

# PLACER VINEYARDS

## Placer Vineyards Specific Plan Placer County, California

*Amended January 2015  
Approved July 2007*



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Placer County, California

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## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b> .....	ii-1
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### CHAPTER 1: INTRODUCTION

1.1 Purpose .....	1-1
1.2 Project Location and Context.....	1-1
1.3 Project Background .....	1-5
1.4 Purpose and Intent of the Specific Plan .....	1-5
1.5 Legal Authority.....	1-5
1.6 Relationship to Other Documents .....	1-5
1.6.1 General Plan and Community Plan.....	1-5
1.6.2 Environmental Impact Report (EIR).....	1-6
1.6.3 Zoning .....	1-6
1.6.4 Public Facilities Financing Plan.....	1-6
1.6.5 Development Agreement .....	1-6
1.6.6 Design/Site Review .....	1-7
1.7 Specific Plan Organization .....	1-7
1.7.1 Chapter Structure and Format .....	1-7
1.7.2 Specific Plan Chapters .....	1-7

### CHAPTER II: VISION

2.1 Overview .....	2-1
2.2 Placer Vineyards Place within the Regional Planning Context.....	2-1
2.3 The Placer Vineyards Plan .....	2-1
2.4 Project Smart Growth Principles .....	2-2
2.5 Planning and Design Principles.....	2-2
A. Natural Resources and Public Open Space.....	2-3
B. Transportation Choices .....	2-5
C. Quality Community Planning and Design .....	2-7

### CHAPTER III: LANDUSE

3.1 Land Use Concept.....	3-1
3.2 Land Use Plan Goals and Policies.....	3-1
3.3 Land Use Designations.....	3-5
3.4 Land Ownership and Land Use Allocation .....	3-16
3.5 Land Use Analysis .....	3-21
3.5.1 Population Summary .....	3-21
3.5.2 Housing Summary.....	3-21
3.5.3 Employment Summary .....	3-23
3.7 Land Use and Design Compatibility .....	3-25

### CHAPTER IV: ENVIRONMENTAL RESOURCES

4.1 Environmental Resource Concepts.....	4-1
4.2 Wetland Resources .....	4-2
4.2.1 Wetland Types .....	4-2
4.2.2 Wetlands Avoidance and Preservation.....	4-3
4.3 Special-Status Species.....	4-5
4.3.1 Special-Status Species Habitat Avoidance .....	4-5
4.4 Oakland Riparian Woodlands .....	4-5
4.4.1 Tree Preservation .....	4-5
4.5 Water Quality and Conservation .....	4-6
4.5.1 Groundwater Recharge .....	4-6
4.6 Soils .....	4-8
4.7 Energy Conservation .....	4-9
4.8 Air Quality .....	4-9
4.9 Vector Control and Mosquito Abatement.....	4-10
4.10 Noise.....	4-10

## CHAPTER V: TRANSPORTATION AND CIRCULATION

5.1	Transportation/Circulation Concepts.....	5-1
5.2	Existing Transportation Context .....	5-1
5.3	Transportation And Circulation Analysis.....	5-3
5.3.1	Plan Area Roadway Circulation .....	5-3
5.3.2	Transportation Improvements .....	5-21
5.3.3	Traffic Calming Designs.....	5-23
5.3.4	Transit System.....	5-29
5.3.5	Bike and Pedestrian Circulation .....	5-31

## CHAPTER VI: COMMUNITY DESIGN

6.1	Community Design Concept.....	6-1
6.2	Community-Wide Design Elements.....	6-2
6.2.1	Landscape Design.....	6-2
6.2.2	Streetscapes.....	6-3
6.2.3	Community Gateways.....	6-8
6.2.4	Signage Systems .....	6-11
6.2.5	Lighting.....	6-11
6.3	Activity Centers.....	6-14
6.3.1	General Goals and Policies for Activity Centers .....	6-14
6.3.2	General Design Guidelines for Activity Centers .....	6-16
6.3.3	Town Center.....	6-20
6.3.4	Village Centers .....	6-33
6.3.5	Base Line Road Regional Commercial Corridor.....	6-39
6.3.6	Neighborhood Commercial Centers.....	6-41
6.4	Neighborhood Design .....	6-43
6.4.1	General Lot Design.....	6-43
6.4.2	Residential Design.....	6-44
6.4.3	Walls, Fences and Screening.....	6-52

## CHAPTER VII: PARKS AND OPEN SPACE

7.1	Parks and Open Space Concepts.....	7-1
7.2	Parks.....	7-1
7.3	Open Space.....	7-15

## CHAPTER VIII: PUBLIC UTILITIES AND SERVICES

8.1	Public Utilities and Services Concepts.....	8-1
8.2	Public Utilities Goals and Policies.....	8-1
8.2.1	Water Supply and Distribution Facilities .....	8-3
8.2.2	Wastewater Collection and Treatment .....	8-4
8.2.3	Drainage and Flood Control .....	8-13
8.2.4	Disposal of Solid Waste .....	8-14
8.2.5	Electricity and Natural Gas .....	8-14
8.2.6	Telephone/Communications .....	8-16
8.2.7	Cable Television Service .....	8-16
8.3	Community Service Facilities .....	8-17
8.3.1	Education Facilities.....	8-17
8.3.2	Community Facilities.....	8-21
8.3.3	Public Safety Facilities .....	8-21

## CHAPTER IX: IMPLEMENTATION

9.1	Overview.....	9-1
9.2	Administration Procedures .....	9-2
9.2.1	Specific Plan Approvals .....	9-2
9.2.2	Specific Plan Area Zoning.....	9-3
9.2.3	Development Standards.....	9-3
9.2.4	Development Phase .....	9-3
9.2.5	Subsequent Entitlement Process .....	9-5
9.2.6	Environmental Review.....	9-6
9.2.7	Interpretations, Amendments, and Entitlements for Non-Participating Property Owners and the SPA .....	9-8
9.2.8	Transfer of Density.....	9-11
9.2.9	Design/Site Review .....	9-12

9.3	Timing of Development Infrastructure and Public Services	9-12
9.3.1	Infrastructure and Public Facilities Systems	9-13
9.3.2	Urban Services	9-16
9.3.3	General Timing/Development Policies	9-16
9.4	Specific Plan Financing Strategy	9-17
9.4.1	Overview of Financing Strategy	9-17
9.4.2	Goals of the Public Facilities Financing Plan	9-17
9.4.3	Goals of the Urban Services Plan	9-18
9.4.4	General Financing Policies	9-18
9.4.5	Financing Public Improvements	9-20

**LIST OF APPENDICES**

APPENDIX A	Land Use and Development Standards (Provided Under Separate Cover)
APPENDIX B	Recommended Plant Palette
APPENDIX C	Traffic Intersection Designs
APPENDIX D	Mitigation, Monitoring, and Report Program (Provided Under Separate Cover)

**LIST OF TABLES**

Table 3-1	Specific Plan Comparable Zoning Designations	3-5
Table 3-2	Land Use Summary	3-9
Table 3-3	Land Use Ownership Summary	3-20
Table 3-4	Population and Housing Summary	3-21
Table 3-5	Summary of Affordable Housing Obligation	3-22
Table 3-6	Employment Summary	3-24
Table 7-1	Summary of Recommended Park Facilities	7-2
Table 8-1	Plan Area Service Providers	8-2
Table 8-2	School Enrollment Summary	8-17

**LIST OF FIGURES**

Figure 1.1	Placer Vineyards Regional Context	1-2
Figure .2	Placer Vineyards Site Location	1-3
Figure 1.3	Proposed Developments Surrounding Placer Vineyards	1-4
Figure 2.1	View of Open Space Corridor	2-4
Figure 2.2	View of Dyer Lane Greenway	2-6
Figure 2.3	View of Townhomes along a Residential Street	2-8
Figure 3.1	Land Use Diagram	3-7
Figure 3.2	Special Planning Area Locationl Map	3-17
Figure 3.3	Land Use Ownership Diagram	3-19
Figure 3.4	Map of Williamson Act Parcel	3-27
Figure 4.1	Wetlands Delineation Diagram	4-4
Figure 5.1	Local and Regional Roadways	5-2
Figure 5.2	Roadway Circulation Diagram	5-7
Figure 5.3	Roadway Sections – Thoroughfare (Base Line Road)	5-9
Figure 5.3	Roadway Sections – Thoroughfare (Watt Avenue – Phase 1 and 2)	5-10
Figure 5.3	Roadway Sections – Thoroughfare (Watt Avenue – Phase 3)	5-11
Figure 5.3	Roadway Sections – Commercial Street	5-12
Figure 5.3	Roadway Sections – Major Arterial Street (Dyer Lane)	5-13
Figure 5.3	Roadway Sections – Major Arterial Street (16 <sup>th</sup> Street)	5-14
Figure 5.3	Roadway Sections – Major Collector Street	5-15
Figure 5.3	Roadway Sections – Collector Street	5-16
Figure 5.3	Roadway Sections – Town Center Drive	5-17
Figure 5.3	Roadway Sections – East Town Center Drive	5-18
Figure 5.3	Roadway Sections – Residential Street	5-19
Figure 5.3	Roadway Sections – Residential Street	5-20
Figure 5.4	Typical Roundabout Design	5-28

Figure 5.5	Public Transit Concept .....	5-30	Figure 7.3	Conceptual West Community Park (Site Design).....	7-11
Figure 5.6	Class I Bike Paths & Multi-Purpose Trail Diagram .....	5-34	Figure 7.4	Conceptual Town Center Green Site Design .....	7-12
Figure 6.1	Conceptual Base Line Rd. Landscape Corridor .....	6-5	Figure 7.5	Conceptual Neighborhood Park Site Design .....	7-13
Figure 6.2	Conceptual Watt Avenue Landscape Corridor.....	6-6	Figure 7.6	Conceptual Roadway Designs (Surrounding Parks) .....	7-14
Figure 6.3	Community Gateway Site Location Diagram .....	6-9	Figure 7.7	Open Space Buffer Guidelines.....	7-18
Figure 6.4	Activity Centers Site Diagram.....	6-15	Figure 7.8	Conceptual Special Planning Area Berm and Open Space Buffer Diagram .....	7-19
Figure 6.5	Town Center Illustrative Site Plan .....	6-22	Figure 7.9	Open Space Buffer Sections .....	7-20
Figure 6.6	Town Center Design Framework .....	6-23	Figure 7.10	Open Space Buffer Sections .....	7-21
Figure 6.7	Town Center Massing .....	6-24	Figure 7.11	Open Space Buffer Sections .....	7-22
Figure 6.8	Town Center Parking and Streetscape .....	6-25	Figure 7.12	Open Space Buffer Sections .....	7-23
Figure 6.9	Town Center Street Sections .....	6-26	Figure 7.13	Open Space Buffer Sections .....	7-24
Figure 6.10	Town Center Street Sections .....	6-27	Figure 7.14	Open Space Buffer Sections .....	7-25
Figure 6.11	Town Center Street Sections .....	6-28	Figure 8.1	Off-Site Water Supply and Distribution System.....	8-5
Figure 6.12	Town Center Perspective Sketch .....	6-29	Figure 8.2	On-Site Water Supply and Distribution System .....	8-6
Figure 6.13	West Village Center Site Diagram.....	6-34	Figure 8.3	Alternative Off-Site Water Supply and Distribution System.....	8-7
Figure 6.14	East Village Center Site Diagram.....	6-35	Figure 8.4	On-Site Recycled Water Distribution System.....	8-9
Figure 6.15	East Village Center Perspective Sketch.....	6-36	Figure 8.5	Off-Site Wastewater Collection System.....	8-10
Figure 6.16	Conceptual Commercial Center Site Design.....	6-39	Figure 8.6	On-Site Wastewater Collection System .....	8-11
Figure 6.17	Conceptual Access Diagram into Neighborhood Commercial Sites.....	6-42	Figure 8.7	Alternative On-Site Wastewater Collection .....	8-12
Figure 6.18	Lotting Conditions Adjacent to Major Roadway.....	6-43	Figure 8.8	Electrical Distribution System.....	8-15
Figure 6.19	Conceptual Residential Interconnections Diagram .....	6-45	Figure 8.9	School District Boundaries .....	8-18
Figure 6.20	Residential Site Design Example (Discouraged) .....	6-46	Figure 8.10	Conceptual Elementary and Middle School Site Designs .....	8-19
Figure 6.21	Residential Site Design Example (Encouraged) .....	6-47	Figure 8.11	Conceptual High School Site Design.....	8-20
Figure 6.22	Driveways and Garage Configurations .....	6-51			
Figure 6.23	Sound Attenuation on Collector Streets .....	6-53			
Figure 6.24	Sound Wall on Arterial Street at Typical Neighborhood Entry.....	6-57			
Figure 6.25	Neighborhood Residential Entry Plan & Elevation	6-58			
Figure 7.1	Park and Open Space Diagram .....	7-3			
Figure 7.2	Conceptual East Community Park (Site Design) .....	7-10			

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Placer County, California

## EXECUTIVE SUMMARY



The *Placer County General Plan* and the *Dry Creek/West Placer Community Plan* require the preparation of this Specific Plan to allow development of the area west of Walerga Road. Exhibit 1 of the General Plan designates Placer Vineyards as the “West Placer Specific Plan Area,” subject to various development standards. The Placer Vineyards Specific Plan is intended to provide a mechanism to ensure that the entire 5,230 acre Placer Vineyards Specific Plan Area, henceforth called the Plan Area, will be comprehensively planned.

The policies and guidelines contained in this Specific Plan and its adoption represent the first step in the approval process. This Specific Plan outlines future steps and approvals that will be required before development in the Plan Area occurs. It addresses land use and the sequencing of development and implementation measures that will ensure that construction of public infrastructure and implementation of public services occurs concurrently with new development.

Build-out of the Plan Area is anticipated to occur over a 20–30-year period. This Specific Plan attempts to balance the need for a coherent long-term vision with the equally important need to provide flexibility to accommodate changes in community needs and environmental regulations, to address specific site conditions, to simplify the review and implementation process by Placer County, and to accommodate other factors that will influence development during the build-out of the Plan Area.

In addition to the requirement that the Specific Plan conform to the *Placer County General Plan* and the directives of General Plan Exhibit 1, Placer Vineyards is designed to be a community guided by the following design principles (shown in bold font) and associated plan actions (described in further detail in the subsequent chapters of the Specific Plan).

**1. Promote a mixed use, compact development pattern linked to regional transportation systems.**

Placer Vineyards is planned to accommodate the long term growth needs of Placer County by establishing a series of concentrated urban centers and a mix of residential neighborhood developments uniquely situated around public amenities, employment, housing, shopping, recreational uses, and multiple transportation options. The Plan Area will be connected through a regional bus rapid transit system, a transit center located on Watt Avenue within the East Village Center, and through a system of on-and off-street trails, linked into the regional trail system.

- 2. Create a livable, pedestrian friendly environment with a distinct community identity and sense of place. Create safe and accessible links between neighborhoods, centers, and districts within the Plan Area and the surrounding community.**



Placer Vineyards is designed to provide locations for schools, parks, public facilities, and activity centers as focal points for its neighborhoods and communities, with emphasis on pedestrian access and activity at these facilities. Specific Plan policies and guidelines require that homes front onto pedestrian sidewalks, when feasible, provide design standards that allow commercial activities such as outdoor dining to extend into the pedestrian realm, and provide a variety of streetscape environments and pedestrian experiences along connecting trails and paths.

A town center, 2 village centers, and several neighborhood centers provide a mix of uses, designed to complement the needs and activities within the community. A large regional commercial corridor is strategically located along Base Line Road for maximum visibility and to provide buffers to residential developments to the south.

- 3. Provide a diversity of housing choices types, styles, densities, and costs.**

The Specific Plan encourages the provision of a range of housing choices types, styles, and densities to accommodate all income levels. Development standards are flexible to accommodate a wide array of housing types. The goal is to encourage new and creative development forms, especially in high density residential areas and mixed-use centers.

## EXECUTIVE SUMMARY

**4. Provide a range of transportation choices—streets, paths, and trails with links to local and regional transportation systems.**

Placer Vineyards is designed to be a transit-friendly community with easy access from residential neighborhoods to a range of transportation facilities. A transit center is designed to serve the Plan Area and to provide links to a potential, future regional bus rapid transit system along Watt Avenue. A grid of streets and a continuous network of shaded sidewalks and bikeway trails loop through neighborhood centers, schools, and parks.

**5. Protect and enhance the highest quality natural features and resources on the site by incorporating native oaks, wetlands, creeks, and drainage systems into a community-wide open space system. Provide transitional buffers sensitive to the character of adjacent land uses.**

The Plan Area will permanently preserve 692.8 acres of contiguous open space to protect and enhance natural drainageways, wildlife and riparian corridors, significant wetlands, and oak groves that provide an open space refuge. As guided by this Specific Plan, over 35 miles of Class I bike paths and 7.2 miles of multi-purpose trails shall be constructed by private developers, including a system of backbone trails with connecting trail routes from the open space portions of their property.

**6. Promote a balance of uses—housing, employment, schools, parks, recreation, and places to shop—that support a balance of jobs to housing in the region.**

The result will be a planned community with a population of approximately 32,814 people (including the SPA), about 14,132 homes in various new residential neighborhoods, 108 acres of office development, 166 acres of retail development, 842.8 acres of new parks and open space, 6 elementary schools, 2 middle schools, and 1 high school. A transit and trail system is planned to provide connections throughout the Plan Area and to link into the existing and planned transit and trail systems within the greater region.

**7. Ensure that adequate public facilities are provided concurrent with development.**

The Plan Area will be served by a backbone infrastructure system (of water, wastewater, recycled water, and drainage) that will serve the needs of future residents and allow existing residents the opportunity to tie into upgraded facilities. The *Placer Vineyards Public Facilities Financing Plan* and the *Placer Vineyards Urban Services Plan* will ensure the timely delivery and funding for infrastructure and community service facilities in the Plan Area.