PLACER VINEYARDS SPECIFIC PLAN

DEVELOPMENT PHASE
PHASING PLAN

3.0 DEVELOPMENT PHASE ZONES
3.0 DEVELOPMENT PHASE ZONES

3.1 Development Phase Zone Infrastructure Obligations

The Development Phase Area is proposed to be divided into three zones: the East Zone, comprised of Property 1A; the Northeast Zone, comprised of Property 3; and the Central Zone, comprised of Properties 7, 12B, 15, and portions of Properties 4B and 19.

After approval of the Development Phase application, individual property owners will be responsible for applying for subsequent entitlements such as Small Lot Tentative Maps to enable development of their respective properties. The Conditions of Approval established during the processing of the subsequent entitlements will define the infrastructure obligations of the individual properties. The Conditions of Approval will also define the timing required for infrastructure construction, with the timing based on internal phasing within the individual properties.

The infrastructure obligations of individual zones will include some, but not all, of the roadway, potable water, sanitary sewer, open space corridor drainage and recycled water elements identified to serve the overall Development Phase area. The infrastructure obligations of individual properties within the zones may also include other elements such as roadways to provide two points of access and water pipelines to provide looped water systems that are identified during the subsequent entitlement process for each property. These other infrastructure elements will be particular to the individual properties and may include onsite and offsite road and utility infrastructure needed for stand-alone development of the property.

The following sets of figures depict the subset of the Development Phase roadway, potable water, sanitary sewer, and drainage infrastructure elements that individual zones will be required to construct or fund prior to the buildout of their properties assuming the development phases are constructed based on the proposed construction sequence. The “Roadway Infrastructure Obligation” figures also depict other frontage and secondary road infrastructure within individual properties that will be constructed during buildout of the properties.

3.2 East Zone - Property 1A

The following set of figures depict the subset of the Development Phase roadway, potable water, sanitary sewer, open space corridor drainage, and recycled water infrastructure elements that the East Zone, Property 1A, will be required to construct or fund prior to buildout of the property.

Figure 3.1-A depicts the location of the East Zone and contains a summary of the land uses approved for Property 1A within the Placer Vineyards Specific Plan. The subsets of the Development Phase roadway, potable water, sanitary sewer, open space drainage corridor, recycled water, and Class 1 bike path infrastructure elements that the East Zone will be required to construct or fund are depicted on Figures 3.1-B, 3.1-C, 3.1-D, 3.1-E, 3.1-F, 3.1-G, and 3.1-H respectively.
## Placer Vineyards Specific Plan
### Development Phase - Phasing Plan

#### East Zone

<table>
<thead>
<tr>
<th>Land Use Summary</th>
<th>April 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Parcel Acreage</td>
<td>LDR: 2-6 du/ac.</td>
</tr>
<tr>
<td>Pub, Rel, Schools, Parks, OS, Major Roads, Total Units</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zone</th>
<th>Property ID</th>
<th>Property Owner</th>
<th>Gross Parcel Acreage</th>
<th>LDR: 2-6 du/ac.</th>
<th>MDR: 4-8 du/ac.</th>
<th>HDR: 7-21 du/ac.</th>
<th>COM. CMU: 18 du/acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Zone</td>
<td>1A</td>
<td>Placer 400 Investors, LLC</td>
<td>402.0</td>
<td>264.0</td>
<td>931</td>
<td>8.0</td>
<td>22.0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Residetial</th>
<th>Retail</th>
<th>Office</th>
<th>Total Residential</th>
<th>School</th>
<th>Parks</th>
<th>OS</th>
<th>Major Roads</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Zone 1A</td>
<td>402.0</td>
<td>264.0</td>
<td>931</td>
<td>8.0</td>
<td>22.0</td>
<td>8.0</td>
<td>22.0</td>
<td>320</td>
<td>320</td>
<td>320</td>
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</tbody>
</table>

**Figure 3.1-A**
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Land Use Summary
April 2017
Figure 3.1-B
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Roadway Infrastructure Obligation
April 2017

LEGEND:

OWNERSHIP I.D. NUMBER
LAND USE PARCEL DESIGNATION
EAST ZONE
PARK PARCEL
SCHOOL PARCEL
PUBLIC PARCEL
COMMON ACCESS ROADWAY SYSTEM (DEVELOPMENT PHASE)
FRONTAGE IMPROVEMENT (BACKBONE ROAD)
SECONDARY ROADWAY (ONSITE)
INTERSECTION IMPROVEMENTS/SIGNALIZATION
FUTURE TRAFFIC SIGNAL
ROUNDABOUT
ELEMENT I.D.
LEGEND:

- OWNERSHIP I.D. NUMBER
- LAND USE PARCEL DESIGNATION
- EAST ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- PIPELINE SEGMENT
- MAJOR INFRASTRUCTURE
- ELEMENT I.D.

Figure 3.1-C
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Potable Water Infrastructure Obligation
April 2017
Figure 3.1-D
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Sanitary Sewer Infrastructure Obligation - Preferred
Pursuant to Sewer Master Plan Addendum
April 2017

LEGEND

OWNERSHIP I.D. NUMBER
LAND USE PARCEL DESIGNATION

EAST ZONE
PARK PARCEL
SCHOOL PARCEL
PUBLIC PARCEL
GRAVITY SEWER SYSTEM
SEWER FORCE MAIN
SEWER LIFT STATION
POINT OF CONNECTION
ELEMENT I.D.
Figure 3.1-F
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Open Space Corridor Drainage Improvement Obligation
April 2017

LEGEND:
- OWNERSHIP I.D. NUMBER
- LAND USE PARCEL DESIGNATION
- EAST ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- DETENTION/IMPROVEMENT
- MAJOR DRAINAGE INFRASTRUCTURE ELEMENT I.D.
Figure 3.1-G
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Recycled Water Infrastructure Obligation
April 2017
LEGEND:

- OWNERSHIP I.D. NUMBER
- LAND USE PARCEL DESIGNATION
- EAST ZONE
- NORTHEAST HOME
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- CLASS 1 TRAIL - 8' PAVED ELEMENT I.D.

Figure 3.1-H
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Class 1 Bike Paths
April 2017
3.3 Northeast Zone - Property 3

It is assumed, but not required, that construction for the Development Phase zones will either occur simultaneously or sequentially from east to west with the development of the Northeast Zone following development of the East Zone. Therefore, the infrastructure obligations of the Northeast Zone assume that the infrastructure elements constructed by the East Zone are complete.

The following set of figures depict the subset of the Development Phase roadway, potable water, sanitary sewer, recycled water and open space corridor drainage infrastructure elements that the Northeast Zone, Property 3, will be required to construct or fund prior to buildout of the property. The infrastructure elements assumed to be constructed by the East Zone are also depicted in the figures as existing improvements. If these existing infrastructure elements have not been constructed prior to the development of the Northeast Zone, the Northeast Zone will be required to construct them.

Figure 3.2-A depicts the location of the Northeast Zone and contains a summary of the land uses approved for Property 3 within the Placer Vineyards Specific Plan. The subsets of the Development Phase roadway, potable water, sanitary sewer, open space corridor drainage, recycled water, and Class 1 bike path infrastructure elements that the Northeast Zone will be required to construct or fund are depicted on Figures 3.2-B, 3.2-C, 3.2-D, 3.2-E, 3.2-F, 3.2-G, and 3.2-H respectively.
Figure 3.2-A  
Placer Vineyards Specific Plan  
Development Phase - Phasing Plan  
Northeast Zone  
Land Use Summary  
April 2017
Figure 3.2-C
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Northeast Zone
Potable Water Infrastructure Obligation
April 2017
Figure 3.2-D
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Northeast Zone
Sanitary Sewer Infrastructure Obligation - Preferred
Pursuant to Sewer Master Plan Addendum
April 2017
LEGEND:

OWNERSHIP I.D. NUMBER

LAND USE PARCEL DESIGNATION

NORTHEAST ZONE

PARK PARCEL

SCHOOL PARCEL

PUBLIC PARCEL

DETENTION/IMPROVEMENT

MAJOR DRAINAGE INFRASTRUCTURE

EXISTING MAJOR DRAINAGE INFRASTRUCTURE

ELEMENT I.D.

Figure 3.2-F
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Northeast Zone
Open Space Corridor Drainage Improvement Obligation
April 2017
3.4 Central Zone - Common Backbone Infrastructure

It is assumed, but not required, that construction for the Development Phase zones will occur simultaneously or sequentially from east to west with the development of the Central Zone following development of the East and Northeast zones. Therefore, the infrastructure obligations of the Central Zone assume that the infrastructure elements to be constructed by the East and Northeast zones are complete.

The cost of the Development Phase roadway, potable water, sanitary sewer and recycled water backbone infrastructure elements required for development of the Central Zone would not be feasible for any one property within the Central Zone to construct individually. Therefore, the properties within the Central Zone propose to form a Community Facilities District (CFD) to fund the design and construction of certain backbone roadway, potable water, sanitary sewer and recycled water improvements identified as "Central Zone - Common Backbone Infrastructure." The Common Backbone Infrastructure benefits each property within the zone and allows the cost for the required infrastructure to be shared by all Central Zone Development Phase participants.

The Community Facilities District will be comprised of Properties 7, 12B, 15, along with portions of Properties 4B and 19 within the Central Zone and would be obligated to design and construct the Common Backbone Infrastructure in conformance with the Development Phase Phasing Plan.

Figure 3.3-A depicts the location of the Central Zone and contains a summary of the land uses approved within the Placer Vineyards Specific Plan for the portion of Properties 4B, 7, 12B, 15, and 19 within the Central Zone. The Central Zone Common Backbone roadway, potable water, sanitary sewer, open space corridor drainage, recycled water, and Class 1 bike path infrastructure elements are depicted on Figures 3.3-B, 3.3-C, 3.3-D, 3.3-E, 3.3-F, 3.3-G, and 3.3-H and described in Table 3-1.

If construction of the Development Phase zones does not occur simultaneously or sequentially from east to west and the Central Zone proposes to begin development prior to commencement of development of the East and Northeast Zones, the Central Zone will be required to construct backbone roadway, potable water, and potable sewer infrastructure assumed to be constructed by the other zones in order to develop. This infrastructure is identified as "Contingent Infrastructure" and is described in Section 3.6.
## Placer Vineyards Central Zone

<table>
<thead>
<tr>
<th>Phase</th>
<th>Property ID</th>
<th>Property Owner</th>
<th>Gross Parcel Acreage</th>
<th>LDR 2-6 du/ac</th>
<th>MDR 4-8 du/ac</th>
<th>HDR 7-21 du/ac</th>
<th>COM.</th>
<th>DMU 18 du/acre</th>
<th>Pub</th>
<th>Rel</th>
<th>Schools</th>
<th>Parks</th>
<th>OS Major Roads</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4B</td>
<td>LDK-Area III Placer Owner, LLC</td>
<td>85.3</td>
<td>53.4</td>
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<td>0.90</td>
<td>20,582</td>
<td>3.5</td>
<td>15.3</td>
<td>7.1</td>
</tr>
<tr>
<td>7</td>
<td>BH TI Northern Cal 1</td>
<td>307.0</td>
<td>180.5</td>
<td>912</td>
<td>49.5</td>
<td>698</td>
<td>6.5</td>
<td>4.55</td>
<td>82</td>
<td>0.98</td>
<td>19,112</td>
<td>0.98</td>
<td>19,112</td>
<td>4.5</td>
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<td>12B</td>
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<td>64.0</td>
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<td>0.45</td>
<td>8,821</td>
<td>12.0</td>
<td>4.0</td>
<td>6.0</td>
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<tr>
<td>15</td>
<td>Palladay Greens, LLC</td>
<td>202.0</td>
<td>124.0</td>
<td>630</td>
<td>12.0</td>
<td>150</td>
<td>3.0</td>
<td>2.10</td>
<td>38</td>
<td>0.45</td>
<td>8,821</td>
<td>0.45</td>
<td>8,821</td>
<td>12.0</td>
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<td>165.5</td>
<td>595</td>
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<td>55.5</td>
<td>5.5</td>
<td>82</td>
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<td><strong>Totals</strong></td>
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</table>

### Figure 3.3-A

Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone
Land Use Summary
April 2017
Figure 3.3-C
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Common Backbone
Potable Water Infrastructure
April 2017

LEGEND:
- OWNERSHIP I.D. NUMBER
- LAND USE PARCEL DESIGNATION
- EAST ZONE
- NORTHEAST ZONE
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- WATER PIPELINE SEGMENT
- MAJOR WATER INFRASTRUCTURE
- ELEMENT I.D.

SCALE 1:2000
Figure 3.3-D
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Common Backbone / Secondary
Sanitary Sewer System Infrastructure - Preferred
April 2017
LEGEND:

- OWNERSHIP I.D. NUMBER
- LDU4: LAND USE PARCEL DESIGNATION
- EAST ZONE
- NORTHEAST ZONE
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- RECYCLED WATER PIPELINE SEGMENT
- ELEMENT I.D.

Figure 3.3-G
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Common Backbone
Recycled Water Infrastructure
April 2017
LEGEND:

- Ownership I.D. Number
- Land Use Parcel Designation
- East Zone
- Northeast Zone
- Central Zone
- Park Parcel
- School Parcel
- Public Parcel
- Class I Trail - 8’ Paved
- Element I.D.

Figure 3.3-H
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Common Backbone
Class I Bike Paths

April 2017

Scale 1:2400
## Placer Vineyards Development Phase

### Central Zone Common Backbone Infrastructure

#### Backbone Signalization and Intersection Improvements

<table>
<thead>
<tr>
<th>Segment</th>
<th>Description</th>
<th>Improvement</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>I.D.</td>
<td>Watt Avenue / PFE Road</td>
<td>Signal 2 Thru Lanes Each Way (N-S)</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
<tr>
<td>O</td>
<td>Base Line Road / Locust Road</td>
<td>Signal 2 Thru Lanes Each Way (E-W)</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
<tr>
<td>P</td>
<td>Base Line Road / Pleasant Grove Road (S)</td>
<td>Signal 2 Thru Lanes Each Way (E-W)</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
<tr>
<td>Q</td>
<td>Base Line Road / Pleasant Grove Road (N)</td>
<td>Signal 2 Thru Lanes Each Way (E-W)</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
<tr>
<td>R</td>
<td>Base Line Road / Natomas Road</td>
<td>Signal 2 Thru Lanes Each Way (E-W)</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
</tbody>
</table>

#### Backbone Road Construction and Widening

<table>
<thead>
<tr>
<th>Segment</th>
<th>Description</th>
<th>Improvement</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>I.D.</td>
<td>Base Line Road</td>
<td>Widen to 4 lanes</td>
<td>Central Zone Common Infrastructure</td>
<td>2300 DUE</td>
</tr>
<tr>
<td>4</td>
<td>Base Line Road</td>
<td>Widen to 4 lanes</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
<tr>
<td>5</td>
<td>Base Line Road</td>
<td>Widen to 4 lanes</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
<tr>
<td>6</td>
<td>Base Line Road</td>
<td>Widen to 4 lanes</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
<tr>
<td>7</td>
<td>Base Line Road</td>
<td>Widen to 4 lanes</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
<tr>
<td>12</td>
<td>Wall Avenue</td>
<td>Widen to 4 lanes</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
<tr>
<td>13</td>
<td>Wall Avenue</td>
<td>Widen to 4 lanes</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
</tbody>
</table>

#### Backbone Major Water Infrastructure

<table>
<thead>
<tr>
<th>Segment</th>
<th>Description</th>
<th>Improvement</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>I.D.</td>
<td>PVSP Property # 7</td>
<td>Water Storage Tank (4.0 MG)</td>
<td>Central Zone Common Infrastructure</td>
<td>1000 DUE</td>
</tr>
<tr>
<td>B</td>
<td>PVSP Property # 7</td>
<td>Booster Pumping System</td>
<td>Central Zone Common Infrastructure</td>
<td>1000 DUE</td>
</tr>
</tbody>
</table>

#### Backbone Water Pipeline Segment

<table>
<thead>
<tr>
<th>Segment</th>
<th>Description</th>
<th>Improvement</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Base Line Road</td>
<td>Potable Water System</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
<tr>
<td>21</td>
<td>Base Line Road</td>
<td>Potable Water System</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 DUE</td>
</tr>
</tbody>
</table>

---

Table 3-1
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Common Backbone Infrastructure
April 2017
### Table 3-1

#### Placer Vineyards Specific Plan

**Development Phase - Phasing Plan**

**Central Zone Common Backbone Infrastructure**

<table>
<thead>
<tr>
<th>I.D.</th>
<th>Location Description</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>F</td>
<td>Base Line Road Place 2 - 7’ W x 3.2’ H CM Arch w/ Inlet &amp; Outlet Headwalls</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 Due</td>
</tr>
</tbody>
</table>

**Backbone Recycled Water Pipeline Segment**

<table>
<thead>
<tr>
<th>I.D.</th>
<th>Location Description</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Base Line Road (Watt Avenue to 14TH Street) 24” Recycled Water Pipe</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 Due</td>
</tr>
<tr>
<td>3</td>
<td>Base Line Road (14TH Street to Palladay Road) 24” Recycled Water Pipe</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 Due</td>
</tr>
<tr>
<td>4</td>
<td>Base Line Road (Palladay Road to Dyer Lane) 24” Recycled Water Pipe</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 Due</td>
</tr>
</tbody>
</table>

**Backbone Trails**

<table>
<thead>
<tr>
<th>I.D.</th>
<th>Location Description</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>Base Line Road (Watt Avenue to 14TH Street) Class 1 Trail - 8’ Paved</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 Due</td>
</tr>
<tr>
<td>D</td>
<td>Base Line Road (14TH Street to Palladay Road) Class 1 Trail - 8’ Paved</td>
<td>Central Zone Common Infrastructure</td>
<td>3700 Due</td>
</tr>
</tbody>
</table>

**Placer Vineyards Development Phase**

**Central Zone Common Backbone / Secondary Sanitary Sewer Infrastructure - Preferred**

**Backbone Major Sewer Infrastructure**

<table>
<thead>
<tr>
<th>I.D.</th>
<th>Location Description</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Northwest Corner - Property #16 Lift Station #1</td>
<td>Central Zone Common Infrastructure</td>
<td></td>
</tr>
</tbody>
</table>

**Backbone Sewer Pipeline Segment**

<table>
<thead>
<tr>
<th>I.D.</th>
<th>Location Description</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>16TH Street (South Town Center Drive to Dyer Lane) Gravity Sewer System</td>
<td>Central Zone Common Infrastructure</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Dyer Lane (14TH Street to PVSP Property #16 Lift Station) Gravity Sewer System</td>
<td>Central Zone Common Infrastructure</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Dyer Lane (PVSP Property #16 Lift Station to Wall Avenue) Sewer Force Main</td>
<td>Central Zone Common Infrastructure</td>
<td></td>
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</table>

**Secondary Sewer Pipeline Segment**

<table>
<thead>
<tr>
<th>I.D.</th>
<th>Location Description</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Sanitary Sewer Easement (Wall Avenue to Dry Creek Manhole) Sewer Force Main</td>
<td>Central Zone Common Infrastructure</td>
<td></td>
</tr>
</tbody>
</table>
## PLAcer Vineyards Development Phase
### Central Zone Common Backbone / Secondary Sanitary Sewer Infrastructure - Alternate

### Backbone Major Sewer Infrastructure

<table>
<thead>
<tr>
<th>I.D.</th>
<th>Location Description</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>West of Watt Avenue  (PVSP Property # 19) Shed &quot;A&quot; Lift Station</td>
<td>CENTRAL ZONE COMMON INFRASTRUCTURE</td>
<td></td>
</tr>
</tbody>
</table>

### Backbone Sewer Pipeline Segment

<table>
<thead>
<tr>
<th>I.D.</th>
<th>Location Description</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Dyer Lane (14TH Street to 16TH Street) Gravity Sewer System</td>
<td>CENTRAL ZONE COMMON INFRASTRUCTURE</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Dyer Lane (16TH Street to Palladay Road) Gravity Sewer System</td>
<td>CENTRAL ZONE COMMON INFRASTRUCTURE</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Palladay Road to 18TH Street Gravity Sewer System</td>
<td>CENTRAL ZONE COMMON INFRASTRUCTURE</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>18TH Street (Dyer Lane to Locust Road) Gravity Sewer System</td>
<td>CENTRAL ZONE COMMON INFRASTRUCTURE</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Locust Road (18TH Street to PVSP Property #19 Lift Station) Gravity Sewer System</td>
<td>CENTRAL ZONE COMMON INFRASTRUCTURE</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Dyer Lane (PVSP Property #19 Lift Station to Watt Avenue) Sewer Force Main</td>
<td>CENTRAL ZONE COMMON INFRASTRUCTURE</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>18TH Street (South Town Center Drive to Dyer Lane) Gravity Sewer System</td>
<td>CENTRAL ZONE COMMON INFRASTRUCTURE</td>
<td></td>
</tr>
</tbody>
</table>

### Secondary Sewer Pipeline Segment

<table>
<thead>
<tr>
<th>I.D.</th>
<th>Location Description</th>
<th>Construction Obligation</th>
<th>Build Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Sanitary Sewer Easement (Watt Avenue to Dry Creek Manhole) Sewer Force Main</td>
<td>CENTRAL ZONE COMMON INFRASTRUCTURE</td>
<td></td>
</tr>
</tbody>
</table>
3.5 Central Zone - Property Specific Infrastructure

In addition to the Common Backbone Infrastructure to be constructed by a Community Facility District comprised of the Central Zone Property Owners, other roadway, potable water and open space corridor drainage infrastructure elements will be required to be constructed by Specific Properties within the Zone.

The roadway, potable water, sanitary sewer, open space corridor drainage, and recycled water infrastructure elements to be constructed by specific properties within the Central Zone are depicted on the following Figures 3.4-A, 3.4-B, 3.4-C, 3.4-D, 3.4-E, and 3.4-F. These infrastructure elements will be constructed with the Phasing Tables in Section 2.
LEGEND:

- OWNERSHIP I.D. NUMBER
- LAND USE PARCEL DESIGNATION
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- COMMON ACCESS ROADWAY SYSTEM (DEVELOPMENT PHASE)
- FRONTAGE IMPROVEMENT (BACKBONE ROAD)
- SECONDARY ROADWAY (ONSITE)
- INTERSECTION IMPROVEMENTS/SIGNALIZATION
- FUTURE TRAFFIC SIGNAL
- ROUNDABOUT
- ELEMENT I.D.

Figure 3.4-A
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Property Specific
Roadway Infrastructure
April 2017
Figure 3.4-C
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Property Specific
Sanitary Sewer Infrastructure Obligation - Preferred
Per Sewer Master Plan Addendum
April 2017
Figure 3.4-D
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Property Specific
Sanitary Sewer Infrastructure Obligation - Alternate
Per Sewer Master Plan
April 2017
LEGEND:

- OWNERSHIP I.D. NUMBER
- LAND USE PARCEL DESIGNATION
- EAST ZONE
- NORTHEAST HOME
- CENTRAL ZONE
- PARK PARCEL
- SCHOOL PARCEL
- PUBLIC PARCEL
- PIPELINE SEGMENT
- ELEMENT I.D.

Figure 3.4-F
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Property Specific
Recycled Water Infrastructure Obligation
April 2017
3.6 Central Zone - Contingent Infrastructure

If development and construction does not occur sequentially or simultaneously with the East and Northeast Zones and the Central Zone proposes to begin development prior to commencement of the East and Northeast Zones, the Central Zone may be obligated to construct backbone roadway, potable water, sanitary sewer, and Class 1 bike path infrastructure assumed to be constructed by the other zones in order to develop. This infrastructure is identified as "Central Zone - Contingent Infrastructure" and would be constructed in conformance with the Development Phasing Plan.

The Central Zone Contingent Infrastructure is depicted on the following Figure 3.5.