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.

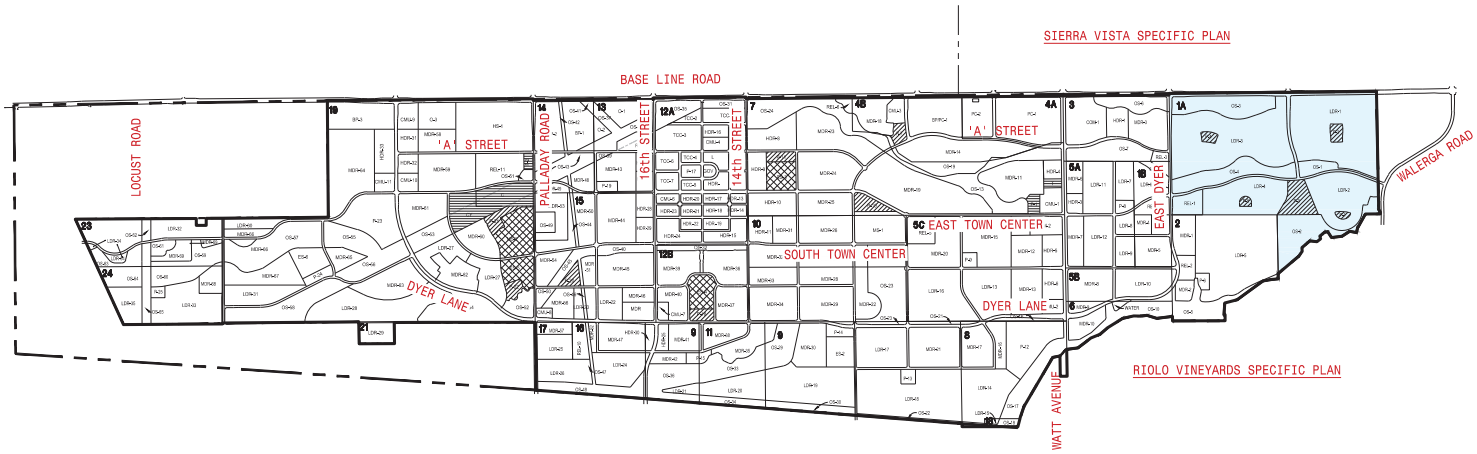
The infrastructure obligations of individual zones will include some, but not all, of the roadway, potable water, sanitary sewer, open space corridor drainage and recycled water elements identified to serve the overall Development Phase area. The infrastructure obligations of individual properties within 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.

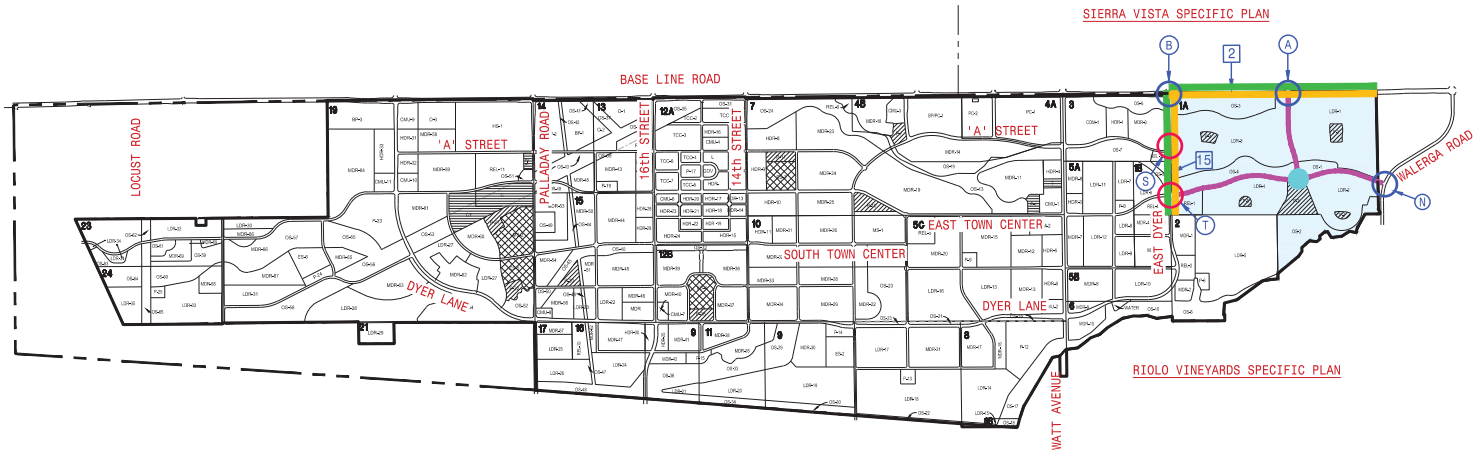


Placer Vineyards East Zone																									
Zone	Property ID#	Property Owner	Gross Parcel Acreage	LDR 2-6 du/ac		MDR 4-8 du/ac.		HDR 7-21 du/ac.		COM.		CMU 18 du/acre							Pub	Rel	Schools			Parks	OS	Major Roads	Total Units
												Total	Residential		Retail		Office										
				Acres	Units	Acres	Units	Acres	Units	Acres	Gross Sq Ft (GSF)	Acres	Acres	Units	Acres	Gross Sq Ft (GSF)	Acres	Gross Sq Ft (GSF)	Acres	Acres	ES Acres	MS Acres	HS Acres	Acres	Acres	Acres	Units
East Zone	1A	Placer 400 Investors, LLC	402.0	264.0	931															8.0				22.0	88.0	20.0	931
		Totals	402.0	264.0	931															8.0				22.0	88.0	20.0	931

NORTH
SCALE 1'=2400'

MACKAY & SOMPS
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.1-A
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Land Use Summary
April 2017



LEGEND:

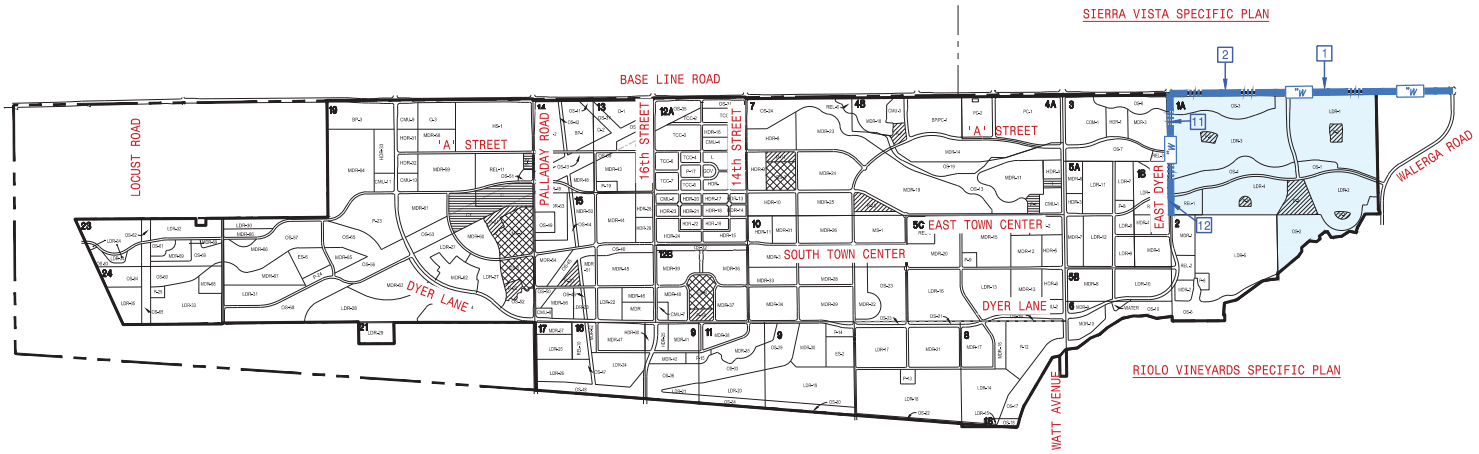
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	COMMON ACCESS ROADWAY SYSTEM (DEVELOPMENT PHASE)
	FRONTAGE IMPROVEMENT (BACKBONE ROAD)
	SECONDARY ROADWAY (ONSITE)
	INTERSECTION IMPROVEMENTS/SIGNALIZATION
	FUTURE TRAFFIC SIGNAL
	ROUNDABOUT
A 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MACKAY & SOMPS
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.1-B
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Roadway Infrastructure Obligation
April 2017



LEGEND:

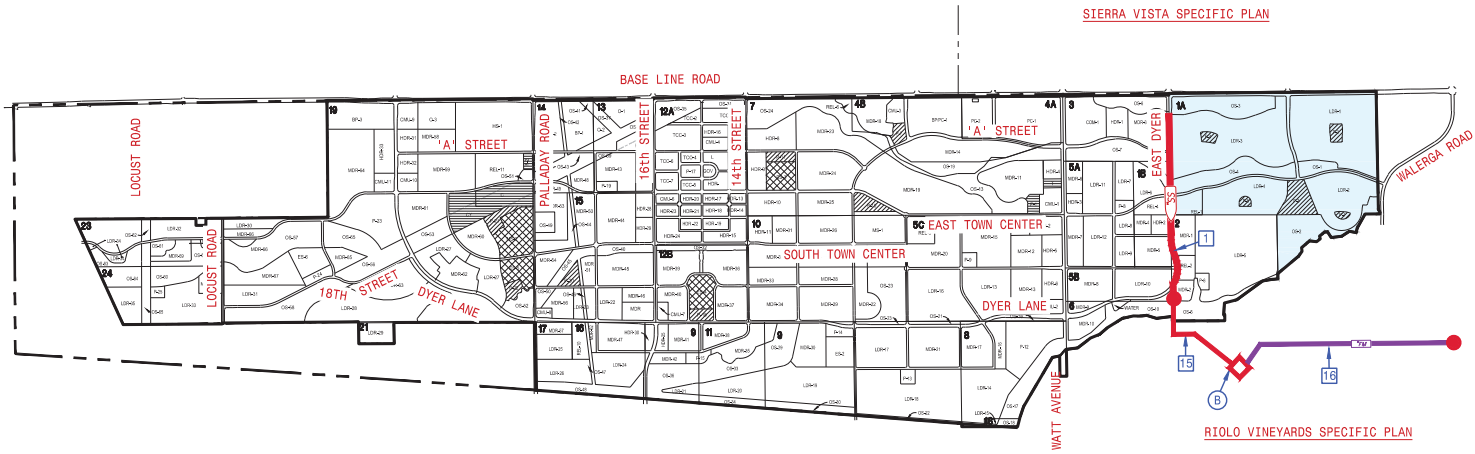
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	PIPELINE SEGMENT
	MAJOR INFRASTRUCTURE
A 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MACKAY & SOMPS
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.1-C
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Potable Water Infrastructure Obligation
April 2017



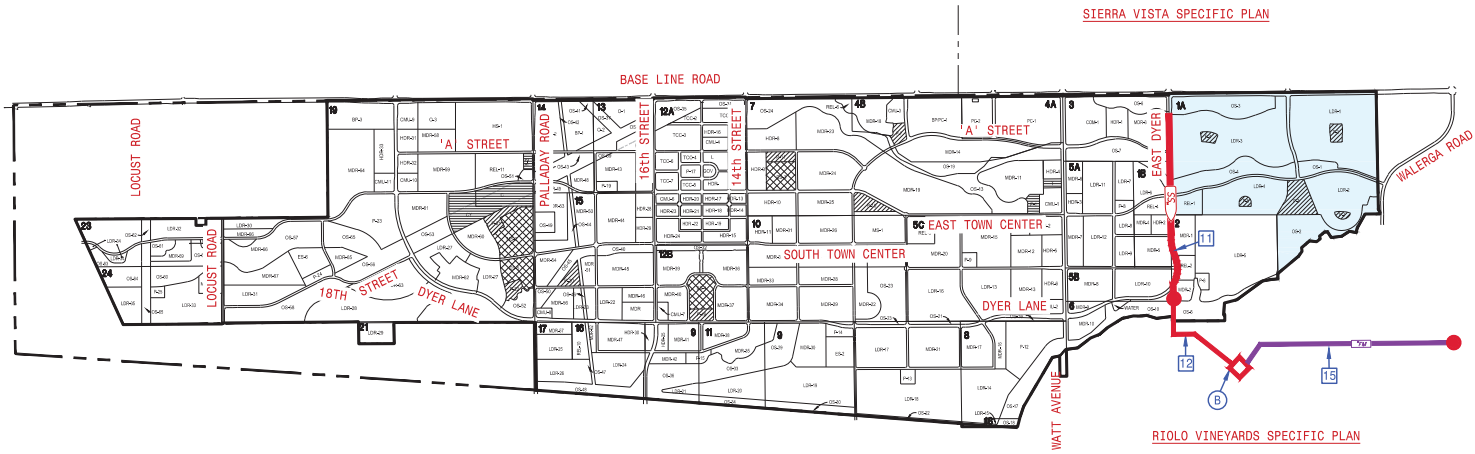
LEGEND:

8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	GRAVITY SEWER SYSTEM
	SEWER FORCE MAIN
	SEWER LIFT STATION
	POINT OF CONNECTION
A 1	ELEMENT I.D.

NORTH
SCALE 1'=2400'

MACKAY & SOMPS
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

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:

8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	GRAVITY SEWER SYSTEM
	SEWER FORCE MAIN
	SEWER LIFT STATION
	POINT OF CONNECTION
A 1	ELEMENT I.D.

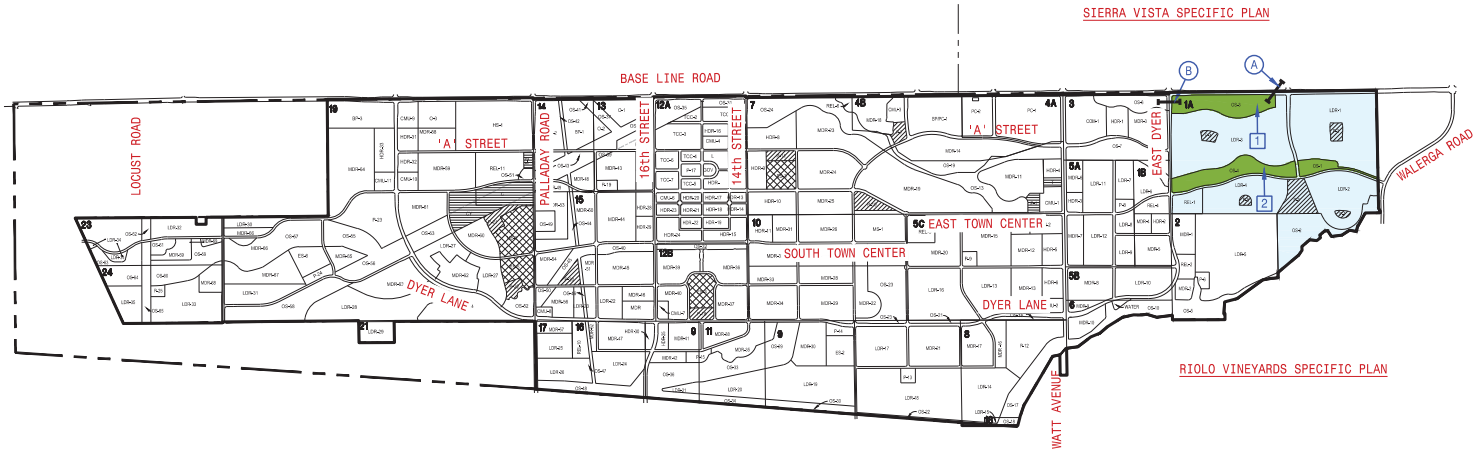
NORTH

SCALE 1'=2400'

MacKay & Somps
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.1-E
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Sanitary Sewer Infrastructure Obligation - Alternate
Pursuant to Sewer Master Plan

April 2017



LEGEND:

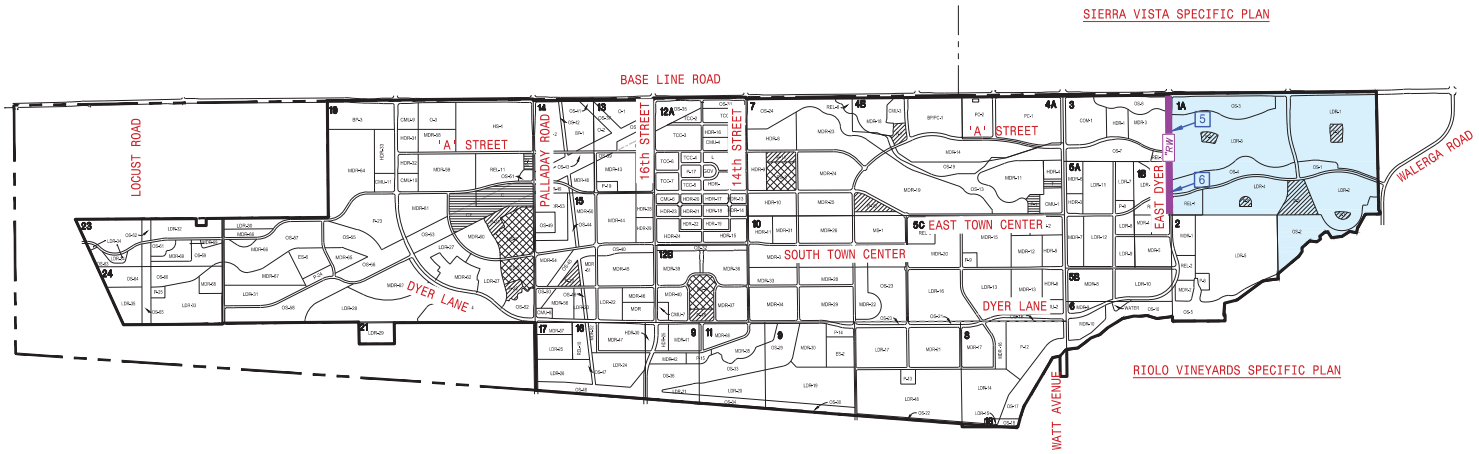
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	DETENTION/IMPROVEMENT
	MAJOR DRAINAGE INFRASTRUCTURE
(A) 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MACKAY & SOMPS
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 772-1189

Figure 3.1-F
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Open Space Corridor Drainage Improvement Obligation
April 2017



LEGEND:

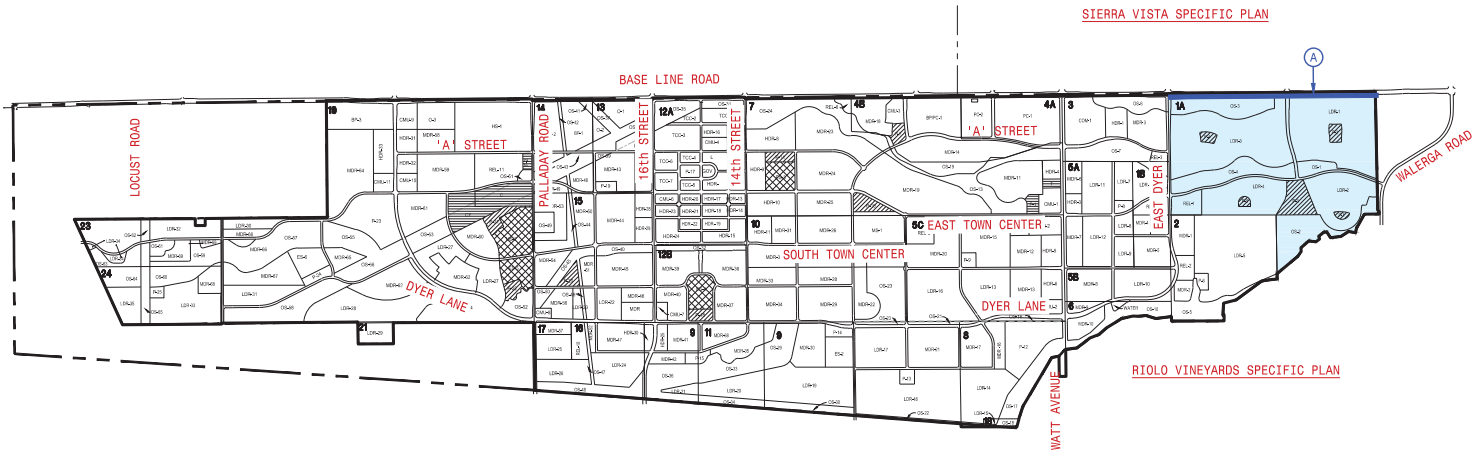
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	NORTHEAST HOME
	CENTRAL ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	PIPELINE SEGMENT
(A) 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MacKay & Somps
PLANNING PLANS SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.1-G
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Recycled Water Infrastructure Obligation
April 2017



LEGEND:

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

NORTH

SCALE 1'=2400'

MacKay & Somps
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

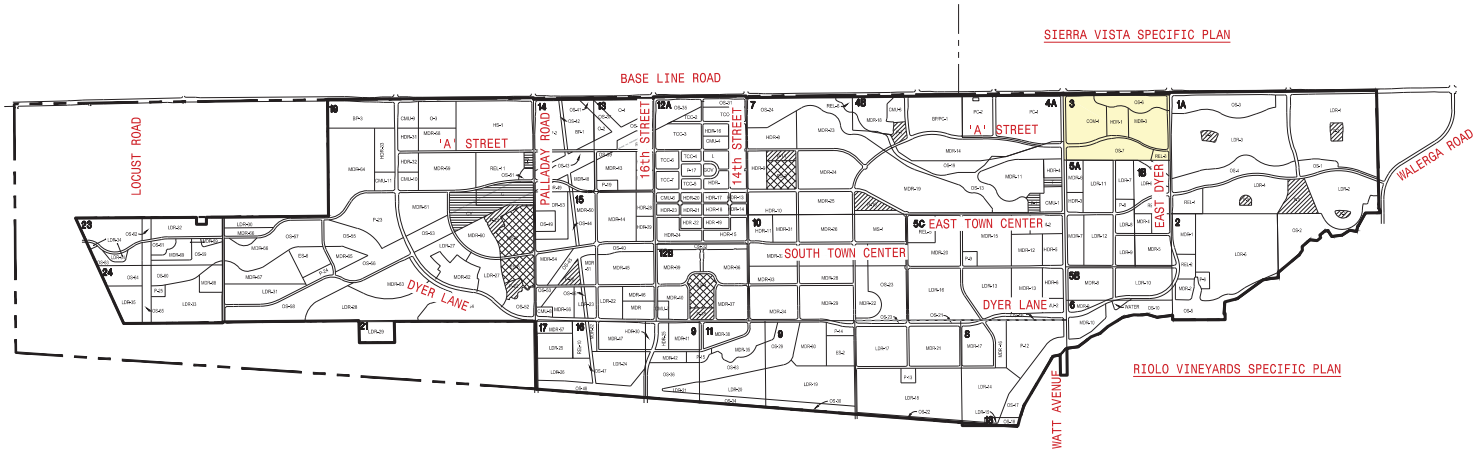
Figure 3.1-H
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
East Zone
Class 1 Bike Paths
April 2017

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.

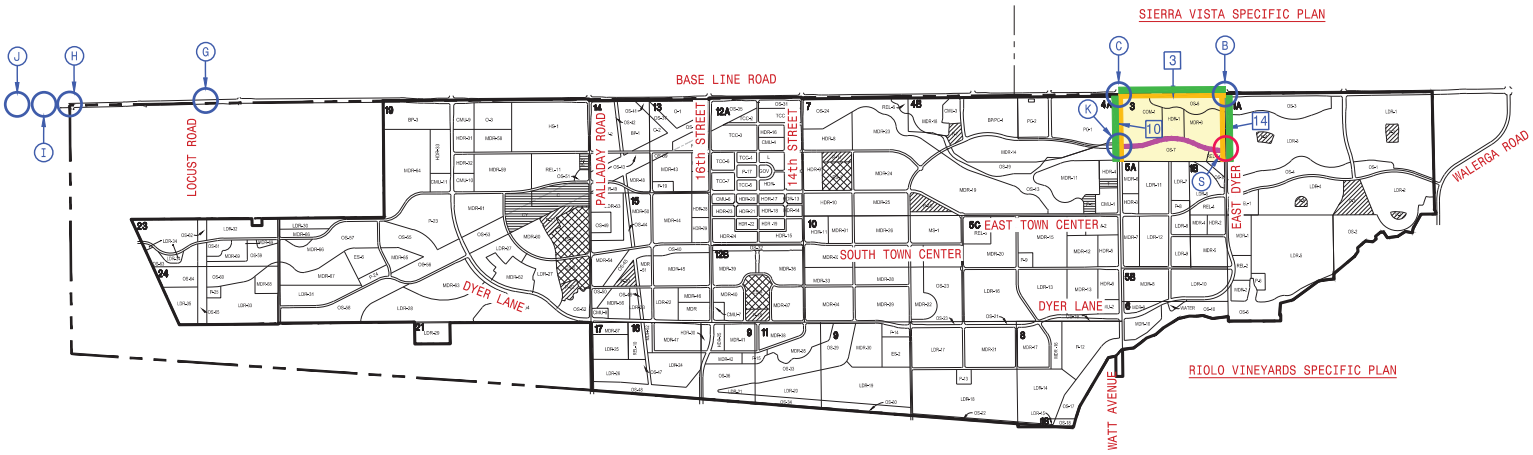


Placer Vineyards Northeast Zone																										
Zone	Property ID#	Property Owner	Gross Parcel Acreage	LDR 2-6 du/ac		MDR 4-8 du/ac.		HDR 7-21 du/ac.		COM.		CMU 18 du/acre							Pub	Rel	Schools			Parks	OS	Major Roads	Total Units
												Total	Residential		Retail		Office										
				Acres	Units	Acres	Units	Acres	Units	Acres	Gross Sq Ft (GSF)	Acres	Acres	Units	Acres	Gross Sq Ft (GSF)	Acres	Gross Sq Ft (GSF)	Acres	Acres	ES Acres	MS Acres	HS Acres	Acres	Acres	Acres	Units
Northeast Zone	3	Baseline & Watt, LLC	100.5			21.2	153	9.8	105	25.0	272,250									2.7					34.6	7.2	258
		Totals	100.5			21.2	153	9.8	105	25.0	272,250									2.7					34.6	7.2	258

NORTH
SCALE 1'=2400'

MACKAY & SOMPS
CIVIL DESIGN PLANNING SURVEYING
1002 Eureka Road, Suite 100, Roseville, CA 95661 (916) 772-1189

Figure 3.2-A
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Northeast Zone
Land Use Summary
April 2017



LEGEND:

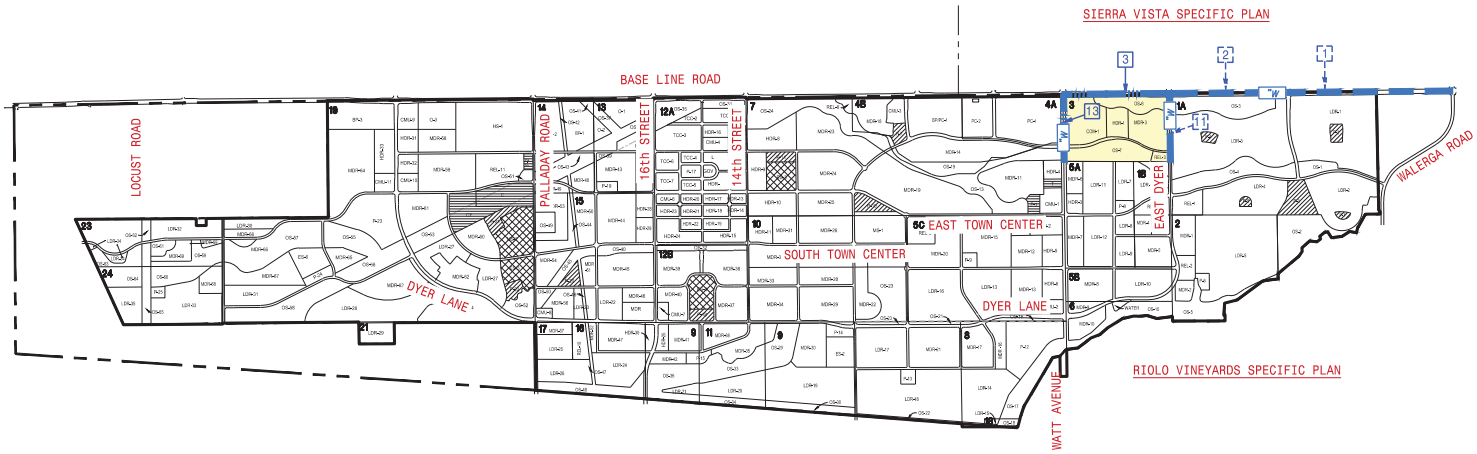
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	NORTHEAST ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	COMMON ACCESS ROADWAY SYSTEM (DEVELOPMENT PHASE)
	FRONTAGE IMPROVEMENT (BACKBONE ROAD)
	SECONDARY ROADWAY (ONSITE)
	INTERSECTION IMPROVEMENTS/SIGNALIZATION
	FUTURE TRAFFIC SIGNAL
	ROUNDABOUT
A 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.2-B
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Northeast Zone
Roadway Infrastructure Obligation
April 2017



LEGEND:

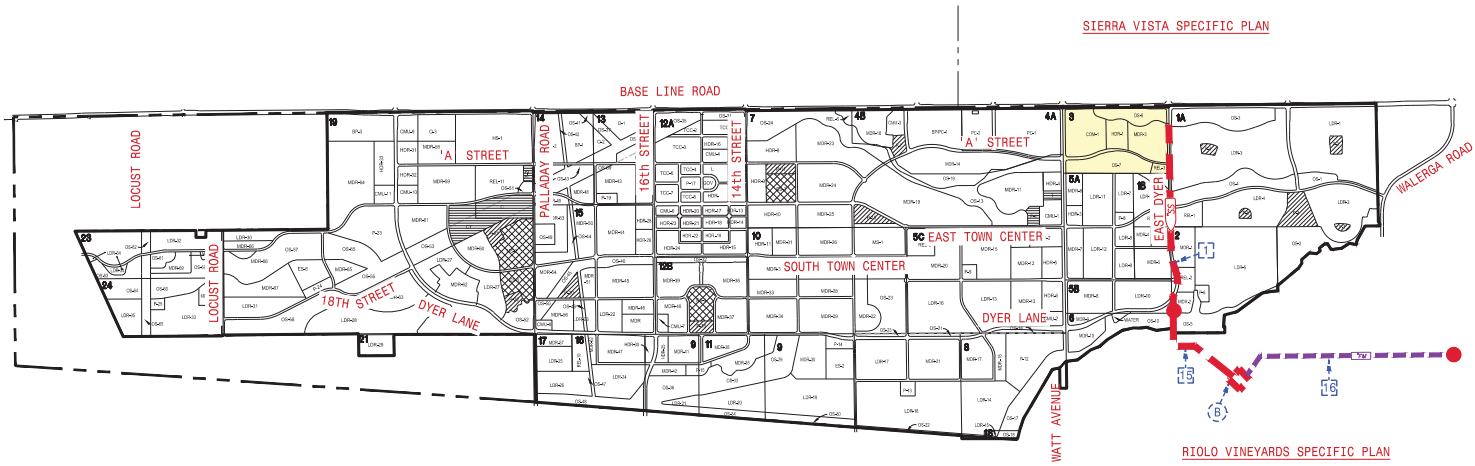
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	NORTHEAST ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	PIPELINE SEGMENT
	MAJOR INFRASTRUCTURE
	EXISTING PIPELINE SEGMENT
A 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MacKay & Somps
PLANNING PLANS SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.2-C
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Northeast Zone
Potable Water Infrastructure Obligation
April 2017



LEGEND:

8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	NORTHEAST 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
A 1	ELEMENT I.D.

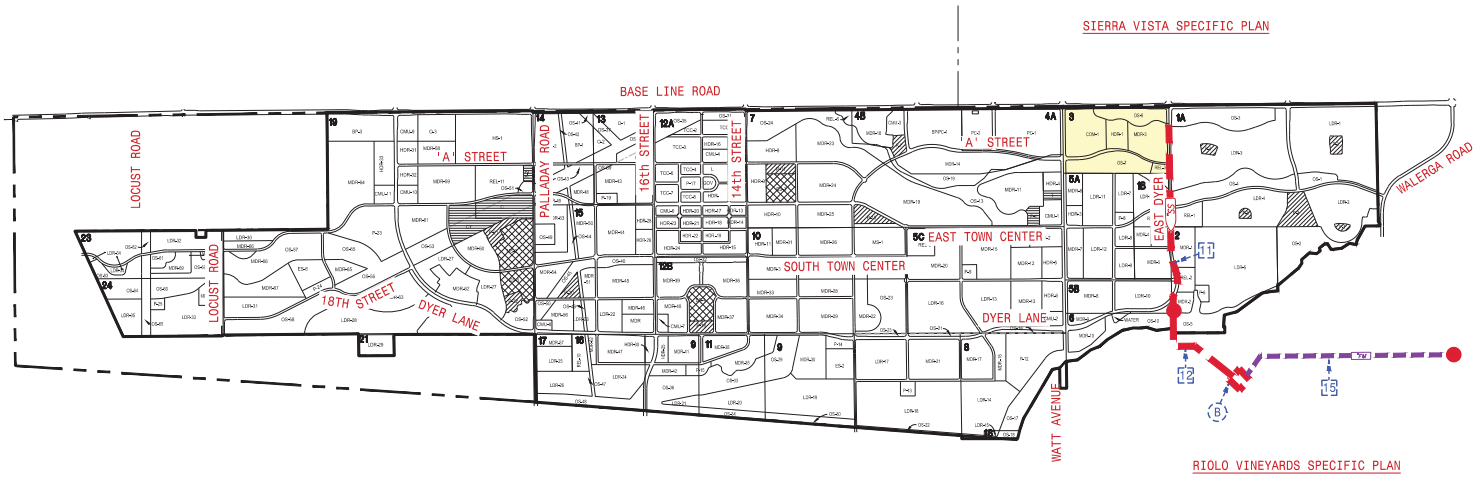
NORTH

SCALE 1'=2400'

MACKAY & SOMPS
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

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:

8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	NORTHEAST 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
A 1	ELEMENT I.D.

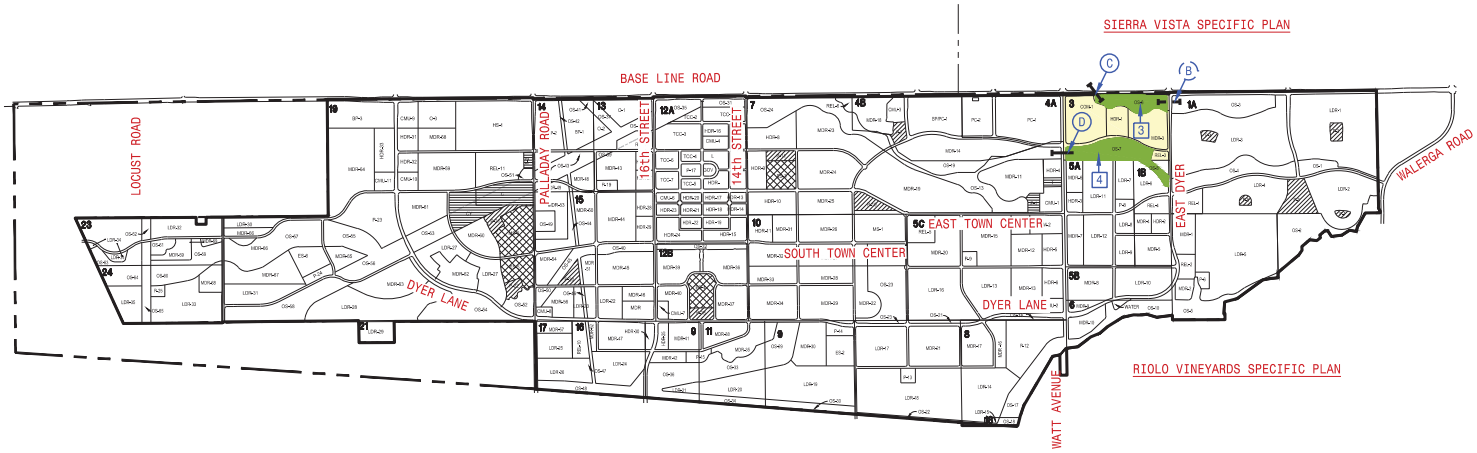
NORTH

SCALE 1'=2400'

MACKAY & SOMPS
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.2-E
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Northeast Zone
Sanitary Sewer Infrastructure Obligation - Alternate
Pursuant to Sewer Master Plan

April 2017



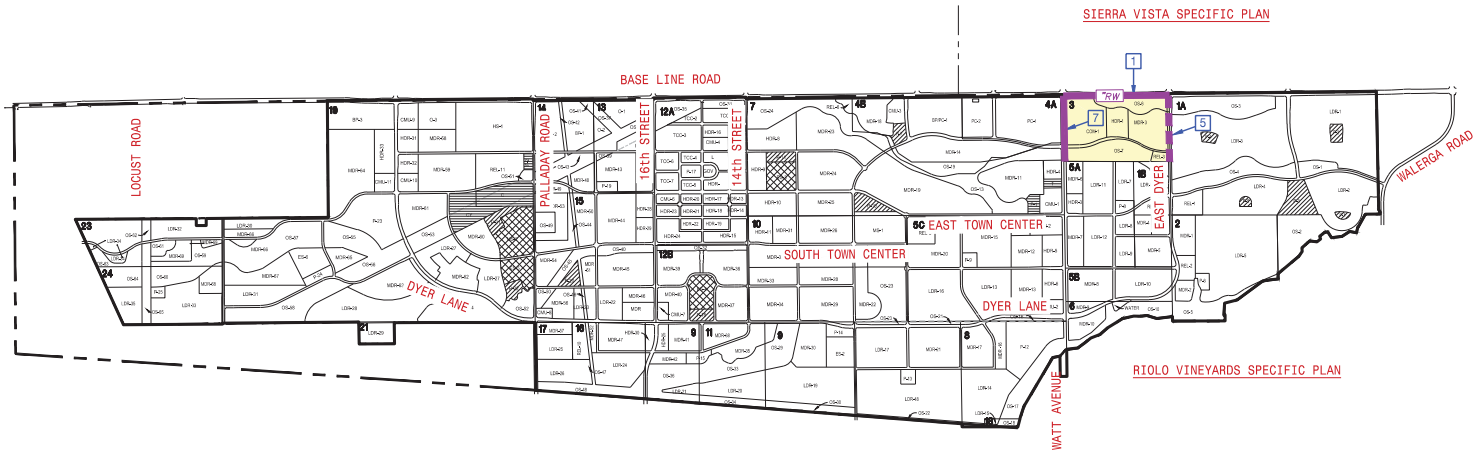
LEGEND:

8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	NORTHEAST ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	DETENTION/IMPROVEMENT
	MAJOR DRAINAGE INFRASTRUCTURE
	EXISTING MAJOR DRAINAGE INFRASTRUCTURE
(A) 1	ELEMENT I.D.

NORTH
SCALE 1'=2400'

MACKAY & SOMPS
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 772-1189

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



LEGEND:

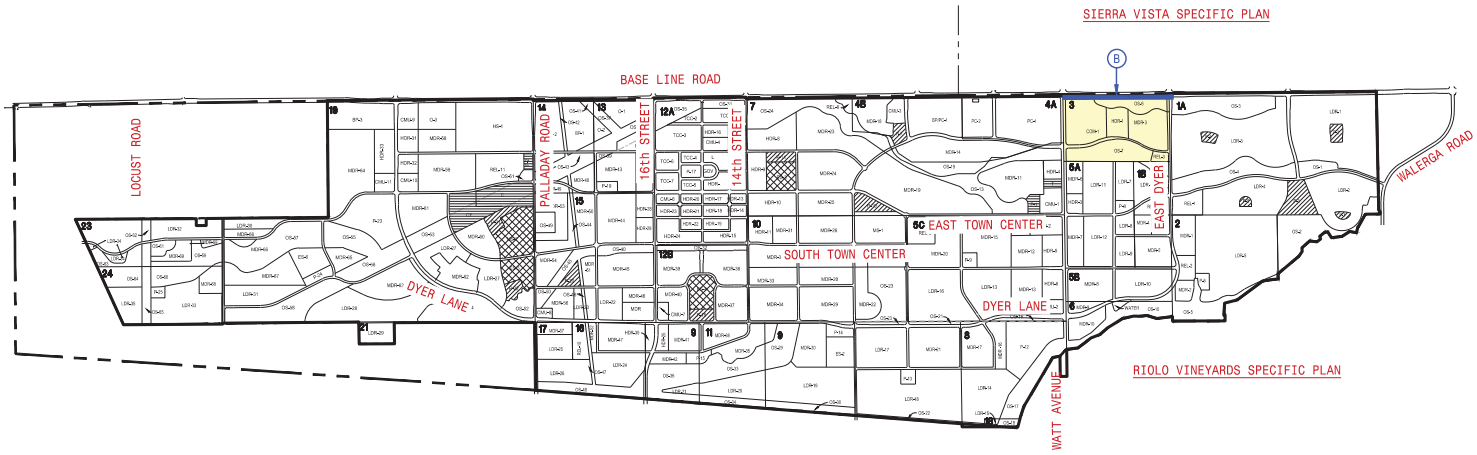
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	NORTHEAST HOME
	CENTRAL ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	PIPELINE SEGMENT
(A) [1]	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MacKay & Somps
PLANNING PLANNING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.2-G
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Northeast Zone
Recycled Water Infrastructure Obligation
April 2017



LEGEND:

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

NORTH

SCALE 1'=2400'

MacKay & Somps
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.2-H
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Northeast Zone
Class 1 Bike Paths
April 2017

3.4 Central Zone - Common Backbone Infrastructure

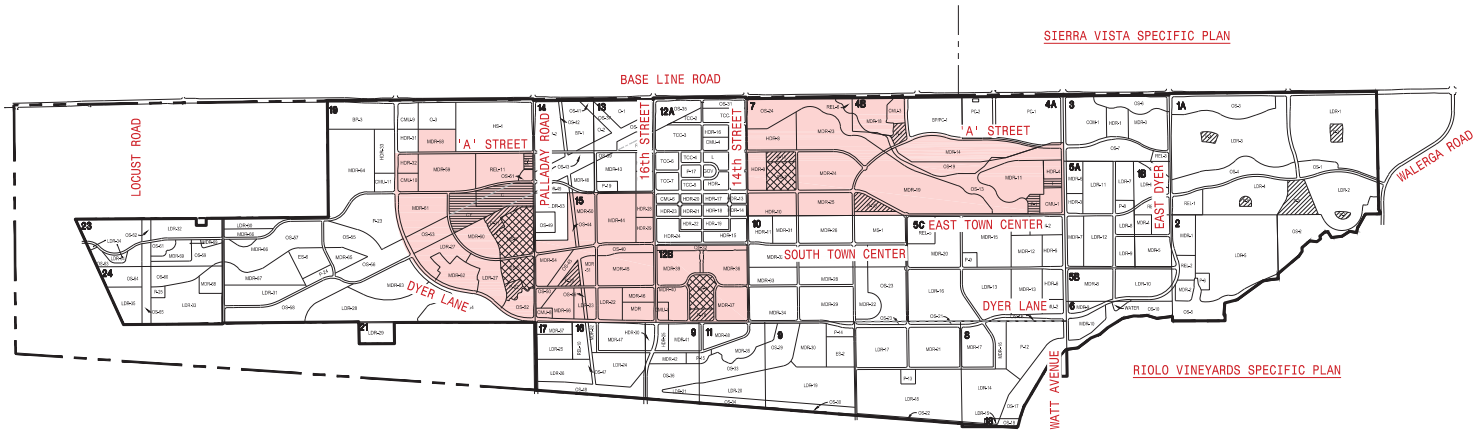
It is assumed, but not required, that construction for the Development Phase zones will occur simultaneously or sequentially from east to west with the development of the Central Zone following development of the East and Northeast zones. Therefore, the infrastructure obligations of the Central Zone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

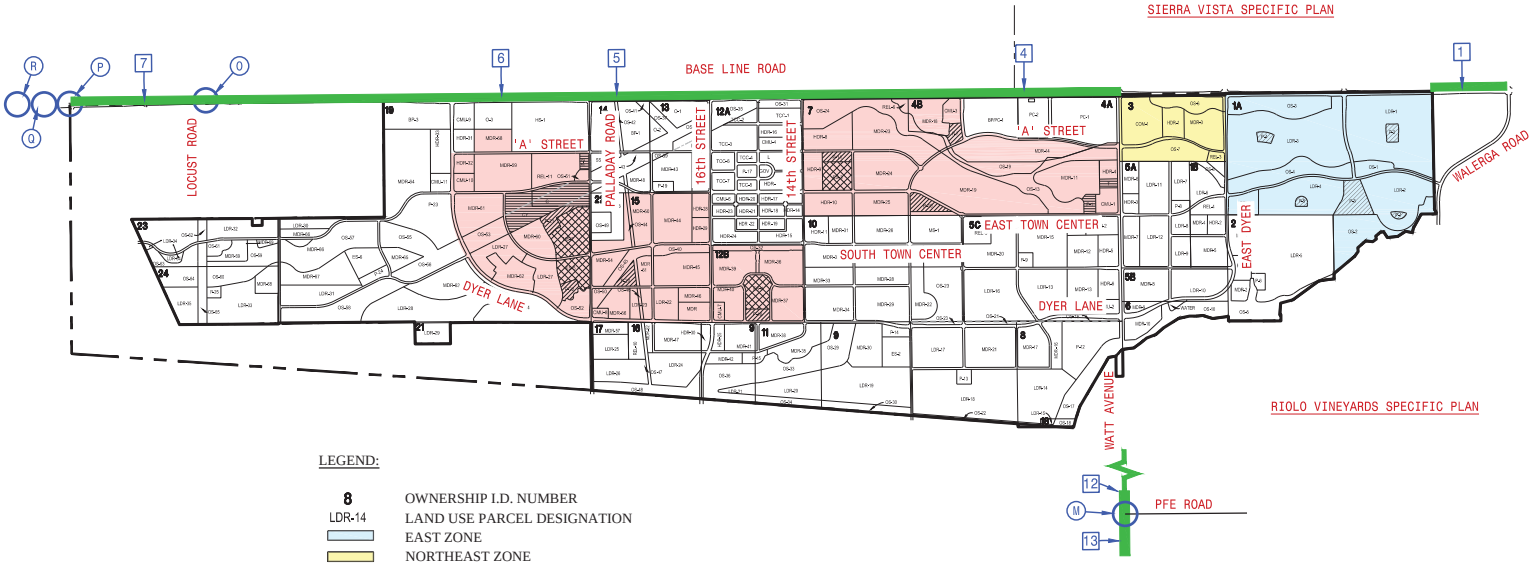
Phase	Property ID#	Property Owner	Gross Parcel Acreage	LDR 2-6 du/ac		MDR 4-8 du/ac.		HDR 7-21 du/ac.		COM.		CMU 18 du/acre							Pub	Rel	Schools			Parks	OS	Major Roads	Total Units
												Total	Residential		Retail		Office										
				Acres	Units	Acres	Units	Acres	Units	Acres	Gross Sq Ft (GSF)	Acres	Acres	Units	Acres	Gross Sq Ft (GSF)	Acres	Gross Sq Ft (GSF)	Acres	Acres	ES Acres	MS Acres	HS Acres	Acres	Acres	Acres	Units
Central Zone	4B	LDK-Arep III Placer Owner, LLC	85.3			53.4	225					6.0	4.20	88	0.90	20,582	0.90	20,582						3.5	15.3	7.1	313
	7	BHT II Northern Cal 1	357.0			180.5	912	49.5	698			6.5	4.55	82	0.98	19,112	0.98	19,112	4.5	1.5	12.0	2.5		10.0	62.0	28.0	1692
	12B	Placer 102, LLC	102.0			64.0	342					3.0	2.10	38	0.45	8,821	0.45	8,821			12.0			4.0	6.5	12.50	380
	15	Palladay Greens, LLC	202.0	21.0	70	124.0	639	12.0	150			3.0	2.10	38	0.45	8,821	0.45	8,821						3.5	23.0	15.5	897
	19	Baseline A&B Holding, LLC, Lennar Winncrest, LLC	286.5	31.5	105	99.5	551	5.5	82			4.5	3.15	57	0.68	13,231	0.68	13,231	33.0	21.0	12.0	22.5		10.0	22.0	25.0	795
		Totals	1,032.8	52.5	175	521.4	2,669	67.0	930			23.0	16.10	303	3.46	70,567	3.46	70,567	37.5	22.5	36.0	25.0		31.0	128.8	88.1	4,077

NORTH

SCALE 1'=2400'

MacKay & Somps
PLANNING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.3-A
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone
Land Use Summary
April 2017



LEGEND:

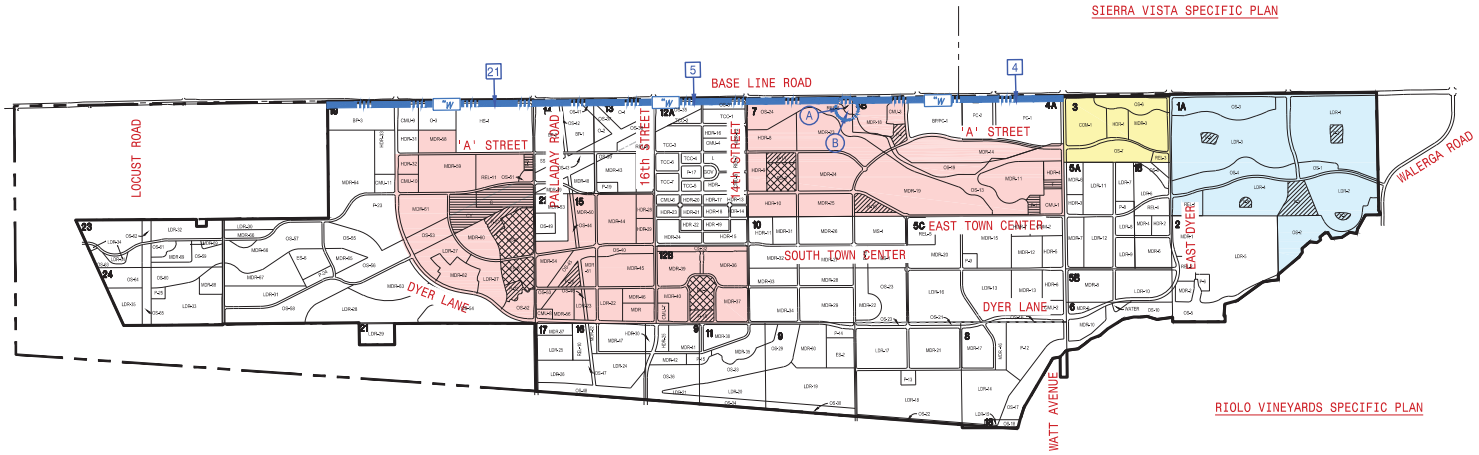
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	NORTHEAST ZONE
	CENTRAL ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	COMMON ACCESS ROADWAY SYSTEM (DEVELOPMENT PHASE)
	INTERSECTION IMPROVEMENTS/SIGNALIZATION
A 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MACKAY & SOMPS
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.3-B
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Common Backbone
Roadway Infrastructure
April 2017



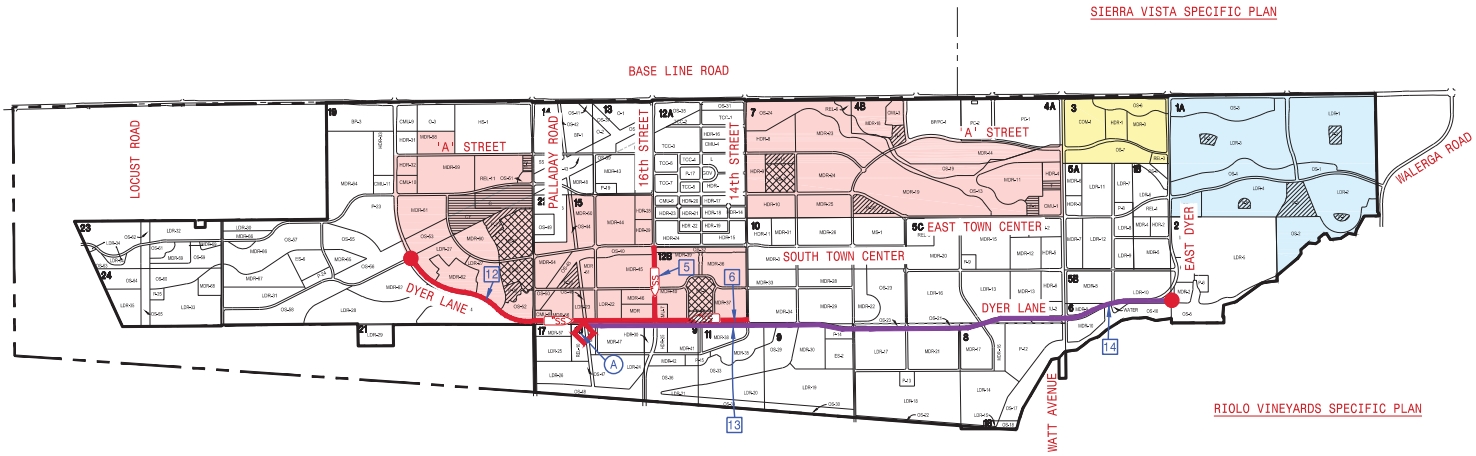
LEGEND:

8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	NORTHEAST ZONE
	CENTRAL ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	WATER PIPELINE SEGMENT
	MAJOR WATER INFRASTRUCTURE
A 1	ELEMENT I.D.

NORTH
SCALE 1'=2400'

MACKAY & SOMPS
1032 Elmhe Road, Suite 100, Rosevilla, CA 95661 (916) 772-1189

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



LEGEND:

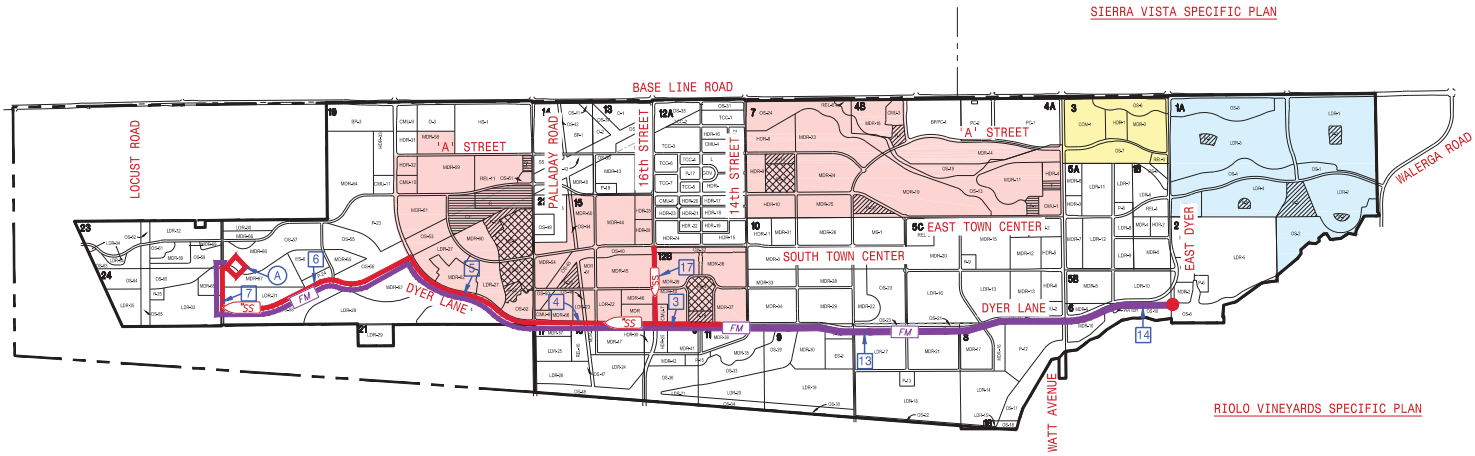
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	NORTHEAST ZONE
	CENTRAL ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	SEWER FORCE MAIN
	GRAVITY SEWER SYSTEM
	SEWER LIFT STATION
	POINT OF CONNECTION
A 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MACKAY & SOMPS
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

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:

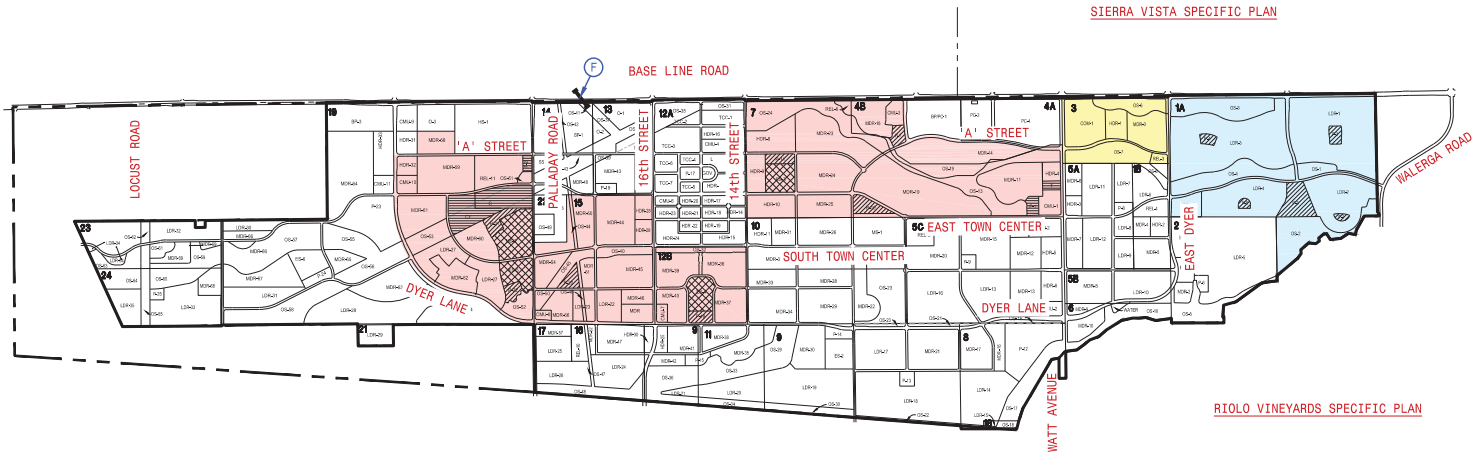
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	NORTHEAST ZONE
	CENTRAL ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	SEWER FORCE MAIN
	GRAVITY SEWER SYSTEM
	SEWER LIFT STATION
	POINT OF CONNECTION
A 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MACKAY & SOMPS
CIVIL DESIGN PLANNING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.3-E
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Common Backbone / Secondary
Sanitary Sewer System Infrastructure - Alternate
April 2017



LEGEND:

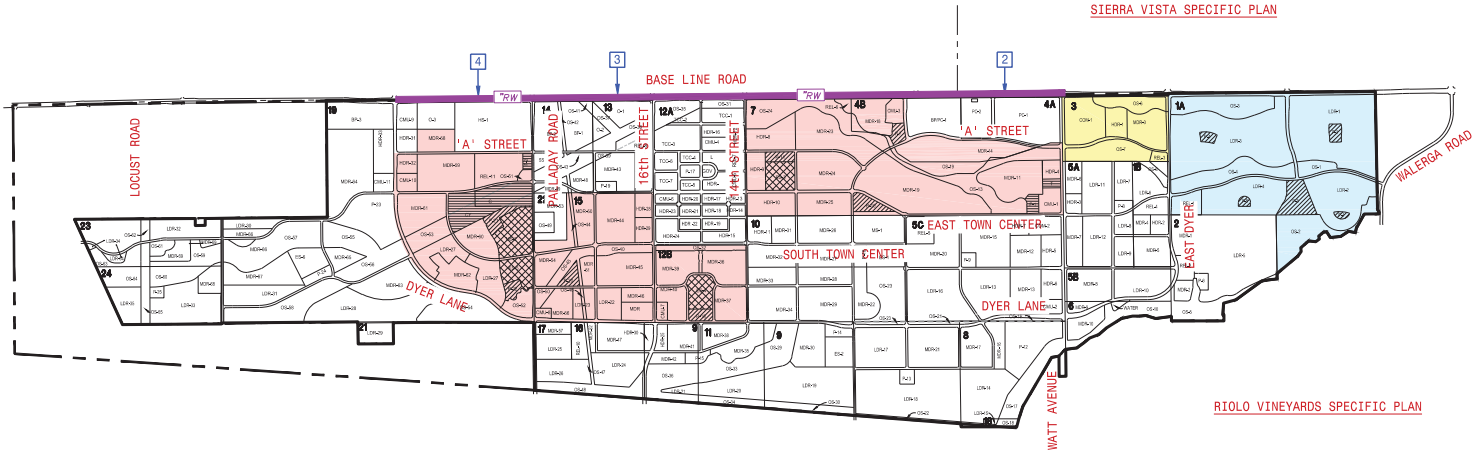
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	NORTHEAST ZONE
	CENTRAL ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	MAJOR DRAINAGE INFRASTRUCTURE
A 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MACKAY & SOMPS
PLANNING PLANNING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.3-F
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Common Backbone
Open Space Corridor Drainage Infrastructure
April 2017



LEGEND:

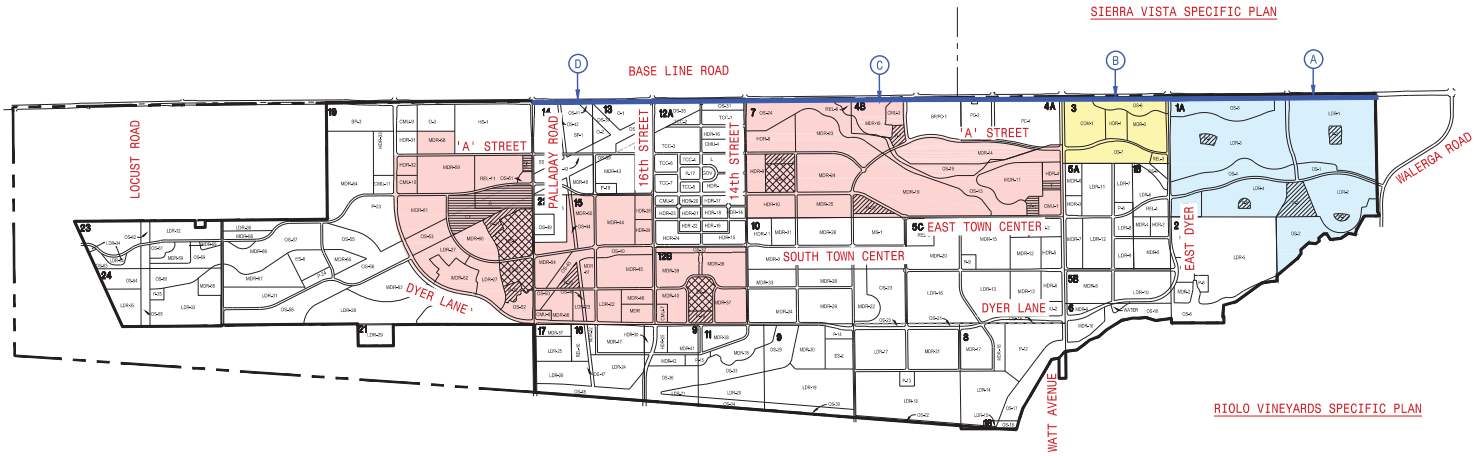
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	EAST ZONE
	NORTHEAST ZONE
	CENTRAL ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	RECYCLED WATER PIPELINE SEGMENT
(A) 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MacKay & Somps
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.3-G
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Common Backbone
Recycled Water Infrastructure
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
	CLASS 1 TRAIL - 8' PAVED
(A) 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MacKay & Somps
PLANNING ENGINEERING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.3-H
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Common Backbone
Class I Bike Paths
April 2017

PLACER VINEYARDS DEVELOPMENT PHASE					
CENTRAL ZONE COMMON BACKBONE INFRASTRUCTURE					
	BACKBONE SIGNALIZATION AND INTERSECTION IMPROVEMENTS			CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	INTERSECTION		IMPROVEMENT		
M	Watt Avenue / PFE Road		Signal / 2 Thru Lanes Each Way (N,S)	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
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
BACKBONE ROAD CONSTRUCTION AND WIDENING				CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	ROAD	SEGMENT	IMPROVEMENT		
1	Base Line Road	Walerga Road to PVSP #1A East Boundary	Widen to 4 lanes	CENTRAL ZONE COMMON INFRASTRUCTURE	2300 DUE
4	Base Line Road	Watt Avenue to 14TH Street	Widen to 4 lanes	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
5	Base Line Road	14TH Street to Palladay Road	Widen to 4 lanes	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
6	Base Line Road	Palladay Road to Locust Road	Widen to 4 lanes	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
7	Base Line Road	Locust Road to Pleasant Grove Road (S)	Widen to 4 lanes	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 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
	BACKBONE MAJOR WATER INFRASTRUCTURE			CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION		DESCRIPTION		
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			CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION		DESCRIPTION		
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	
21	Base Line Road	(Palladay Road to Newton Street)	Potable Water System	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE

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

PLACER VINEYARDS DEVELOPMENT PHASE				
CENTRAL ZONE COMMON BACKBONE INFRASTRUCTURE				
	BACKBONE MAJOR DRAINAGE INFRASTRUCTURE		CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION		
F	Base Line Road	Place 2 - 7' W x 3.2' H CM Arch w/ Inlet & Outlet Headwalls	CENTRAL ZONE COMMON INFRASTRUCTURE	3700 DUE
	BACKBONE RECYCLED WATER PIPELINE SEGMENT		CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION		
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
	BACKBONE TRAILS		CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION		
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
PLACER VINEYARDS DEVELOPMENT PHASE				
CENTRAL ZONE COMMON BACKBONE / SECONDARY SANITARY SEWER INFRASTRUCTURE - PREFERRED				
	BACKBONE MAJOR SEWER INFRASTRUCTURE		CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION		
A	Northwest Corner - Property #16	Lift Station #1	CENTRAL ZONE COMMON INFRASTRUCTURE	
	BACKBONE SEWER PIPELINE SEGMENT		CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION		
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	
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	
	SECONDARY SEWER PIPELINE SEGMENT		CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION		
14	Sanitary Sewer Easement (Watt Avenue to Dry Creek Manhole)	Sewer Force Main	CENTRAL ZONE COMMON INFRASTRUCTURE	

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

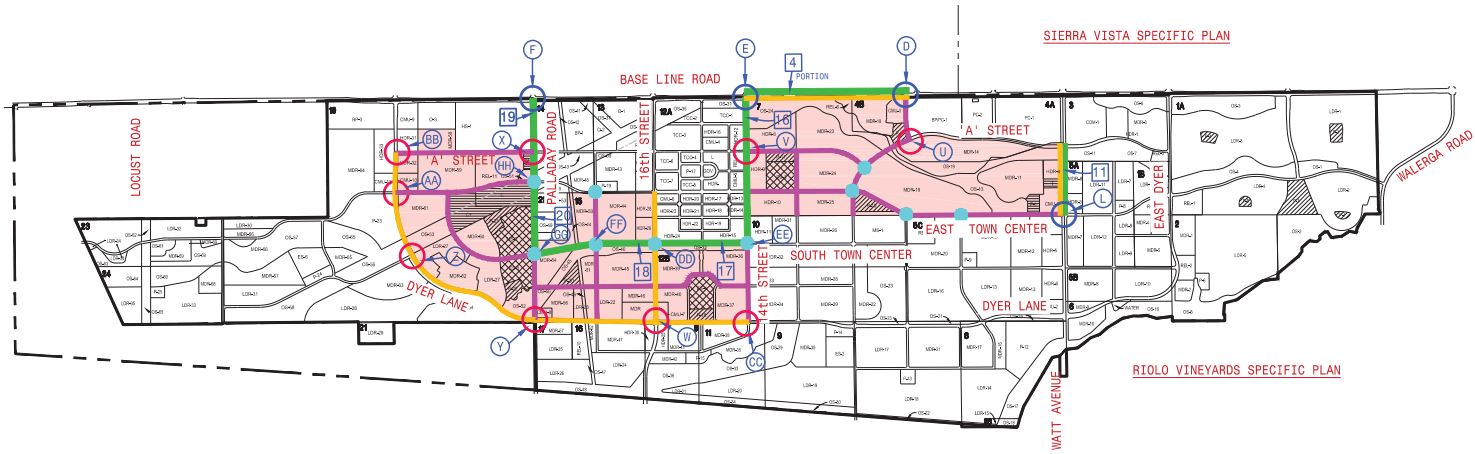
PLACER VINEYARDS DEVELOPMENT PHASE				
CENTRAL ZONE COMMON BACKBONE / SECONDARY SANITARY SEWER INFRASTRUCTURE - ALTERNATE				
	BACKBONE MAJOR SEWER INFRASTRUCTURE		CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION		
A	West of Watt Avenue (PVSP Property # 19)	Shed "A" Lift Station	CENTRAL ZONE COMMON INFRASTRUCTURE	
	BACKBONE SEWER PIPELINE SEGMENT		CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION		
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	
13	Dyer Lane (PVSP Property #19 Lift Station to Watt Avenue)	Sewer Force Main	CENTRAL ZONE COMMON INFRASTRUCTURE	
17	16TH Street (South Town Center Drive to Dyer Lane)	Gravity Sewer System	CENTRAL ZONE COMMON INFRASTRUCTURE	
	SECONDARY SEWER PIPELINE SEGMENT		CONSTRUCTION OBLIGATION	BUILD TRIGGER
I.D.	LOCATION	DESCRIPTION		
14	Sanitary Sewer Easement (Watt Avenue to Dry Creek Manhole)	Sewer Force Main	CENTRAL ZONE COMMON INFRASTRUCTURE	

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

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.



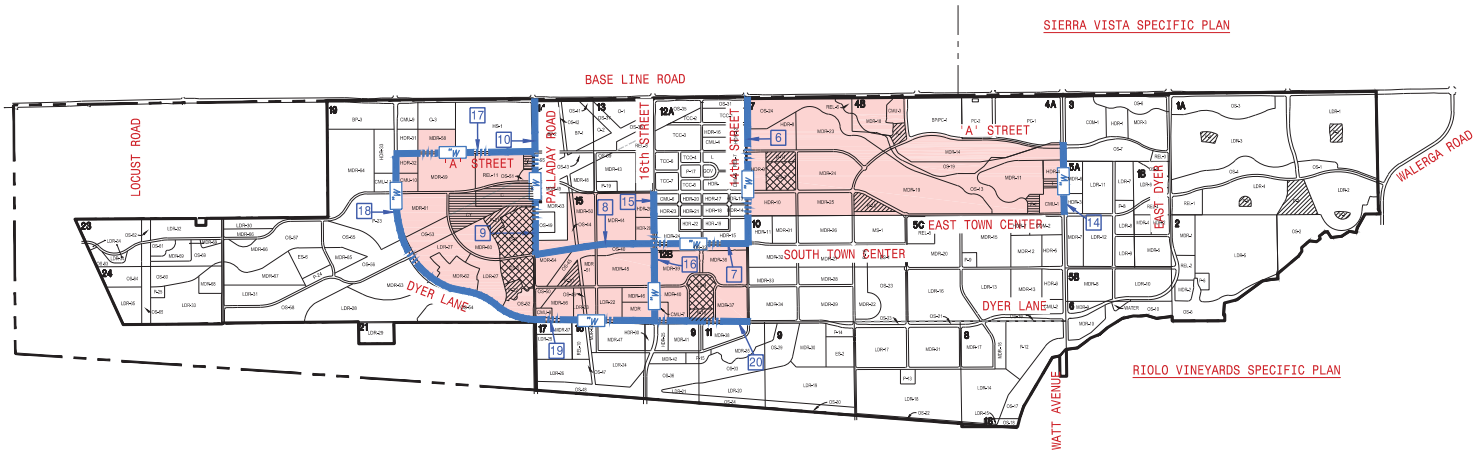
LEGEND:

8	OWNERSHIP I.D. NUMBER
LDR-14	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
A 1	ELEMENT I.D.

NORTH
SCALE 1'=2400'

MACKAY & SOMPS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.4-A
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Property Specific
Roadway Infrastructure
April 2017



LEGEND:

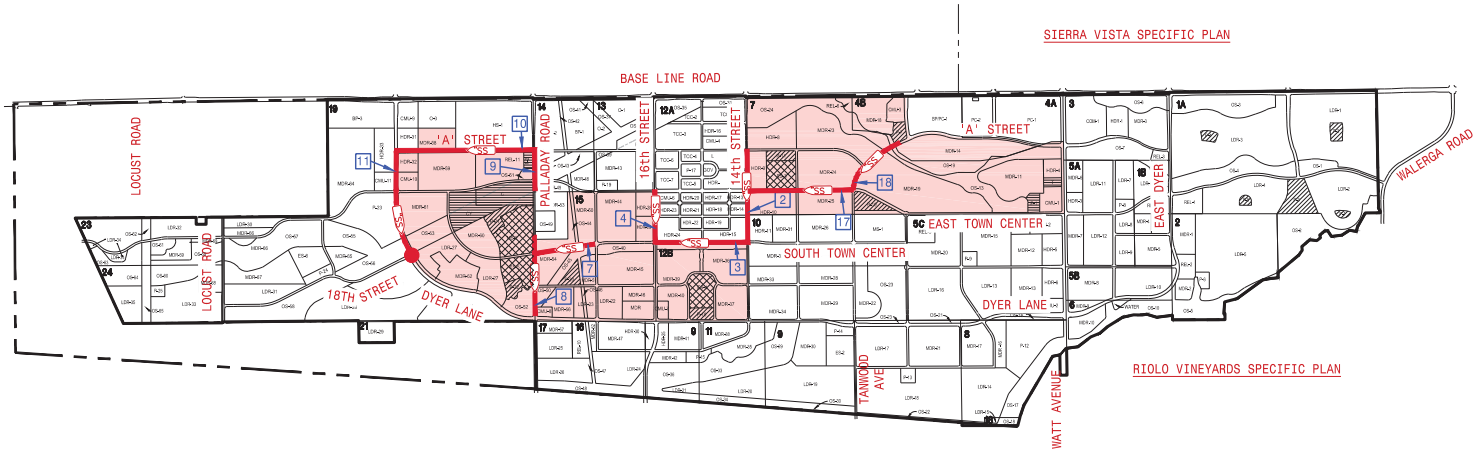
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	CENTRAL ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	PIPELINE SEGMENT
(A) 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MACKAY & SOMPS
CIVIL ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.4-B
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Property Specific
Potable Water Infrastructure
April 2017



LEGEND:

8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	CENTRAL ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	GRAVITY SEWER SYSTEM
	SEWER FORCE MAIN
	SEWER LIFT STATION
	POINT OF CONNECTION
A 1	ELEMENT I.D.

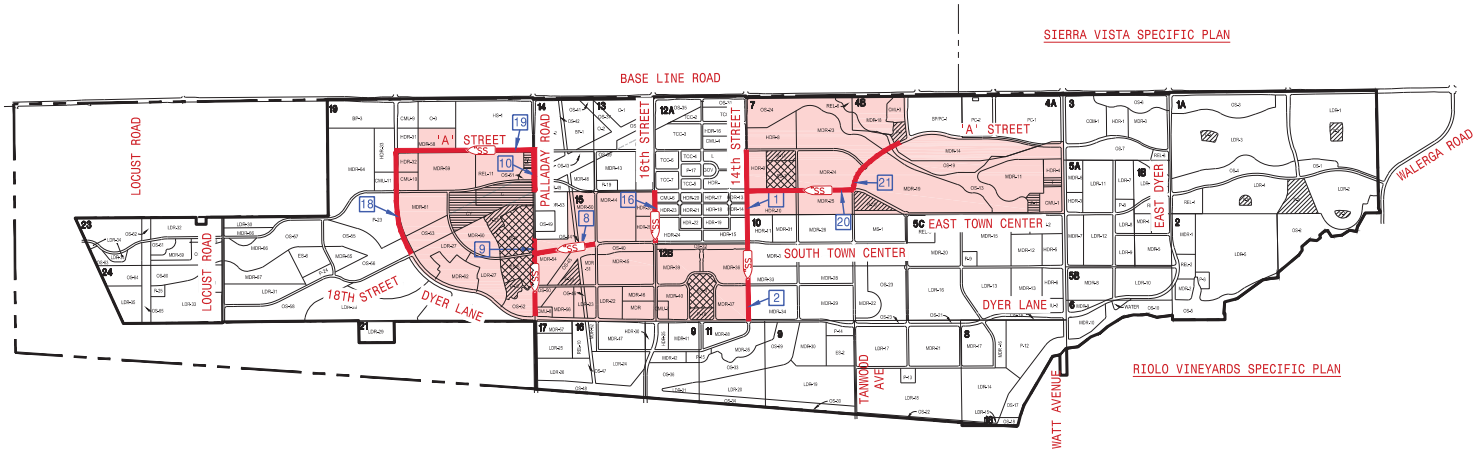
NORTH

SCALE 1'=2400'

MACKAY & SOMPS
CIVIL DESIGN PLANNING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 772-1189

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



LEGEND:

8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	CENTRAL ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	GRAVITY SEWER SYSTEM
	SEWER FORCE MAIN
	SEWER LIFT STATION
	POINT OF CONNECTION
A 1	ELEMENT I.D.

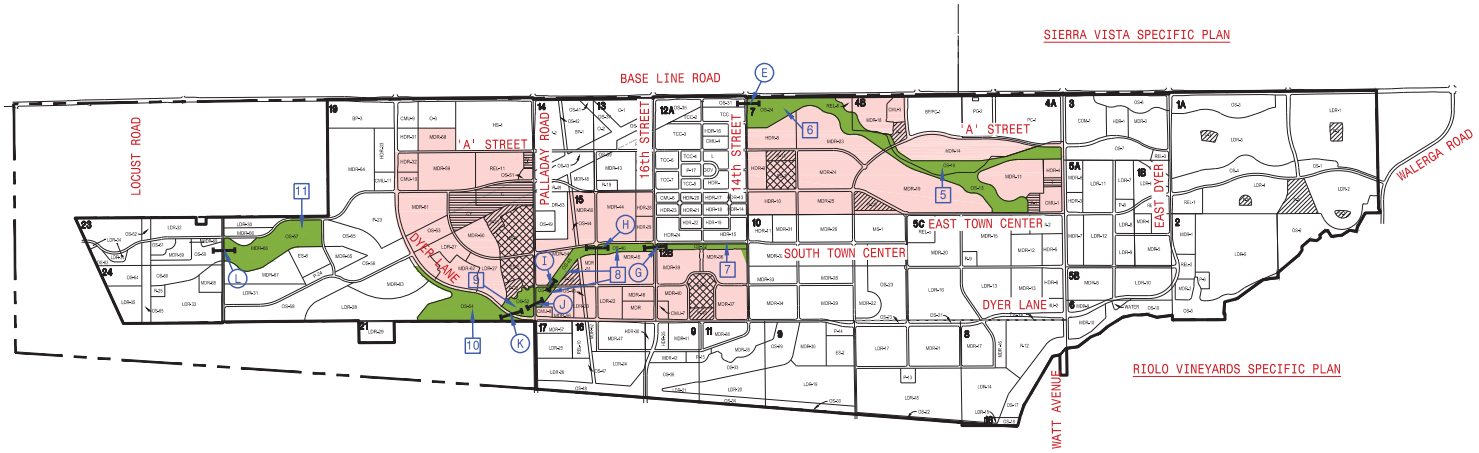
NORTH

SCALE 1'=2400'

MacKay & Somps
CIVIL DESIGN PLANNING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 772-1189

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:

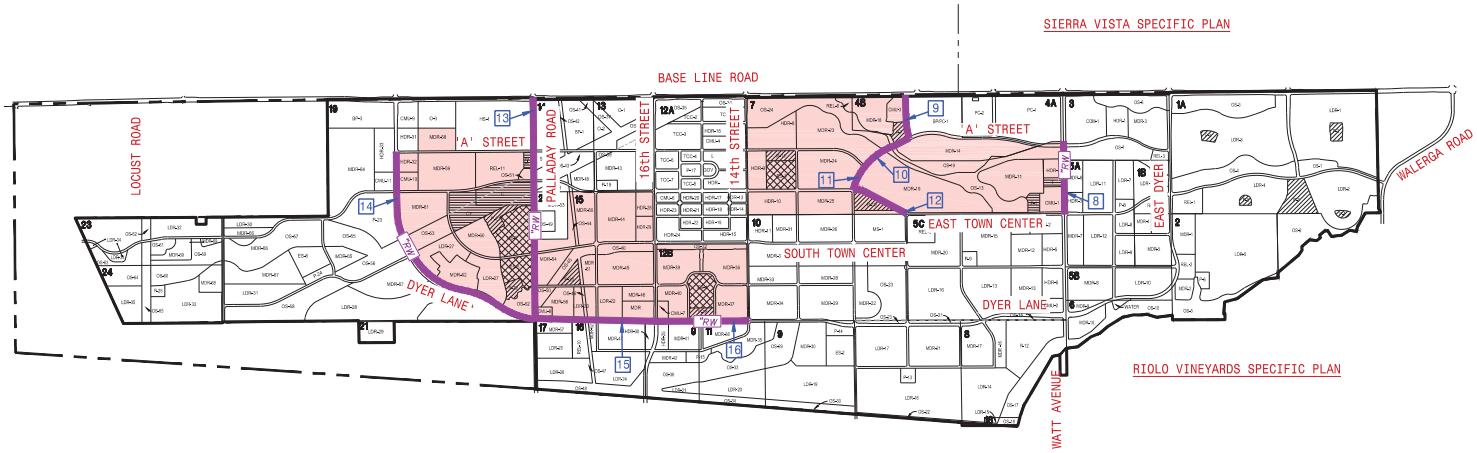
8	OWNERSHIP I.D. NUMBER
LDR-14	LAND USE PARCEL DESIGNATION
	CENTRAL ZONE
	PARK PARCEL
	SCHOOL PARCEL
	PUBLIC PARCEL
	DETENTION/IMPROVEMENT
	MAJOR DRAINAGE INFRASTRUCTURE
A 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MACKAY & SOMPS
CIVIL ENGINEERS PLANNERS SURVEYORS
1002 Eureka Road, Suite 100, Roseville, CA 95661 (916) 772-1189

Figure 3.4-E
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone Property Specific
Open Space Corridor Drainage Improvement
April 2017



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.

NORTH

SCALE 1'=2400'

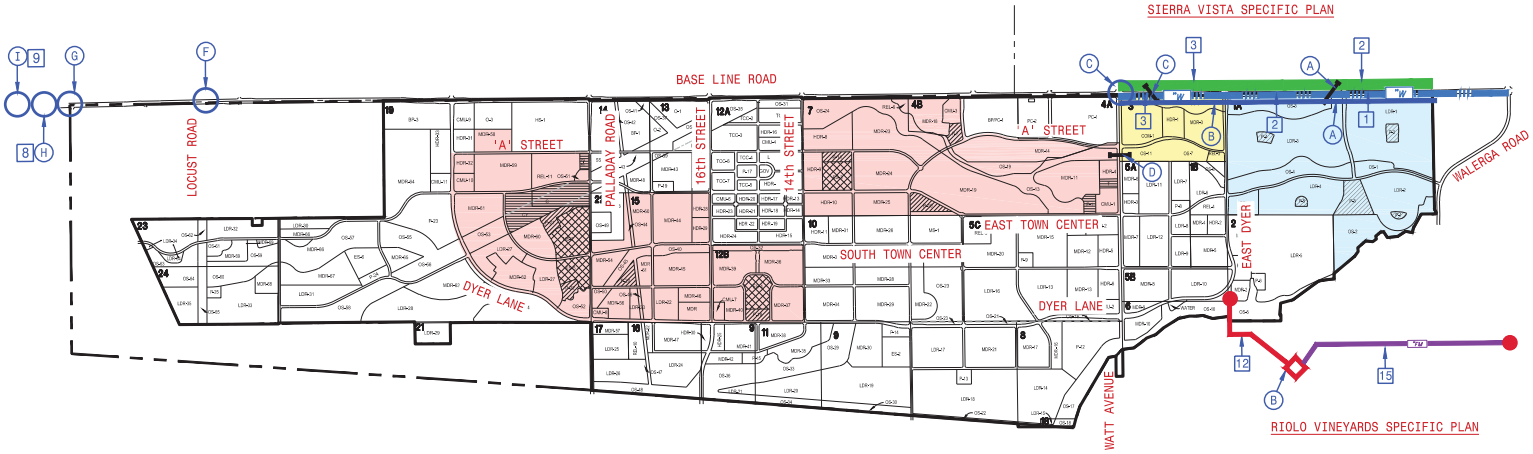
MacKay & Somps
PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 772-1189

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.



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
	WATER PIPELINE SEGMENT
	GRAVITY SEWER SYSTEM
	SEWER FORCE MAIN
	CLASS I BIKE TRAIL - 8' PAVED
	SEWER LIFT STATION
	MAJOR DRAINAGE INFRASTRUCTURE
	POINT OF CONNECTION
A 1	ELEMENT I.D.

NORTH

SCALE 1'=2400'

MacKay & Somps
PLANNING PLANS SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Figure 3.5
Placer Vineyards Specific Plan
Development Phase - Phasing Plan
Central Zone
Contingent Backbone Infrastructure
April 2017