 Potable Water Infrastructure Phasing  
 April 2017



#### 2.4 Sanitary Sewer Infrastructure

Sanitary Sewer infrastructure improvements proposed to serve the Development Phase include: gravity sewer pipelines and appurtenances including manholes and service stubs, temporary and permanent sewer force mains and appurtenances, permanent sewer lift stations with appurtenances including water, electric, telephone services, surface improvements and sewer access roads.

The Placer Vineyards Sewer Master Plan was prepared to guide the development of the sanitary sewer system to serve the Specific Plan Area. An Addendum to the master plan is being prepared to provide an additional method of developing the Plan Area sewer system. Both sewer systems are considered in this Development Phase - Phasing Plan.

The sewer system defined in the Sewer Master Plan Addendum is identified as the "Preferred" system in the Phasing Plan. The Sewer Master Plan Addendum will be required to be reviewed and approved by Placer County prior to implementation of the "Preferred" system if it is the system utilized to serve the Plan Area. The sewer system defined in the Sewer Master Plan is defined as the "Alternate" system in the Phasing Plan. A figure and phasing plan table for each system is included in the Phasing Plan.

##### Sanitary Sewer Infrastructure - Preferred

The "Preferred" backbone sanitary sewer infrastructure to be constructed to serve the Development Phase includes the following:

##### Backbone Sanitary Sewer Infrastructure Elements:

- East Dyer Lane - Base Line Road to Dry Creek Manhole - Construct gravity trunk sewer system (with pipe sizes from 8" to 18") and appurtenances. Element (1).
- 16<sup>TH</sup> Street - Town Center Drive to South Town Center Drive - Construct gravity trunk sewer system (with pipe sizes from 12" to 15") and appurtenances. Element (4).
- 16<sup>TH</sup> Street - South Town Center Drive to Dyer Lane - Construct gravity trunk sewer system (with pipe sizes from 15" to 18") and appurtenances. Element (5).
- Dyer Lane - 14<sup>TH</sup> Street to PVSP Property #16 Lift Station - Construct gravity trunk sewer system (with pipe sizes from 21" to 24") and appurtenances. Element (6).
- Dyer Lane - "A" Street to 18<sup>TH</sup> Street - Construct gravity trunk sewer system (with pipe sizes from 12" to 15") and appurtenances. Element (11).
- Dyer Lane - 18<sup>TH</sup> Street to PVSP Property #16 Lift Station - Construct gravity trunk sewer system (with pipe sizes from 15" to 18") and appurtenances. Element (12).

- Dyer Lane - PVSP Property #16 Lift Station to Watt Avenue - Construct 16" sanitary sewer force main (or redundant dual force mains) and appurtenances. Element (13).
- Sanitary Sewer Easement - Property 2 / Offsite - Riolo Vineyards - Dry Creek Manhole to Riolo Vineyards Lift Station - Construct 18" gravity trunk sewer pipe, including bore and jack crossing beneath Dry Creek. Element (15).
- Offsite - Riolo Vineyards - Riolo Vineyards Lift Station to Point Of Connection east of Walerga Road (Adjacent to Dry Creek Bike Path) - Construct 12" sanitary sewer force main (or redundant dual force mains) and appurtenances, including connection to existing force main. Element (16).
- Property #16 Northeast corner - Construct 6.04± MGD sanitary sewer lift station with appurtenances and surface improvements, including emergency storage facility. Element (A).
- Offsite - Riolo Vineyards - Construct 2.37± MGD sanitary sewer lift station with appurtenances and surface improvements, including emergency storage facility. Element (B).

The "Preferred" secondary sanitary sewer infrastructure to be constructed to serve the Development Phase Area includes the following:

Secondary Sanitary Sewer Infrastructure Elements:

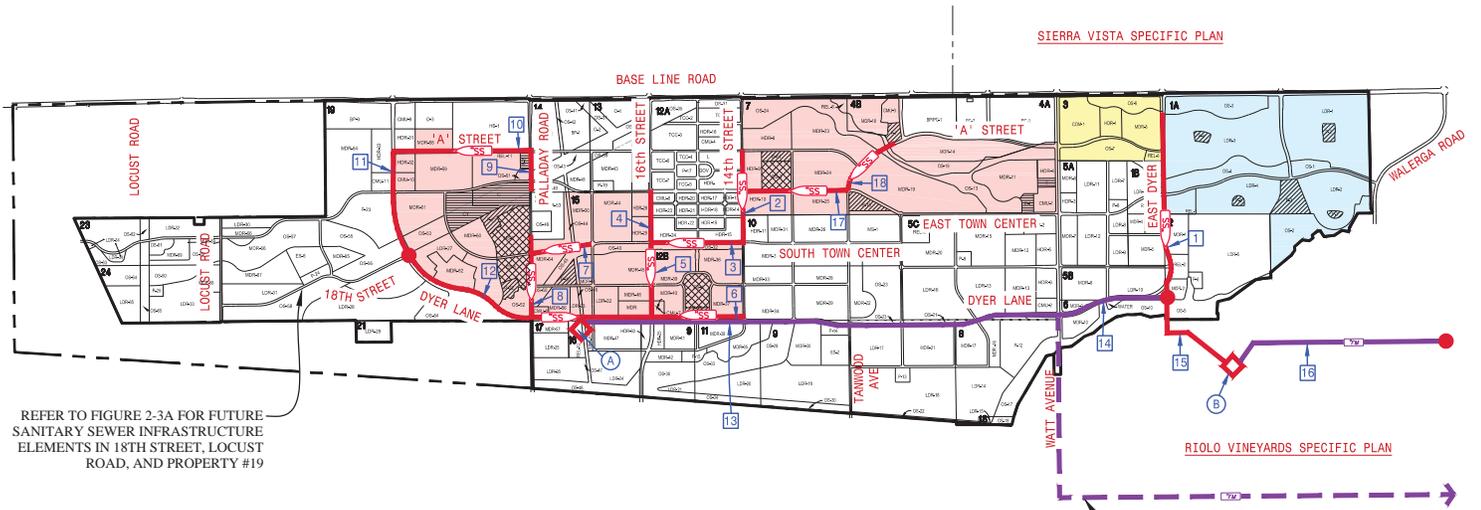
- 14<sup>TH</sup> Street - "A" Street to South Town Center Drive - Construct gravity trunk sewer system (with pipe sizes from 10" to 15") and appurtenances. Element (2).
- South Town Center Drive - 14<sup>TH</sup> Street to 16<sup>TH</sup> Street - Construct 15" gravity trunk sewer system and appurtenances. Element (3).
- South Town Center Drive - 17<sup>TH</sup> Street to Palladay Road - Construct gravity trunk sewer system (with pipe sizes from 8" to 10") and appurtenances. Element (7).
- Palladay Road - Middle School to Dyer Lane - Construct gravity trunk sewer system (with pipe sizes from 8" to 10") and appurtenances. Element (8).
- Palladay Road - West Town Center Drive to "A" Street - Construct 8" gravity trunk sewer system and appurtenances. Element (9).
- "A" Street - Palladay Road to Dyer Lane - Construct 10" gravity trunk sewer system and appurtenances. Element (10).
- East Town Center Drive - Tanwood Avenue to 14<sup>TH</sup> Street - Construct 15" gravity trunk sewer system and appurtenances. Element (17).

- Tanwood Avenue / "A" Street - Property # 4B southern boundary to East Town Center Drive - Construct 12" gravity trunk sewer system and appurtenances. Element (18).
- Sanitary Sewer Easement - Watt Avenue to Dry Creek Manhole - Construct 12" sanitary sewer force main (or redundant dual force mains). Element (14). This element is intended to be a temporary improvement to be constructed in lieu of extending the sanitary sewer force main to the Dry Creek Wastewater Treatment Plant (DCWWTP) as depicted in the approved Placer Vineyards Sewer Master Plan. This temporary force main will either be abandoned or left in place to provide redundancy when the future force main is extended to the DCWWTP. The future force main will be extended to the DCWWTP when the cumulative flow from the sanitary sewer sheds west of Watt Avenue exceed the available excess capacity in the existing 16" force main between the Dry Creek Lift Station and the treatment plant.

A hydraulic capacity study which analyzes the operations of the sewer system consisting of the proposed Riolo Vineyards Lift Station, the existing CFD #1 Lift Station, the existing Creekview Middle School Lift Station, and the existing 16" force main which the lift stations are tributary to, and delivers flows to the DCWWTP, will be required to be prepared and submitted to Placer County for review and approval prior to implementation of the temporary force main.

All sanitary sewer gravity pipe, force main pipe, and lift station sizes are based on preliminary conceptual designs and are subject to change during preparation of the Master Plan Addendum, the final design process, and the public agency approval processes. Any proposed temporary sewer system facility will be analyzed and approved by Placer County prior to implementation.

The "Preferred" backbone and secondary sanitary sewer infrastructure elements described above are depicted on Figure 2-3. The phasing plan for the "Preferred" sanitary sewer infrastructure construction is outlined on Table 2-3. The remaining "Preferred" backbone sewer infrastructure to be constructed by future development phases is depicted on Figure 2-3.A



REFER TO FIGURE 2-3A FOR FUTURE SANITARY SEWER INFRASTRUCTURE ELEMENTS IN 18TH STREET, LOCUST ROAD, AND PROPERTY #19

FUTURE EXTENSION OF FORCE MAIN TO THE DRY CREEK WASTEWATER TREATMENT PLANT (PER APPROVED PLACER VINEYARDS SEWER MASTER PLAN).

**LEGEND:**

- 8** OWNERSHIP I.D. NUMBER
- LDR-14 LAND USE PARCEL DESIGNATION
- EAST ZONE
- NORTHEAST ZONE
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- GRAVITY SEWER SYSTEM
- SEWER FORCE MAIN
- SEWER LIFT STATION
- POINT OF CONNECTION
- ELEMENT I.D. (REFER TO TABLE 2-3)



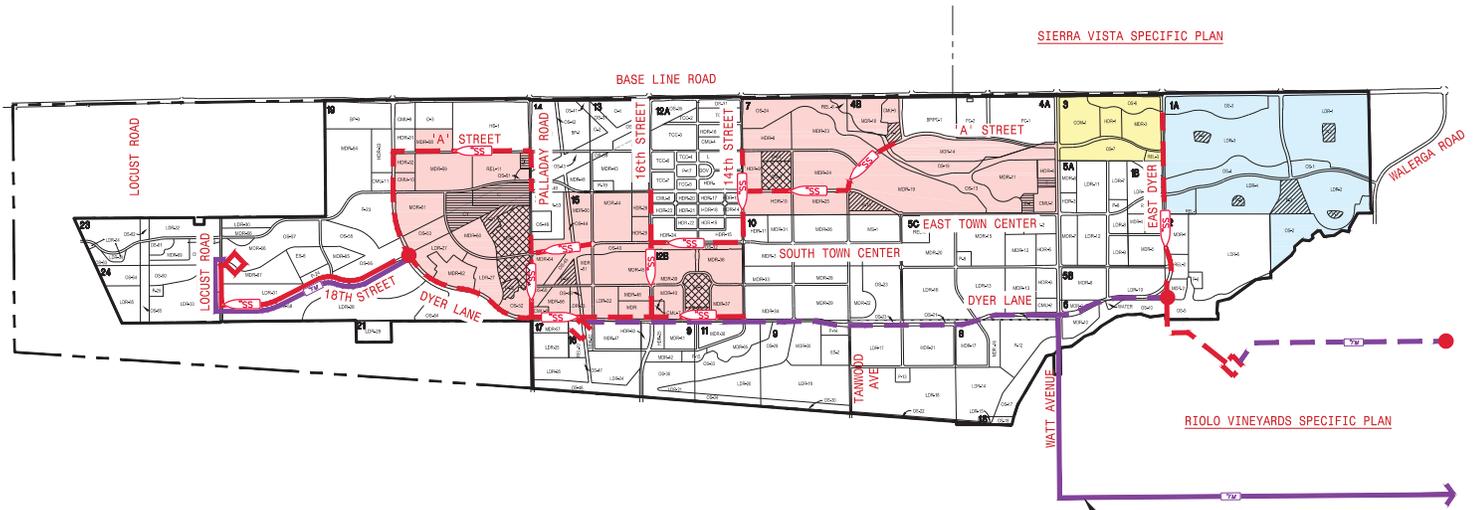
Figure 2-3  
 Placer Vineyards Specific Plan  
 Development Phase - Phasing Plan  
 Sanitary Sewer Infrastructure Elements - Preferred  
 Pursuant to Sewer Master Plan Addendum  
 April 2017

PLACER VINEYARDS DEVELOPMENT PHASE				
SANITARY SEWER INFRASTRUCTURE PHASING - PREFERRED				
BACKBONE MAJOR SEWER INFRASTRUCTURE				
I.D.	LOCATION	DESCRIPTION	CONSTRUCTION OBLIGATION	BUILD TRIGGER
A	South of Dyer Lane (PVSP Property #16)	Lift Station #1	CENTRAL ZONE COMMON INFRASTRUCTURE	
B	East of East Dyer Lane (Riolo Vineyards)	Lift Station #2	PROPERTY #1A, #3	
BACKBONE SEWER PIPELINE SEGMENT				
I.D.	LOCATION	DESCRIPTION	CONSTRUCTION OBLIGATION	BUILD TRIGGER
1	East Dyer Lane (Base Line Road to Dry Creek Manhole)	Gravity Sewer System	PROPERTY #1A, #3	
4	16TH Street (Town Center Drive to South Town Center Drive)	Gravity Sewer System	PROPERTY #15	
5	16TH Street (South Town Center Drive to Dyer Lane)	Gravity Sewer System	CENTRAL ZONE COMMON INFRASTRUCTURE	
6	Dyer Lane (14TH Street to PVSP Property #16 Lift Station)	Gravity Sewer System	CENTRAL ZONE COMMON INFRASTRUCTURE	
11	Dyer Lane ("A" Street to 18TH Street)	Gravity Sewer System	PROPERTY #19	
12	Dyer Lane (18TH Street to PVSP Property #16 Lift Station)	Gravity Sewer System	CENTRAL ZONE COMMON INFRASTRUCTURE	
13	Dyer Lane (PVSP Property #16 Lift Station to Watt Avenue)	Sewer Force Main	CENTRAL ZONE COMMON INFRASTRUCTURE	
15	Sanitary Sewer Easement - Property #2 / Offsite - Riolo Vineyards (Dry Creek Manhole to Riolo Vineyards Lift Station)	Gravity Sewer System	PROPERTY #1A, #3	
16	Dry Creek Bike Path (Riolo Vineyards Lift Station to Existing Force Main)	Sewer Force Main	PROPERTY #1A, #3	
SECONDARY SEWER PIPELINE SEGMENT				
I.D.	LOCATION	DESCRIPTION	CONSTRUCTION OBLIGATION	BUILD TRIGGER
2	14TH Street ("A" Street to South Town Center Drive)	Gravity Sewer System	PROPERTY #4B, #7	
3	South Town Center Drive (14TH Street to 16TH Street)	Gravity Sewer System	PROPERTY #4B, #7	
7	South Town Center Drive (17TH Street to Palladay Road)	Gravity Sewer System	PROPERTY #15	
8	Palladay Road (Middle School to Dyer Lane)	Gravity Sewer System	PROPERTY #15, #19	
9	Palladay Road (West Town Center Drive to "A" Street)	Gravity Sewer System	PROPERTY #15, #19	
10	"A" Street (Palladay Road to Dyer Lane)	Gravity Sewer System	PROPERTY #19	
14	Sanitary Sewer Easement (Watt Avenue to Dry Creek Manhole)	Sewer Force Main	CENTRAL ZONE COMMON INFRASTRUCTURE	
17	East Town Center Drive (Tanwood Avenue to 14TH Street)	Gravity Sewer System	PROPERTY #4B, #7	
18	Tanwood Avenue / "A" Street (Property #4B Southern Boundary to East Town Center Drive)	Gravity Sewer System	PROPERTY #4B, #7	

Table 2-3  
Placer Vineyards Specific Plan  
Development Phase - Phasing Plan  
Sanitary Sewer Infrastructure Phasing - Preferred  
Pursuant to Sewer Master Plan Addendum



April 2017



**LEGEND:**

- 8** OWNERSHIP I.D. NUMBER
- LDR-14** LAND USE PARCEL DESIGNATION
- EAST ZONE
- NORTHEAST ZONE
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- GRAVITY SEWER SYSTEM
- SEWER FORCE MAIN
- EXISTING GRAVITY SEWER SYSTEM
- EXISTING SEWER FORCE MAIN
- SEWER LIFT STATION
- EXISTING SEWER LIFT STATION
- POINT OF CONNECTION

FUTURE EXTENSION OF FORCE MAIN TO THE DRY CREEK WASTEWATER TREATMENT PLANT (PER APPROVED PLACER VINEYARDS SEWER MASTER PLAN).



Figure 2-3.A  
 Placer Vineyards Specific Plan  
 Development Phase - Phasing Plan  
 Future Sanitary Sewer Infrastructure Elements - Preferred  
 Pursuant to Sewer Master Plan Addendum  
 April 2017

#### Sanitary Sewer Infrastructure - Alternate

The "Alternate" backbone sanitary sewer infrastructure to be constructed to serve the Development Phase includes the following:

##### Backbone Sanitary Sewer Infrastructure Elements:

- Dyer Lane - 18<sup>TH</sup> Street to 14<sup>TH</sup> Street - Construct gravity trunk sewer system (with pipe sizes from 21" to 24") and appurtenances. Elements (3), (4), (5).
- Dyer Lane - 18<sup>TH</sup> Street to Watt Avenue - Construct 16" sanitary sewer force main (or redundant dual force mains) and appurtenances. Element (13) - Portion.
- Dyer Lane - "A" Street to 18<sup>TH</sup> Street - Construct gravity trunk sewer system (with pipe sizes from 12" to 15") and appurtenances. Element (18).
- 16<sup>TH</sup> Street - Town Center Drive to South Town Center Drive - Construct gravity trunk sewer system (with pipe sizes from 12" to 15") and appurtenances. Element (16).
- 16<sup>TH</sup> Street - South Town Center Drive to Dyer Lane - Construct gravity trunk sewer system (with pipe sizes from 15" to 18"). Element (17).
- 18<sup>TH</sup> Street - Locust Road to Dyer Lane - Construct gravity trunk sewer system (with pipe sizes from 24" to 27") and appurtenances. Element (6).
- 18<sup>TH</sup> Street - Locust Road to Dyer Lane - Construct 16" sanitary sewer force main (or redundant dual force mains) and appurtenances. Element (13) - Portion.
- Locust Road - 18<sup>TH</sup> Street to Lift Station - Construct gravity trunk sewer system (with 27" pipe) and appurtenances. Element (7).
- Locust Road - 18<sup>TH</sup> Street to Lift Station - Construct 16" sanitary sewer force main (or redundant dual force mains) and appurtenances. Element (13) - Portion.
- East Dyer Lane - Base Line Road to Dry Creek Manhole - Construct gravity trunk sewer system (with pipe sizes from 8" to 18") and appurtenances. Element (11).
- Sanitary Sewer Easement - Property 2 / Offsite - Riolo Vineyards - Dry Creek Manhole to Riolo Vineyards Lift Station - Construct 18" gravity trunk sewer pipe, including bore and jack crossing beneath Dry Creek. Element (12).
- Offsite - Riolo Vineyards - Riolo Vineyards Lift Station to point of connection east of Walerga Road (Adjacent to Dry Creek Bike Path) - Construct 12" sanitary sewer force main (or redundant dual force mains) and appurtenances, including connection to existing force main stub at point of connection. Element (15).

- Placer Vineyards Property 19 - Adjacent to east side of Locust Road, north of 18<sup>TH</sup> Street - Construct 6.04± MGD sanitary sewer lift station with appurtenances and surface improvements, including emergency storage facility. Element (A).
- Offsite - Riolo Vineyards - Construct 2.37 MGD sanitary sewer lift station with appurtenances and surface improvements, including emergency storage facility. Element (B).

The secondary sanitary sewer infrastructure to be constructed to serve the Development Phase Area includes the following:

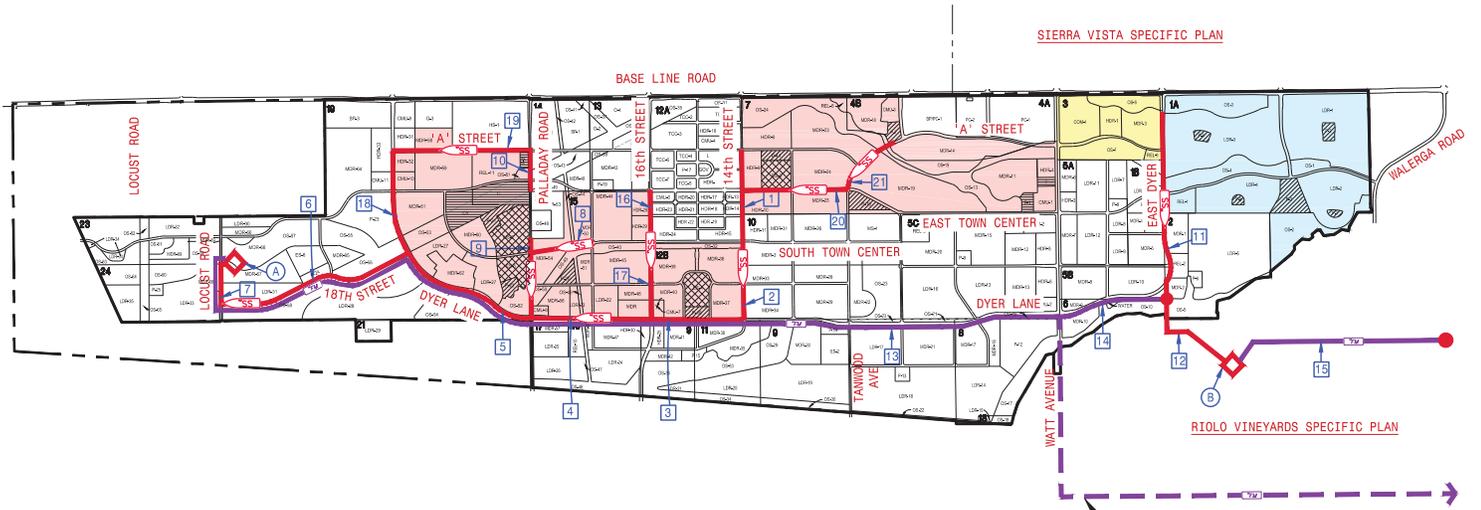
Secondary Sanitary Sewer Infrastructure Elements:

- 14<sup>TH</sup> Street - "A" Street to Dyer Lane - Construct gravity trunk sewer system (with pipe sizes from 10" to 15") and appurtenances. Elements (1), (2).
- South Town Center Drive - 17<sup>TH</sup> Street to Palladay Road - Construct gravity trunk sewer system (with pipe sizes from 8" to 10") and appurtenances. Element (8).
- Palladay Road - Middle School to Dyer Lane - Construct gravity trunk sewer system (with pipe sizes from 8" to 10") and appurtenances. Element (9).
- Palladay Road - West Town Center Drive to "A" Street - Construct 8" gravity trunk sewer system and appurtenances. Element (10).
- "A" Street - Palladay Road to Dyer Lane - Construct 10" gravity trunk sewer system and appurtenances. Element (19).
- East Town Center Drive - Tanwood Avenue to 14<sup>TH</sup> Street - Construct 15" gravity trunk sewer system and appurtenances. Element (20).
- Tanwood Avenue / "A" Street - Property # 4B southern boundary to East Town Center Drive - Construct 12" gravity trunk sewer system and appurtenances. Element (21).
- Sanitary Sewer Easement - Watt Avenue to Dry Creek Manhole - Construct 12" sanitary sewer force main (or redundant dual force mains) and appurtenances between Watt Avenue and the Dry Creek Manhole. Element (14). This element is intended to be a temporary improvement to be constructed in lieu of extending the sanitary sewer force main to the Dry Creek Wastewater Treatment Plant (DCWWTP) as depicted in the approved Placer Vineyards Sewer Master Plan. This temporary force main will either be abandoned or left in place to provide redundancy when the future force main is extended to the DCWWTP. The future force main will be extended to the DCWWTP when the cumulative flow from the sanitary sewer sheds west of Watt Avenue exceed the available excess capacity in the existing 16" force main between the Dry Creek Lift Station and the treatment plant.

A hydraulic capacity study which analyzes the operations of the sewer system consisting of the proposed Riolo Vineyards Lift Station, the existing CFD #1 Lift Station, the existing Creekview Middle School Lift Station, and the existing 16" force main which the lift stations are tributary to, and delivers flows to the DCWWTP, will be required to be prepared and submitted to Placer County for review and approval prior to implementation of the temporary force main.

All sanitary sewer gravity pipe, force main pipe, and lift station sizes are based on preliminary conceptual designs and are subject to change during the final design and public agency approval processes. Any proposed temporary sewer system facility will be analyzed and approved by Placer County prior to implementation.

The "Alternate" backbone and secondary sanitary sewer infrastructure elements described above are depicted on Figure 2-4. The phasing plan for the sanitary sewer infrastructure construction is outlined on Table 2-4.



**LEGEND:**

- 8** OWNERSHIP I.D. NUMBER
- LDR-14** LAND USE PARCEL DESIGNATION
- EAST ZONE
- NORTHEAST ZONE
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- GRAVITY SEWER SYSTEM
- SEWER FORCE MAIN
- SEWER LIFT STATION
- POINT OF CONNECTION
- ELEMENT I.D.  
(REFER TO TABLE 2-4)

FUTURE EXTENSION OF FORCE MAIN TO THE DRY CREEK WASTEWATER TREATMENT PLANT (PER APPROVED PLACER VINEYARDS SEWER MASTER PLAN).



Figure 2-4  
 Placer Vineyards Specific Plan  
 Development Phase - Phasing Plan  
 Sanitary Sewer Infrastructure Elements - Alternate  
 Pursuant to Sewer Master Plan

April 2017

PLACER VINEYARDS DEVELOPMENT PHASE				
SANITARY SEWER INFRASTRUCTURE PHASING - ALTERNATE				
BACKBONE MAJOR SEWER INFRASTRUCTURE				
I.D.	LOCATION	DESCRIPTION	CONSTRUCTION OBLIGATION	BUILD TRIGGER
A	West of Watt Avenue (PVSP Property # 19)	Shed "A" Lift Station	CENTRAL ZONE COMMON INFRASTRUCTURE	
B	East of East Dyer Lane (Riolo Vineyards)	Shed "B" Lift Station	PROPERTY #1A, #3	
BACKBONE SEWER PIPELINE SEGMENT				
I.D.	LOCATION	DESCRIPTION	CONSTRUCTION OBLIGATION	BUILD TRIGGER
3	Dyer Lane (14TH Street to 16TH Street)	Gravity Sewer System	CENTRAL ZONE COMMON INFRASTRUCTURE	
4	Dyer Lane (16TH Street to Palladay Road)	Gravity Sewer System	CENTRAL ZONE COMMON INFRASTRUCTURE	
5	Dyer Lane (Palladay Road to 18TH Street)	Gravity Sewer System	CENTRAL ZONE COMMON INFRASTRUCTURE	
6	18TH Street (Dyer Lane to Locust Road)	Gravity Sewer System	CENTRAL ZONE COMMON INFRASTRUCTURE	
7	Locust Road (18TH Street to PVSP Property #19 Lift Station)	Gravity Sewer System	CENTRAL ZONE COMMON INFRASTRUCTURE	
11	East Dyer Lane (Base Line Road to Dry Creek Manhole)	Gravity Sewer System	PROPERTY #1A, #3	
12	Sanitary Sewer Easement - Property #2 / Offsite - Riolo Vineyards (Dry Creek Manhole to Riolo Vineyards Lift Station)	Gravity Sewer System	PROPERTY #1A, #3	
13	Dyer Lane (PVSP Property #19 Lift Station to Watt Avenue)	Sewer Force Main	CENTRAL ZONE COMMON INFRASTRUCTURE	
15	Dry Creek Bike Path (Riolo Vineyards Lift Station to Existing Force Main)	Sewer Force Main	PROPERTY #1A, #3	
16	16TH Street (Town Center Drive to South Town Center Drive)	Gravity Sewer System	PROPERTY #15	
17	16TH Street (South Town Center Drive to Dyer Lane)	Gravity Sewer System	CENTRAL ZONE COMMON INFRASTRUCTURE	
18	Dyer Lane ("A" Street to 18TH Street)	Gravity Sewer System	PROPERTY #19	
SECONDARY SEWER PIPELINE SEGMENT				
I.D.	LOCATION	DESCRIPTION	CONSTRUCTION OBLIGATION	BUILD TRIGGER
1	14TH Street ("A" Street to South Town Center Drive)	Gravity Sewer System	PROPERTY #4B, #7	
2	14TH Street (South Town Center Drive to Dyer Lane)	Gravity Sewer System	PROPERTY #4B, #7, #12B	
8	South Town Center Drive (17TH Street to Palladay Road)	Gravity Sewer System	PROPERTY #15	
9	Palladay Road (Middle School to Dyer Lane)	Gravity Sewer System	PROPERTY #15, #19	
10	Palladay Road (West Town Center Drive to "A" Street)	Gravity Sewer System	PROPERTY #15, #19	
14	Sanitary Sewer Easement (Watt Avenue to Dry Creek Manhole)	Sewer Force Main	CENTRAL ZONE COMMON INFRASTRUCTURE	
19	"A" Street (Palladay Road to Dyer Lane)	Gravity Sewer System	PROPERTY #19	
20	East Town Center Drive (Tanwood Avenue to 14TH Street)	Gravity Sewer System	PROPERTY #4B, #7	
21	Tanwood Avenue / "A" Street (Property #4B Southern Boundary to East Town Center Drive)	Gravity Sewer System	PROPERTY #4B, #7	

Table 2-4  
Placer Vineyards Specific Plan  
Development Phase - Phasing Plan  
Sanitary Sewer Infrastructure Phasing - Alternate  
Pursuant to Sewer Master Plan



April 2017

## 2.5 Open Space Corridor Drainage Improvements

Open Space Corridor Drainage Improvements proposed to serve the Development Phase include: excavation and grading within Open Space corridors to create drainage conveyances and detention basins as well as storm water quality basins and water quality swales which will provide water quality, sedimentation and erosion control functions. The Open Space corridors will be connected by cross culverts and arch pipe culverts with inlet and outlet control structures. These improvements are described in the Placer Vineyards Master Project Drainage Study dated May 5, 2014 and approved by the Placer County Board of Supervisors in July 2014. These improvements are depicted on the Placer Vineyards Attenuation Plan 100-YR Exhibits AT-1A and AT-1B within the Drainage Study.

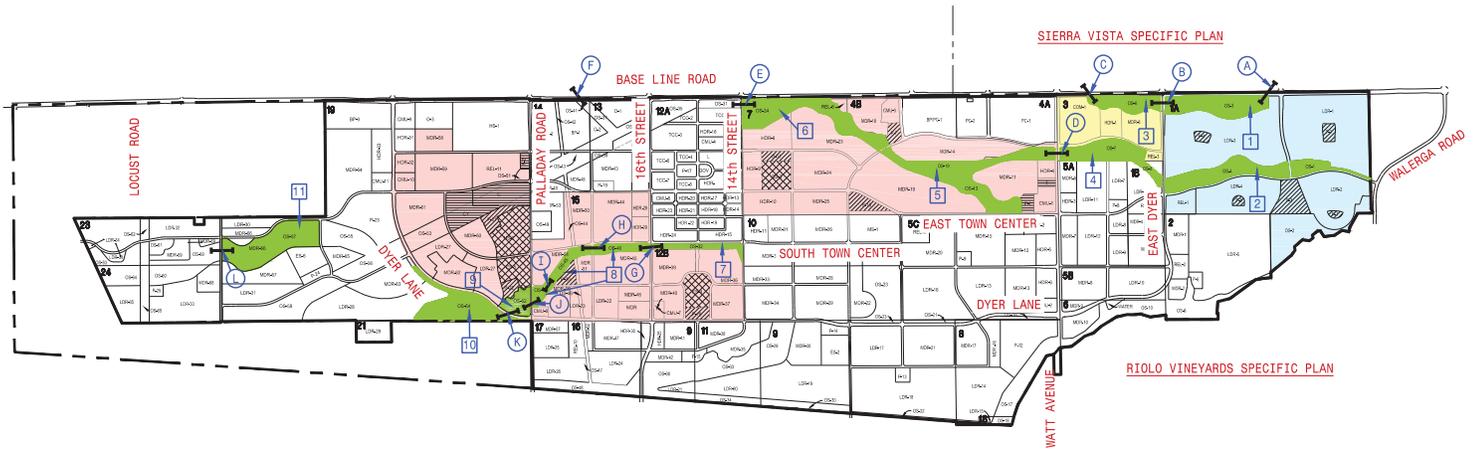
The backbone open space corridor drainage improvements to be constructed to serve the Development Phase Area include the following:

### Backbone Open Space Corridor Drainage Improvement Elements:

- Open Space Corridor Grading - Properties 1A, 3, 4B, 7, 12B, 15, 19 - Construct drainway excavation and embankment, fine grading, and revegetation to create drainage conveyances, detention features, and retention features. Elements (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11).
- Base Line Road - Place 2 - 14' W x 5' H CM Arch w/ Inlet & Outlet Headwalls. Element (A).
- East Dyer Lane - Place 1 - 16' W x 5.5' H CM Arch w/ Inlet & Outlet Headwalls. Element (B).
- Base Line Road - Place 1 - 16' W x 5.5' H CM Arch w/ Inlet & Outlet Headwalls. Element (C).
- Watt Avenue - Place 48" Dia. Cross Culvert w/ Inlet & Outlet Headwalls. Element (D).
- 14<sup>TH</sup> Street - Place 2 - 48" Dia. Cross Culverts w/ Inlet & Outlet Headwalls. Element (E).
- Base Line Road - Place 2 - 7' W x 3.2' H CM Arch w/ Inlet & Outlet Headwalls. Element (F).
- 16<sup>TH</sup> Street - Place 2 - 10' W x 5' H Box Culverts w/ Inlet & Outlet Headwalls. Element (G).
- 17<sup>TH</sup> Street - Place 2 - 10' W x 5' H Box Culverts w/ Inlet & Outlet Headwalls. Element (H).
- G Street - Place 2 - 12' W x 6' H Box Culverts w/ Inlet & Outlet Headwalls. Element (I).
- Palladay Road - Place 2 - 16' W x 5' H CM Arch w/ Inlet & Outlet Headwalls. Element (J).
- Dyer Lane - Place 1 - 16' W x 5' H CM Arch w/ Inlet & Outlet Headwalls. Element (K).
- Locust Road - Place 1 - 7' W x 3.5' H CM Arch w/ Inlet & Outlet Headwalls (L).

The backbone open space corridor drainage improvement elements described above are depicted on Figure 2-5. The phasing plan for the open space corridor drainage improvement construction is outlined on Table 2-5. The drainage improvements will typically be installed by the participating properties as the properties are developed. However, some of the arch pipes, box culverts and cross culverts will be installed beneath backbone roads and will need to be installed concurrently with road construction. Two build triggers for these types of drainage improvements are provided, a "Construction Obligation" trigger and a "Build Trigger." To ensure that the drainage pipes are installed concurrently with the road segments, the Build Triggers for the drainage pipes are based on the Road DUE trigger for the road segment that the drainage pipe will be built within.

In addition to the Master Drainage Study prepared for the overall Placer Vineyards Specific Plan Area, individual property specific drainage studies will be prepared prior to approval of subsequent entitlement requests by the participating properties. Based on the findings of the individual drainage studies, properties may be obligated to construct open space corridor drainage improvements in addition to those defined in the phasing plan.



**LEGEND:**

- 8** OWNERSHIP I.D. NUMBER
- LDR-14 LAND USE PARCEL DESIGNATION
- EAST ZONE
- NORTHEAST ZONE
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- OPEN SPACE/DETENTION
- EROSION CONTROL IMPROVEMENT
- MAJOR DRAINAGE INFRASTRUCTURE
- A 1 ELEMENT I.D.  
(REFER TO TABLE 2-5)



Figure 2-5  
Placer Vineyards Specific Plan  
Development Phase - Phasing Plan  
Open Space Corridor Drainage Improvement Elements  
April 2017

**PLACER VINEYARDS DEVELOPMENT PHASE  
OPEN SPACE CORRIDOR DRAINAGE IMPROVEMENT PHASING**

<b>BACKBONE MAJOR DRAINAGE INFRASTRUCTURE</b>				<b>CONSTRUCTION OBLIGATION</b>	<b>BUILD TRIGGER (1)</b>
<b>I.D.</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>			
A	Base Line Road	Place 2 - 14' W x 5' H CM Arch w/ Inlet & Outlet Headwalls		PROPERTY #1A	2300 DUE
B	East Dyer Lane	Place 1 - 16' W x 5.5' H CM Arch w/ Inlet & Outlet Headwalls		PROPERTY #1A, #3	
C	Base Line Road	Place 1 - 16' W x 5.5' H CM Arch w/ Inlet & Outlet Headwalls		PROPERTY #3	2300 DUE
D	Watt Avenue	Place 48" Dia. Cross Culvert w/ Inlet & Outlet Headwalls		PROPERTY #3, #7	4000 DUE
E	14TH Street	Place 2 - 48" Dia. Cross Culverts w/ Inlet & Outlet Headwalls		PROPERTY #4B, #7, #12B	
F	Base Line Road	Place 2 - 7' W x 3.2' H CM Arch w/ Inlet & Outlet Headwalls		CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
G	16TH Street	Place 2 - 10' W x 5' H Box Culverts w/ Inlet & Outlet Headwalls		PROPERTY #12B, #15	
H	17TH Street	Place 2 - 10' W x 5' H Box Culverts w/ Inlet & Outlet Headwalls		PROPERTY #15	
I	G Street	Place 2 - 12' W x 6' H Box Culverts w/ Inlet & Outlet Headwalls		PROPERTY #15	
J	Palladay Road	Place 2 - 16' W x 5' H CM Arch w/ Inlet & Outlet Headwalls		PROPERTY #15, #19	
K	Dyer Lane	Place 1 - 16' W x 5' H CM Arch w/ Inlet & Outlet Headwalls		PROPERTY #19	
L	Locust Road	Place 1 - 7' W x 3.5' H CM Arch w/ Inlet & Outlet Headwalls		PROPERTY #19	

<b>BACKBONE OPEN SPACE DRAINAGE IMPROVEMENT</b>			<b>CONSTRUCTION OBLIGATION</b>	<b>BUILD TRIGGER</b>
<b>I.D.</b>	<b>LOCATION</b>	<b>DESCRIPTION (2)</b>		
1	PVSP Property #1A - (Drainage Shed CUS)	Open Space / Detention /Erosion Control Improvements	PROPERTY #1A	
2	PVSP Property #1A - (Drainage Shed EMAS)	Open Space / Detention /Erosion Control Improvements	PROPERTY #1A	
3	PVSP Property #3 - (Drainage Shed CUS)	Open Space / Detention /Erosion Control Improvements	PROPERTY #3	
4	PVSP Property #3 - (Drainage Shed EMAS)	Open Space / Detention /Erosion Control Improvements	PROPERTY #3	
5	PVSP Property #4B, #7 - (Drainage Shed EMAS)	Open Space / Detention /Erosion Control Improvements	PROPERTY #4B, #7	
6	PVSP Property #4B, #7 - (Drainage Shed EMAS)	Open Space / Detention /Erosion Control Improvements	PROPERTY #4B, #7	
7	PVSP Property #12B - (Drainage Shed EMFN)	Open Space / Detention /Erosion Control Improvements	PROPERTY #12B	
8	PVSP Property #15 - (Drainage Shed EMFN)	Open Space / Detention /Erosion Control Improvements	PROPERTY #15	
9	PVSP Property #19 - (Drainage Shed EMFN)	Open Space / Detention /Erosion Control Improvements	PROPERTY #19	
10	PVSP Property #19 - (Drainage Shed EMFN)	Open Space / Detention /Erosion Control Improvements	PROPERTY #19	
11	PVSP Property #19 - (Drainage Shed EMC)	Open Space / Detention /Erosion Control Improvements	PROPERTY #19	

NOTE:  
 (1) BUILD TRIGGERS ARE BASED ON ROAD DUEs.  
 (2) INTERIM DRAINAGE IMPROVEMENTS AS ALLOWED BY DEVELOPMENT AGREEMENT SECTION 3.12.4 MAY BE PROPOSED BY INDIVIDUAL PROPERTIES DURING SUBSEQUENT ENTITLEMENT REQUESTS.

Table 2-5  
 Placer Vineyards Specific Plan  
 Development Phase - Phasing Plan  
 Open Space Corridor Drainage Improvement Phasing  
 April 2017



## 2.6 Recycled Water Infrastructure

Recycled water infrastructure improvements proposed to serve the Development Phase consist of pressure pipe systems and appurtenances.

The backbone recycled water infrastructure to be constructed to serve the Development Phase includes the following:

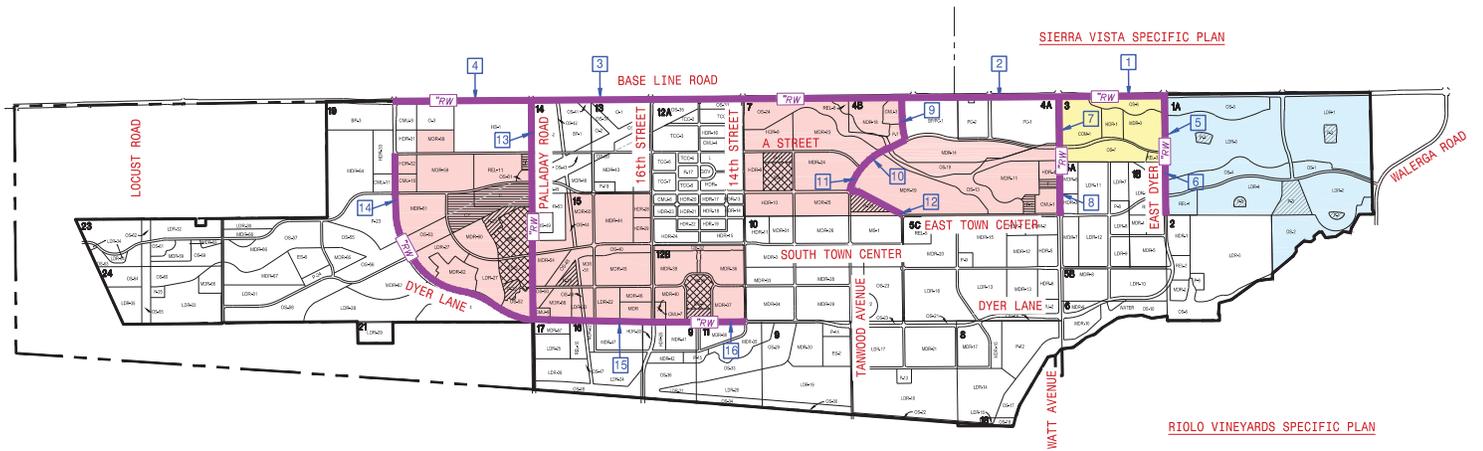
### Backbone Recycled Water Infrastructure Elements:

- Base Line Road - East Dyer Lane to Dyer Lane - Construct 24" recycled water pipeline and appurtenances. Elements (1), (2), (3), (4).
- East Dyer Lane - Base Line Road to PVSP Property #3 South Boundary - Construct 20" recycled water pipeline and appurtenances. Elements (5), (6).
- Watt Avenue - Base Line Road to East Town Center Drive - Construct 24" recycled water pipeline and appurtenances. Elements (7), (8).
- 12<sup>TH</sup> Street - Base Line Road to "A" Street / "A" Street - 12<sup>TH</sup> Street to PVSP Property #4B West Boundary- Construct 16" recycled water pipeline and appurtenances. Element (9).
- "A" Street - PVSP Property #4B West Boundary to Tanwood Avenue - Construct 16" recycled water pipeline and appurtenances. Element (10).
- Tanwood Avenue - "A" Street to East Town Center Drive - Construct 16" recycled water pipeline and appurtenances. Element (11).
- East Town Center Drive - Tanwood Avenue to 12<sup>TH</sup> Street - Construct 16" recycled water pipeline and appurtenances. Element (12).
- Palladay Road - Base Line Road to Dyer Lane - Construct 16" recycled water pipeline and appurtenances. Element (13).
- Dyer Lane - "A" Street to 14<sup>TH</sup> Street - Construct 24" recycled water pipeline and appurtenances. Elements (14), (15), (16).

All recycled water pipeline sizes are based on preliminary conceptual designs and are subject to change during the final design and public agency approval processes.

The backbone recycled water infrastructure elements described above are depicted on Figure 2-6. The phasing plan for the recycled water infrastructure construction is outlined on Table 2-6. The recycled water system is not anticipated to be utilized until there are adequate wastewater flows

generated within the Specific Plan Area to provide the source of the recycled water supply. This condition will not exist until after the Development Phase Area is built out. The proposed recycled water pipelines will be installed within the backbone and secondary roads. To ensure that the pipelines are installed concurrently with the road segments the Build Triggers for the recycled water pipelines are based on the Road DUE trigger for the roads the pipe segments will be built within.



**LEGEND:**

- 8** OWNERSHIP I.D. NUMBER
- LDR-14 LAND USE PARCEL DESIGNATION
- EAST ZONE
- NORTHEAST HOME
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- PIPELINE SEGMENT
- A 1 ELEMENT I.D.  
(REFER TO TABLE 2-6)



Figure 2-6  
Placer Vineyards Specific Plan  
Development Phase - Phasing Plan  
Recycled Water Infrastructure Elements  
April 2017

PLACER VINEYARDS DEVELOPMENT PHASE				
RECYCLED WATER INFRASTRUCTURE PHASING				
	BACKBONE RECYCLED WATER PIPELINE SEGMENT		CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION		
1	Base Line Road (East Dyer Lane to Watt Avenue)	24" Recycled Water Pipe	PROPERTY #3	2300 DUE
2	Base Line Road (Watt Avenue to 14TH Street)	24" Recycled Water Pipe	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
3	Base Line Road (14TH Street to Palladay Road)	24" Recycled Water Pipe	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
4	Base Line Road (Palladay Road to Dyer Lane)	24" Recycled Water Pipe	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
5	East Dyer Lane (Base Line Road to PVSP Property #3 South Boundary)	20" Recycled Water Pipe	PROPERTY #1A, #3	
6	East Dyer Lane (PVSP Property #3 South Boundary to PVSP Property #1A South Boundary)	20" Recycled Water Pipe	PROPERTY #1A	
7	Watt Avenue (Base Line Road to PVSP #3 South Boundary)	24" Recycled Water Pipe	PROPERTY #3	4000 DUE
8	Watt Avenue (PVSP Property #7 North Boundary to East Town Center Drive)	24" Recycled Water Pipe	PROPERTY #7	4000 DUE
9	12TH Street (Base Line Road to "A" Street) / "A" Street (12TH Street to Property #4B West Boundary)	16" Recycled Water Pipe	PROPERTY #4B	
10	"A" Street (Property #4B West Boundary to Tanwood Avenue)	16" Recycled Water Pipe	PROPERTY #7	
11	Tanwood Avenue ("A" Street to East Town Center Drive)	16" Recycled Water Pipe	PROPERTY #7	
12	East Town Center Drive (Tanwood Avenue to 12TH Street)	16" Recycled Water Pipe	PROPERTY #7	
13	Palladay Road (Base Line Road to Dyer Lane)	16" Recycled Water Pipe	PROPERTY #15, #19	
14	Dyer Lane ("A" Street to Palladay Road)	24" Recycled Water Pipe	PROPERTY #19	
15	Dyer Lane (Palladay Road to 16TH Street)	24" Recycled Water Pipe	PROPERTY #15	
16	Dyer Lane (16TH Street to 14TH Street)	24" Recycled Water Pipe	PROPERTY #12B	

NOTE: BUILD TRIGGERS ARE BASED ON ROAD DUES.

Table 2-6  
Placer Vineyards Specific Plan  
Development Phase - Phasing Plan  
Recycled Water Infrastructure Phasing  
April 2017



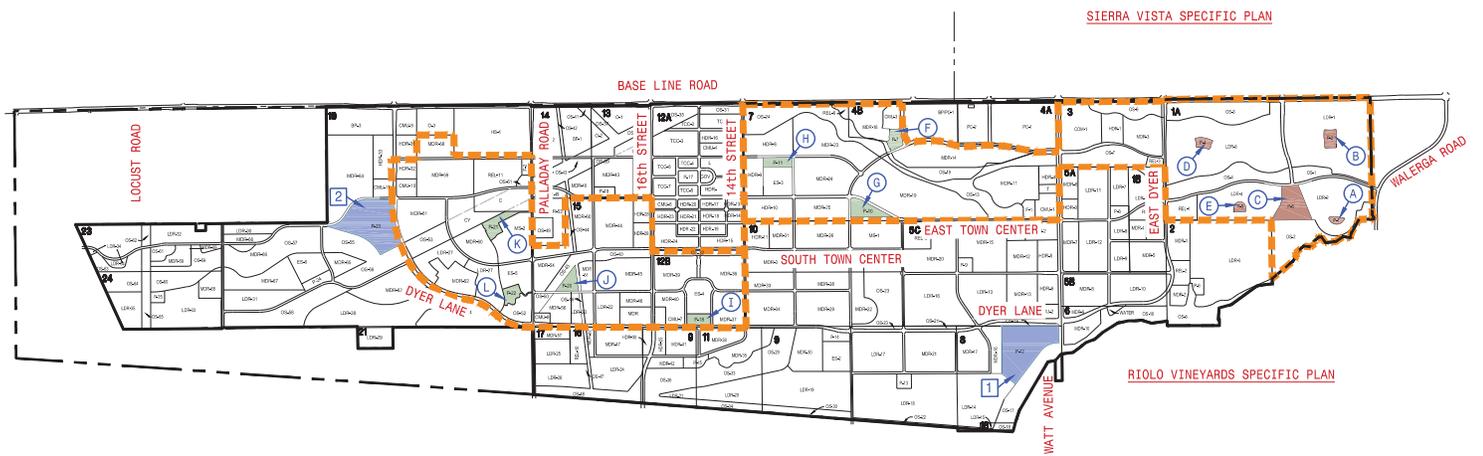
## 2.7 Neighborhood and Community Parks

The approved Placer Vineyards Specific Plan Land Use Plan identifies neighborhood parks within Development Phase Properties 1A, 4B, 7, 12B, 15, and 19. There are 22.0 acres of park within Property 1A, 3.5 acres of park within Property 4B, 10.0 acres of park within Property 7, 4.0 acres of park within Property 12B, 3.5 acres of park within Property 15, and 10.0 acres of park within the portion of Property 19 included in the Development Phase. All of the proposed parks are public parks with the exception of the parks within Property 1A which are proposed to be private.

A Park District is in the process of being formed for the benefit of the Placer Vineyards Specific Plan Area. The design and construction of the neighborhood parks will be subject to the review and approval of the Park District. The neighborhood parks are anticipated to be developed by the individual property owners. The timing of park construction within the individual properties will be in conformance with Section 3.13.2 of the project Development Agreement, "Construction of Neighborhood Park Improvements." Upon completion of construction of each neighborhood park, the park will be conveyed to the District and the District will assume the maintenance obligation for the park.

The two Community Parks within the Placer Vineyards Specific Plan are outside the boundary of the proposed Development Phase. Property developers within the initial Development Phase will pay the Placer Vineyards Specific Plan Fee for Community Parks & Recreation prior to issuance of building permits. These fees will be collected by the Park District and used to fund construction of the community parks, together with fees collected from the other properties in the Specific Plan Area.

The Community and Neighborhood parks within the Development Phase are depicted on Figure 2-7. The phasing plan for construction of the parks is outlined on Table 2-7.



**LEGEND:**

- 8 OWNERSHIP I.D. NUMBER
- LDR-14 LAND USE PARCEL DESIGNATION
- DEVELOPMENT PHASE BOUNDARY
- NEIGHBORHOOD PARK
- PRIVATE PARK
- COMMUNITY PARK
- (A) (1) ELEMENT I.D.  
(REFER TO TABLE 2-7)



Figure 2-7  
Placer Vineyards Specific Plan  
Development Phase - Phasing Plan  
Park Locations  
April 2017

**PLACER VINEYARDS DEVELOPMENT PHASE  
PARK DEVELOPMENT PHASING**

NEIGHBORHOOD PARKS				CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION			
A	PVSP Property # 1A	Park P-1			According to Development Agreement Section 3.13.2 - Construction of Neighborhood Park Improvements
B	PVSP Property # 1A	Park P-2			According to Development Agreement Section 3.13.2 - Construction of Neighborhood Park Improvements
C	PVSP Property # 1A	Park P-3			According to Development Agreement Section 3.13.2 - Construction of Neighborhood Park Improvements
D	PVSP Property # 1A	Park P-4			According to Development Agreement Section 3.13.2 - Construction of Neighborhood Park Improvements
E	PVSP Property # 1A	Park P-5			According to Development Agreement Section 3.13.2 - Construction of Neighborhood Park Improvements
F	PVSP Property # 4B	Park P-7			According to Development Agreement Section 3.13.2 - Construction of Neighborhood Park Improvements
G	PVSP Property # 7	Park P-10			According to Development Agreement Section 3.13.2 - Construction of Neighborhood Park Improvements
H	PVSP Property # 7	Park P-11			According to Development Agreement Section 3.13.2 - Construction of Neighborhood Park Improvements
I	PVSP Property # 12B	Park P-18			According to Development Agreement Section 3.13.2 - Construction of Neighborhood Park Improvements
J	PVSP Property # 15	Park P-20			According to Development Agreement Section 3.13.2 - Construction of Neighborhood Park Improvements
K	PVSP Property # 19	Park P-21			According to Development Agreement Section 3.13.2 - Construction of Neighborhood Park Improvements
L	PVSP Property # 19	Park P-22			According to Development Agreement Section 3.13.2 - Construction of Neighborhood Park Improvements

COMMUNITY PARKS			CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION		
1	PVSP Property # 8	Park P-12		At the Discretion of the Park District When Funds are Available
2	PVSP Property # 19	Park P-23		At the Discretion of the Park District When Funds are Available

Table 2-7  
Placer Vineyards Specific Plan  
Development Phase - Phasing Plan  
Park Development Phasing  
April 2017

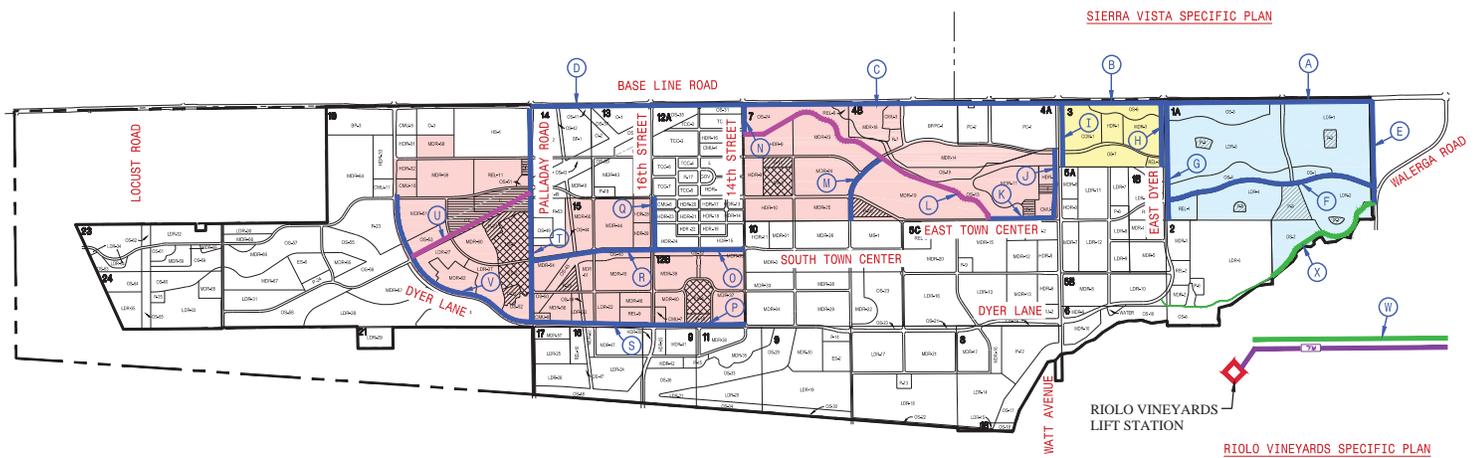


## 2.8 Class 1 Bike Paths and Multi-Purpose Trails

The Placer Vineyards Specific Plan Area proposes to construct a Class 1 Bike Path and Multi-Purpose Trail system to enhance bicycle and pedestrian circulation within the Plan Area. The proposed system is depicted on Figure 5.6 of the Placer Vineyards Specific Plan document.

The Class 1 bike paths and multi-purpose trails that will be constructed in this Development Phase are the bike paths and trails depicted on the Specific Plan figure that fall within the boundaries of Properties 1A, 3, 4B (portion), 7, 12B, 15 and 19 (portion), the properties participating in the Development Phase. Segments of Class 1 bike path adjacent to Base Line Road within Properties 4A, 12A, 13, and 14 will also be constructed in order to provide a continuous path between the eastern boundary of Property 1A and Palladay Road. Additionally, as required by Section 3.13.3.1 of the Placer Vineyards Development Agreement, "Installation of Trail Improvements," the Development Phase will construct the segments of the Class 1 trail along the southerly side of Dry Creek, through the Riolo Vineyards Specific Plan Area, that are adjacent to the proposed sewer force main that serves the Development Phase.

The Class 1 Bike Path and Multi-Purpose Trails proposed to be constructed to serve the Development Phase area are depicted on Figure 2-8. The phasing plan for construction of the paths and trails is shown on Table 2-8.



**LEGEND:**

- 8 OWNERSHIP I.D. NUMBER
- LDR-14 LAND USE PARCEL DESIGNATION
- EAST ZONE
- NORTHEAST ZONE
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- CLASS 1 TRAIL - 8' PAVED
- CLASS 1 TRAIL - 10' PAVED
- CLASS 1 TRAIL - 12' PAVED
- (A) 1 ELEMENT I.D.  
(REFER TO TABLE 2-8)



Figure 2-8  
 Placer Vineyards Specific Plan  
 Development Phase - Phasing Plan  
 Class 1 Bike Paths and Multi-Purpose Trails  
 April 2017

PLACER VINEYARDS DEVELOPMENT PHASE				
CLASS 1 BIKE PATH AND MULTI-PURPOSE TRAIL PHASING				
BACKBONE TRAILS		CONSTRUCTION OBLIGATION		BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION		
A	Base Line Road (PVSP #1A East Boundary to East Dyer Lane)	Class 1 Trail - 8' Paved	PROPERTY #1A - FRONTAGE IMPROVEMENTS	2300 DUE
B	Base Line Road (East Dyer Lane to Watt Avenue)	Class 1 Trail - 8' Paved	PROPERTY #3 - FRONTAGE IMPROVEMENTS	2300 DUE
C	Base Line Road (Watt Avenue to 14TH Street)	Class 1 Trail - 8' Paved	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
D	Base Line Road (14TH Street to Palladay Road)	Class 1 Trail - 8' Paved	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
E	PVSP Property # 1A	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
F	PVSP Property # 1A	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
G	PVSP Property # 1A	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
H	PVSP Property # 3	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
I	PVSP Property # 3	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
J	PVSP Property # 7	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
K	PVSP Property # 7	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
L	PVSP Property # 7	Class 1 Trail - 10' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
M	PVSP Property # 7	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
N	PVSP Property # 7	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
O	PVSP Property # 12B	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
P	PVSP Property # 12B	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
Q	PVSP Property # 15	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
R	PVSP Property # 15	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
S	PVSP Property # 15	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
T	PVSP Property # 19	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
U	PVSP Property # 19	Class 1 Trail - 10' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
V	PVSP Property # 19	Class 1 Trail - 8' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
W	Offsite - Riolo Vineyards	Class 1 Trail - 12' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements
X	PVSP Property # 1A	Class 1 Trail - 12' Paved		According to Development Agreement Section 3.13.3 - Construction of Pedestrian, Bike, and Multi-Purpose Trail Improvements

Table 2-8  
Placer Vineyards Specific Plan  
Development Phase - Phasing Plan  
Class 1 Bike Path and Multi-Purpose Trail Phasing  
April 2017

