

COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING
SERVICES DIVISION**

Paul Thompson, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
Agency Director

DATE: September 24, 2013

SUBJECT: PLACER VINEYARDS SPECIFIC PLAN IMPLEMENTATION POLICIES AND PROCEDURES MANUAL

ACTION REQUESTED

1. Recognize and rely upon the 2007 Certified Placer Vineyards Specific Plan Final Environmental Impact Report (FEIR) to conclude that all potential environmental impacts associated with the present request were adequately analyzed in that FEIR and no additional CEQA review is necessary to take action on the proposed Placer Vineyards Specific Plan Implementation Policies and Procedures Manual, and
2. Approve the Placer Vineyards Specific Plan Implementation Policies and Procedures Manual

PROPOSAL

As required by the Placer Vineyards Specific Plan, the Placer Vineyards Specific Plan (PVSP) Development Group seeks Board of Supervisor's approval of the Placer Vineyards Specific Plan Implementation Policies and Procedures Manual.

BACKGROUND

The Placer Vineyards Specific Plan project includes approximately 5,230 acres of land located in the southwest corner of Placer County. Designed as a self-sufficient community guided by the principles of smart growth, the Placer Vineyards Specific Plan project is a mixed-use master planned community with residential, employment, commercial, open space, recreational and public-quasi-public land uses. Build-out of the project is estimated to occur over a 20- to 30-year time frame and when completed, the project is proposed to have a population of approximately 33,000 people housed in 14,132 homes with 274 acres of commercial uses, 6,412 acres of quasi-public land uses, and 919 acres of parks and open space.

In August 2007, the Board of Supervisors approved the Placer Vineyards Specific Plan.

The Placer Vineyards Specific Plan and Development Agreement(s) require that, before approval of the first Development Phase, the participating developers submit the following documents for County staff review, conceptual approval by the CEO, and approval by your Board:

1. Landscape Master Plan,
2. Parks and Recreation Master Plan,

3. Sewer Master Plan,
4. Drainage Master Plan,
5. County Facilities Master Plan,
6. Transit Master Plan,
7. Urban Services Financing Mechanisms, and
8. Implementation Policies and Procedures Manual.

To date, several draft Master Plans have been submitted to the County for review and comment. Staff has completed its review of the Implementation Policies and Procedures Manual and the CEO has conceptually approved the same. Pursuant to the requirements of the Specific Plan and Development Agreement(s), the action before the Board today requests approval of the Implementation Policies and Procedures Manual.

PROJECT ANALYSIS

The purpose of the Implementation Policies and Procedures Manual is to assist the County in implementing and performing its various administrative tasks as contemplated by the entitlement process and Development Agreement(s). The Placer Vineyards Specific Plan requires that an Implementation Policies and Procedures Manual be prepared by the Participating Developers and must be approved by the County Board of Supervisors prior to submittal of an application for the first Development Phase within the Specific Plan area. The manual is required to provide for a comprehensive approach for processing approvals and issuing of permits for development within the Plan Area, including but not limited to Development Phase processing, developing forms and checklists to assist the County staff in tracking and accounting for credits and reimbursements, processing approvals consistent with the procedures set forth in the Development Agreement and the Specific Plan, and confirming issuance of Good Standing Certificates from the Development Group and payment of any required PVSP Shortfall Payments as and when required.

In reviewing the Implementation Policies and Procedures Manual, staff has concluded that it contains all the required elements necessary to assist County staff and developers in the processing and tracking of future entitlements within the Placer Vineyards Specific Plan area.

ENVIRONMENTAL REVIEW

In 2007 the Board of Supervisors certified the Placer Vineyards Specific Plan Final Environmental Impact Report (FEIR), adopted Findings of Fact and a Statement of Overriding Considerations and adopted the Mitigation Monitoring Reporting Program (MMRP) for the Specific Plan. In 2012, the Board adopted an Addendum to the FEIR and a revised MMRP to incorporate revised mitigation strategies for biological resources for the Specific Plan. The concept and requirement for an Implementation Policies and Procedures Manual was one of several plans analyzed and considered in the FEIR and incorporated into the Placer Vineyards Specific Plan document and the Development Agreement(s) that were approved by the Board in 2007. Staff has concluded there is no evidence of substantial changes or new information of substantial importance that would trigger the requirement for a subsequent EIR or a supplement to the FEIR prior to the Board's action on the proposed Placer Vineyards Specific Plan Implementation Policies and Procedures Manual. (CEQA Guidelines Sections 15162 and 15163.) Therefore should the Board wish to approve the present request it may satisfy its CEQA compliance by reliance on the previously certified Placer Vineyards Specific Plan FEIR. Findings to support the same have been provided.

FISCAL IMPACT

There is no fiscal impact associated with this action. Future project entitlements within the Placer Vineyards Specific Plan area will be processed at-cost.

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RECOMMENDATION

Staff has concluded that the Implementation Policies and Procedures Manual contains all the required elements necessary to assist County staff and developers in the processing and tracking of future entitlements within the Placer Vineyards Specific Plan area. As such, staff recommends the Board of Supervisors approve the Implementation Policies and Procedures Manual by taking the following actions:

CEQA:

The Board of Supervisors recognizes and relies upon the 2007 Certified Placer Vineyards Specific Plan Final Environmental Impact Report (FEIR) to conclude that all potential environmental impacts associated with the present request were adequately analyzed in that FEIR and no additional CEQA review is necessary to take action on the proposed Placer Vineyards Specific Plan Implementation Policies and Procedures Manual. The Board bases this determination on the following findings:

1. There is no evidence of substantial changes or new information of substantial importance that would trigger the requirement for a subsequent EIR or a supplement to the FEIR prior to the Board's action on the proposed Placer Vineyards Specific Plan Implementation Policies and Procedures Manual. (CEQA Guidelines Sections 15162 and 15163.)
2. The proposed Placer Vineyards Specific Plan Implementation Policies and Procedures Manual is the implementation of a previously analyzed component of the Placer Vineyards Specific Plan project approved by the Board in 2007.
3. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

REQUEST:

Approve the Placer Vineyards Specific Plan Implementation Policies and Procedures Manual in the form attached as Attachment A based on the following finding:

1. The proposed Placer Vineyards Specific Plan Implementation Policies and Procedures Manual is consistent with the approved Placer Vineyards Specific Plan and consistent with the provisions of the Placer Vineyards Development Agreement(s).

ATTACHMENTS

Attachment A: Implementation Policies and Procedure Manual

- cc: Kent MacDiarmid – Vineyards Development Group, LLC
Karin Schwab – County Counsel's Office
Michael Johnson – CDRA Director
Paul Thompson – Deputy Planning Director

Placer Vineyards Implementation Policies & Procedures Manual

Placer Vineyards Implementation Policies & Procedures Manual

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APPLICATIONS

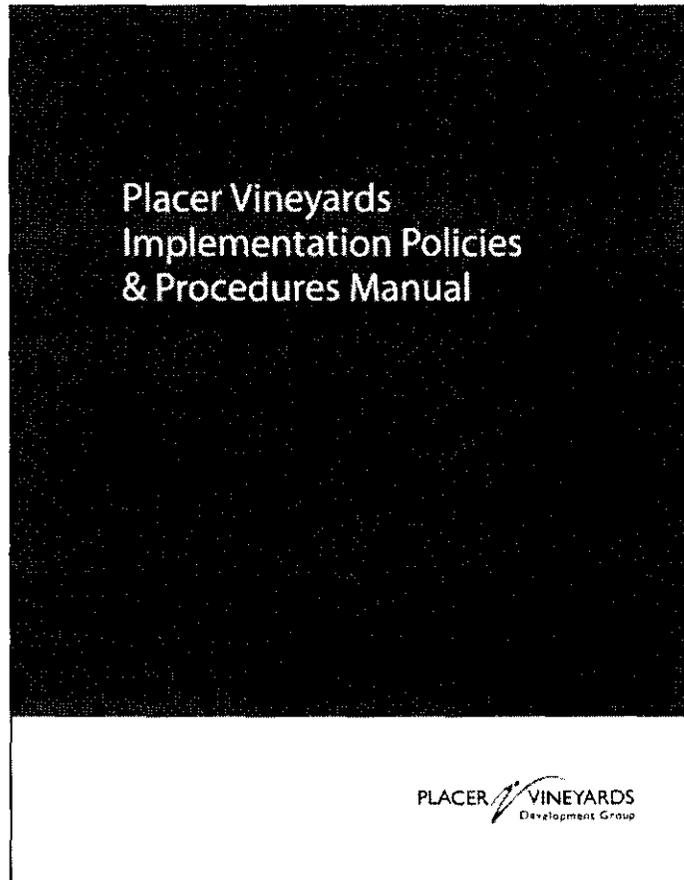
- Initial Project Application
- PVSP Subsequent Conformity Review Questionnaire
- PVSP Amendment Application
- PVSP Administrative Modification Application
- PVSP Density Transfer of Housing Units Application

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PURPOSE

Preparation of an Implementation Policies and Procedures Manual (Manual) is a requirement of the approved Placer Vineyards Specific Plan (PVSP). The purpose of the Manual is to assist the County in implementing and performing its various administrative tasks as contemplated by the PVSP and the Placer Vineyards Development Agreements. The Manual is intended to provide for a comprehensive approach for processing approvals and issuing permits for development within the Plan Area, including forms and checklists to assist County staff in tracking and accounting for credits and reimbursements, processing approvals consistent with the procedures set forth in the Development Agreements and the Specific Plan, issuing Good Standing Certificates to Developers and outlining the procedures for collecting fees and payments. The Manual will also be of benefit to developers and builders assisting them in understanding the Placer Vineyards entitlement process and the submittals that are required in order to move forward with development.

The initial edition of the Manual will be reviewed and approved by the Placer County Board of Supervisors. From time-to-time, as deemed necessary by the County, the Manual may be revised and updated by the County to reflect amendments to the Specific Plan and Development Agreements, addendums to the Environmental Impact Report, updates to the Master Planning Documents and revisions to the forms and applications included in Appendices A and B. Subsequent revisions and updates to the Manual, including the forms and applications included in Appendices A and B, shall be approved by the County Planning Director and no Planning Commission or Board of Supervisors review is required. Where discrepancies exist between the Manual and other documents approved by the Placer County Board of Supervisors, the documents approved by the Board shall supersede the Manual.



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OVERVIEW

2.1 THE PLACER VINEYARDS PROJECT

The Placer Vineyards project includes approximately 5,230 acres of land located in the southwest corner of Placer County, just west of the City of Roseville and approximately 15 miles north of the City of Sacramento. Designed as a self-sufficient community guided by the principles of smart growth, the proposed Placer Vineyards project is a mixed-use master planned community with residential, employment, commercial, open space, recreational and public-quasi-public land uses. The Placer Vineyards Plan will offer a livable, pedestrian friendly environment with a distinct community identity and sense of place featuring safe and accessible links between residential neighborhoods and commercial centers. The Placer Vineyards plan will also protect and enhance the property's existing natural features and resources by incorporating native oaks, wetlands, creeks and drainage systems into a community-wide open space system. Build out of the project is estimated to occur over a twenty to thirty year time frame and when completed, the project is proposed to have a population of approximately 33,000 people housed in 14,132 homes with 274 acres of commercial uses, 6,412-acres of quasi-public land uses and 919 acres of parks and open space.

2.2 THE PLACER VINEYARD SPECIFIC PLAN & EIR

The Placer Vineyards Specific Plan (PVSP) was prepared to define growth policies and guide future development in southwest Placer County. The PVSP was first approved by the Placer County Board of Supervisors, along with the Environmental Impact Report (EIR), the Mitigation Measures and the Development Agreements (DA) on July 16, 2007. An amendment to the PVSP and the EIR was approved by the Board on February 14, 2012 (Resolution Numbers 2012-38 and 2012-39). Text revisions to the Certified Environmental Impact Report were approved by the Board on September 11, 2012 (Resolution No. 2012-211). The County has the responsibility to ensure that all future development in the Plan Area is consistent with the PVSP policies. A complete checklist of PVSP policies is included in Appendix B of this Manual.

<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/PVineyards.aspx>

2.2.1 LAND USE & DEVELOPMENT STANDARDS

Appendix A of the Placer Vineyards Specific Plan contains development and zoning standards that define the uses and development form for the Placer Vineyards community. Adopted in 2007 by the Board of Supervisors (Ordinance No. 5475-B), the development and zoning standards supersede the Placer County Zoning Ordinance and serve as the zoning regulations governing development within the Placer Vineyards Specific Plan Area (Plan Area). Where no standards are provided in the PVSP Development Standards, the Placer County Zoning Ordinance, Placer County Code, and/or Land Development Manual shall apply.

<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/PVineyards.aspx>

2.2.2 MITIGATION MONITORING & REPORTING PROGRAM

As part of the EIR certification, the Board of Supervisors adopted a Mitigation Monitoring & Reporting Program consisting of two components: the Standard Mitigation Monitoring Program and the On-Going Mitigation Reporting Plan. Future development must mitigate for the impacts caused by development of the Plan Area. Modifications to the approved Mitigation Monitoring & Reporting Program were approved by Board on September 11, 2012 (Resolution No. 2012-211). Prior to approval of future entitlements, the County must verify that certain mitigation measures have been met. Refer to the Mitigation Monitoring & Reporting Program for a complete list of the Standard and On-Going Mitigation Measures.

<http://www.placer.ca.gov/upload/bos/cob/documents/sumarchv/120911A/bosd12091115Ex1BP1p350p419.pdf>

2.2.3 DEVELOPMENT AGREEMENTS

The original Development Agreements for the PVSP were approved by the Board of Supervisors in 2007 (Ordinance No. 5477-B) and superseded by the Amended and Restated Development Agreements adopted by the Board of Supervisors on February 14, 2012 (Ordinance No. 5665-B). The First Amendment to amend and restate Development Agreements for certain properties within the Placer Vineyards Specific Plan was adopted by the Board of Supervisors on September 11, 2012 (Ordinance No. 5686-B). The Amended and Restated Development Agreements include requirements for the phasing for advance construction and/or installation of certain identified infrastructure improvements and public facilities prior to any development with the Plan Area and/or prior to development of specific thresholds of development within the Plan Area. Development Agreements have been signed by all of the participating developers (refer to Table 2.1 for a list of participating developers).



TABLE 2.1
PLACER VINEYARDS SPECIFIC PLAN DEVELOPMENT SUMMARY (PARTICIPATING & NON-PARTICIPATING PROPERTY OWNERS)

Property ID #	APN #	Property Owner	Gross Parcel Area	SPA	LDR		MOR		COM	OFFICE	C/MU	B/P/C	Public	R.E.L. Sites	Schools	Parks	OS	Major Roads	Total Units
					Units	Acres	Units	Acres											
1A	023-200-005	Placer 400 Investors, LLC	402.0		264.0	931								8.0			88.0	20.0	931
1B	023-211-022, 057, 058	Hodel Family Enterprises, LP	56.0		10.0	35								9.0			2.0	4.0	7.0
2	023-200-006	Moulder Family Revocable Lifetime Trust	138.0		82.5	289								6.0			5.0	19.0	45
3	023-200-017	Baseline & Watt, LLC	100.5		26.5	153								4.0			26.0	8.0	258
4A	023-200-069	Band W 60, LP	65.0		38.0	225								7.0			20.0	5.2	313
4B	023-200-071	LDX-AREP III Placer Owner, LLC	114.2		66.0	230								3.0			3.0	8.0	411
5A	023-200-062	Richard Riolo	106.5		21.0	74								0.0			5.0	5.0	177
5B	023-200-063	Riolo, LP	51.0		71.5	250								9.5			6.5	10.0	1,244
5C	023-200-015, 028	Frances E. Shadwick, Ellen & O'Looney & John P. O'Looney 1991 Living Trust & Susan K. Plarsky	241.5		14.5	102								1.5			18.0	5.0	102
6	023-200-018	BHT II Northern, CA, LLC	357.0		189.5	912								4.5			23.0	63.0	28.0
7	023-200-045, 066	Spanelli Investments, LP, Milkfish Investments, LP	120.0		32.0	112								32.0			24.5	5.0	229
8	023-200-041	Placer 1 Owners, Receivership	326.0		145.0	515								12.0			61.5	30.0	994
9	023-200-010, 012, 013	Frank Sathorn, individual	742.0		23.0	81								12.0			30.0	15.0	977
10	023-200-009	P.S.G. Properties, GP	79.0		25.0	134								1.5			27.5	2.0	225
11	023-200-011	Il Centro, LLC	196.0		64.0	342								7.0			20.0	41.5	1,015
12A	023-200-067	Placer 107, LLC	102.0		20.0	122								3.0			17.5	38.0	128
12B	023-200-068	Cabal, et al.	80.0		12.0	58								7.5			13.0	12.0	227
13	023-010-024; 023-200-060	Df Progress, Inc.	80.0		20.0	70								35.0			1.0	20.0	7.5
14	023-010-025	Palladay Greens, LLC	202.0		43.0	151								7.0			6.5	23.0	155
15	023-010-004, 029;	Placer Vineyards Dev. GP, LLC	94.0		12.0	42								5.5			4.0	16.0	5.5
16	023-010-005, 014	J.A. Spinolas Family Partners, LP	19.5		1.0	4													80
17	023-010-013	Named Partner	3.5																2
18	023-200-042	Baseline A & B Holding, LLC; Lemur Wineries, LLC	816.5		98.0	343								21.0			50.0	50.0	68.5
19	023-150-026, 027;	Jack Garfield	0.3																0
20	023-200-029	John Pedroz Pandoleon, Nicholas Pandoleon & Conito K. Pandoleon as Joint Tenants	10.5		10.5	37													37
21	023-010-016	Phinco, LLC	22.5		49.5	173													73
22	023-010-028	Pandoleon Family Trust; Nick J. Pandoleon; The Revocable Trust; Nick Galaxidas; The Galaxidas Family Trust; Anna Galaxidas	94.0		52.0	182													234
23	023-160-011	Various	979.0		5,330.0	979.0													4,311
24	023-160-004	Various	5,330.0		1,001.0	3,519													34,132
SPA	Various	Various	5,330.0		411	6,474													4,311

Non-Participating Developers

2.3 PLACER VINEYARDS MASTER PLANNING DOCUMENTS

As required by the approved Development Agreements, the Board of Supervisors will approve a number of Master Plans prior to the approval of the first Development Phase and Phasing Plan (refer to Table 2.2 for a list of the Master Planning Documents). The Master Planning documents will set additional standards for development within the Plan Area and both the County and developers shall refer to them when preparing Development Phasing Plans.

2.3.1 COUNTY FACILITIES MASTER PLAN

The County Facilities Master Plan will set forth the detailed specifications and standards for the County Facilities to be provided on the County Facilities Sites (Corporation Yard, Fire Stations, Sheriff's Substation, Government Center, Library and Transit Center), utilizing the conceptual plans in the Specific Plan, the generalized description of facilities, equipment and furnishings set forth in the Public Facilities Finance Plan and the information contained in DA Exhibit 3.10 (refer to the County Facilities Master Plan).

2.3.2 SEWER MASTER PLAN

The Sewer Master Plan will update the work previously undertaken in conjunction with the EIR and will include information on wastewater generation rates, peaking factors, location, placement and sizing of gravity pipelines, force mains, lift stations and other necessary infrastructure (refer to the Sewer Master Plan).

2.3.3 DRAINAGE MASTER PLAN

The Drainage Master Plan will update the work previously undertaken in conjunction with the EIR and will identify each of the drainage sheds within the Plan Area and the area wide drainage facilities required to serve each drainage shed. The Master Plan will also identify the size and location of all permanent drainage facilities proposed for each of the drainage sheds within the Plan Area (refer to the Drainage Master Plan).

2.3.4 PARKS MASTER PLAN

A Parks Master Plan, utilizing the conceptual plans in the Specific Plan and the generalized description of facilities, equipment and furnishings set forth in the Finance Plan will be prepared for the Specific Plan parks, trails and open space. The Parks Master Plan will specify the park facilities to be provided to service the needs of the residents of the Specific Plan including the facilities and improvements to be provided with the mini, neighborhood and community parks, trails (bike, pedestrian and equestrian), and open space areas. The Plan will also contain detailed standards and specifications to be followed for the development of each park, and include a specification for buildings and facilities, improvements, equipment, design features, utilities and other necessary and related required improvements. The Parks Master Plan will be coordinated with the County Facilities Master Plan (refer to the Parks Master Plan).

2.3.5 TRANSIT MASTER PLAN

To determine Plan Area service requirements, a Transit Master Plan will be prepared that utilizes, the service levels described in the (Inter-Regional + Suburban Local + Commuter), West Placer Transit Study dated October 3, 2005, prepared by LSC Transportation Consultants, Inc., for the County. The Transit Master Plan will include details on routes, service times, fare programs (including a method to determine fair share costs for inter-community and inter-regional routes connecting the Specific Plan area to other areas within and outside Placer County), vehicle requirements, service triggers establishing the timing for expansion of service levels to reach ultimate service levels, staffing, requirements, administrative costs, capital requirements and other related information necessary to provide a complete transit service (refer to the Transit Master Plan).

2.3.6 LANDSCAPE MASTER PLAN

A Landscape Master Plan will be prepared that includes details on the design of streetscapes, entry features, landscaping materials and other image features that define the public landscape areas of the Specific Plan (refer to the Landscape Master Plan).

2.3.7 URBAN SERVICES PLAN

The Urban Services Plan will update the work previously undertaken in conjunction with the EIR and will be used to assist the Developers and the County to determine how Urban Services costs will be funded (refer to the updated Urban Services Plan).

2.3.8 PUBLIC FACILITIES FINANCING PLAN (PFFP)

The Public Facilities Financing Plan will update the work previously undertaken in conjunction with the EIR and will be used to assist the Developers and the County to determine how infrastructure and facilities will be funded by development impact fees and a Mello-Roos Community Facilities District (CFD). Refer to the Public Facilities Financing Plan for additional information.

**TABLE 2.2
PLACER VINEYARDS PLANNING DOCUMENTS**

	Document Name	Approval Date	Ordinance No.	Resolution No.	Document Location	
					Hard Copy	County Web Site
Specific Plan	The Placer Vineyards Specific Plan	7/16/07		2007-232	Planning Services Division	http://www.placer.ca.gov/departments/communitydevelopment/planning/pvineyards/pvpsrbase
	Amendments to the Placer Vineyards Specific Plan	2/14/12		2012-039	Planning Services Division	TBD
	Land Use & Development Standards	7/16/07	5475-B		Planning Services Division	TBD
	Zoning	7/16/07	5476-B		Planning Services Division	TBD
	Public Facilities Financing Plan	7/16/07			Planning Services Division	http://www.placer.ca.gov/departments/communitydevelopment/planning/pvineyards/financeplan
	Urban Services Plan	7/16/07			Planning Services Division	http://www.placer.ca.gov/~media/cdr/Planning/PVineyards/UrbanSyvsPlan.aspx
Environmental Impact Report	Revised Draft Environmental Impact Report	March 2006			Planning Services Division	http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/PVineyards/PVSPRevDEIR.aspx
	Partially Recirculated Revised Draft Environmental Impact Report	July 2006			Planning Services Division	http://www.placer.ca.gov/~media/cdr/ECS/EIR/PVSP/PRRDEIR06/pvsp%20recirculatedreir%20complete%20v11.aspx
	2nd Partially Recirculated Revised Draft Environmental Impact Report	March 2007			Planning Services Division	http://www.placer.ca.gov/departments/communitydevelopment/planning/pvineyards/pvspdeirrecirc2
	Final Environmental Impact Report	7/16/07		2007-229	Planning Services Division	http://www.placer.ca.gov/departments/communitydevelopment/planning/pvineyards/feir
	Findings of Fact and Statement of Overriding Considerations	7/16/07		2007-229	Planning Services Division	TBD
	Addendum to the EIR to amend the Mitigation Monitoring and Reporting Program	9/11/12		2012-211	Planning Services Division	http://www.placer.ca.gov/~media/cdr/ECS/EIR/PVSP/AddendumMMRP/addendum.aspx
	Addendum to the certified Final Environmental Impact Report for the Placer Vineyards Specific Plan	2/14/12		2012-038	Planning Services Division	TBD
Development Agreements	Original Development Agreements	2007	5477-B		Planning Services Division	N/A
	Amended and Restated Development Agreements for certain properties within the Placer Vineyards Specific Plan	2/14/12	5665-B		Planning Services Division	N/A
	First Amendment to the Development Agreements	9/11/12	5686-B		Planning Services Division	N/A
Master Planning Documents	Landscape Master Plan	TBD			Planning Services Division	TBD
	Parks & Recreation Master Plan	TBD			Parks Department	TBD
	Sewer Master Plan	TBD			Facility Services	TBD
	Drainage Master Plan	TBD			Engineering & Surveying	TBD
	County Facilities Master Plan	TBD			Facility Services	TBD
	Transit Master Plan	TBD			Public Works Department	TBD
	Implementation Policies & Procedures Manual	TBD			Planning Services Division	TBD
Finance Plans	Updated Urban Services Plan	TBD			Finance & Admin. Services	TBD
	Updated Public Facilities Financing Plan	TBD			Finance & Admin. Services	TBD

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ROLES & RESPONSIBILITIES OF THE DEVELOPMENT GROUP & THE COUNTY

The County and the Participating Developers entered into Development Agreements (DA) that specifies the roles and responsibilities of each party.

3.1 THE DEVELOPMENT GROUP

As outlined in DA Recital M, a Development Group (Placer Vineyards Development Group, LLC) consisting of the Developer and the other Participating Developers was formed on the effective date of approval of the Development Agreements to fund the planning costs and construct or coordinate and administer certain financing programs related to the construction of the improvements and the public facilities as more particularly described in Section 3.2 of the Development Agreements. Developer's ability to proceed with any part of the Project will be contingent upon Developer being a member in good standing of such Development Group, as evidenced by the issuance thereto from the Development Group of a **Good Standing Certificate**. The Developer agrees to certain developer obligations as outlined in Article 3 of the DA including a mix of housing meeting a range of housing needs for the County, public facilities such as open space, recreational amenities and other services and amenities that will be of benefit to the future residents of the County. The Developer also agrees to provide for the costs of such facilities and services to mitigate impacts on the County of the development of the Property (refer to DA Article 3: Developer Obligations).

3.2 COUNTY OF PLACER

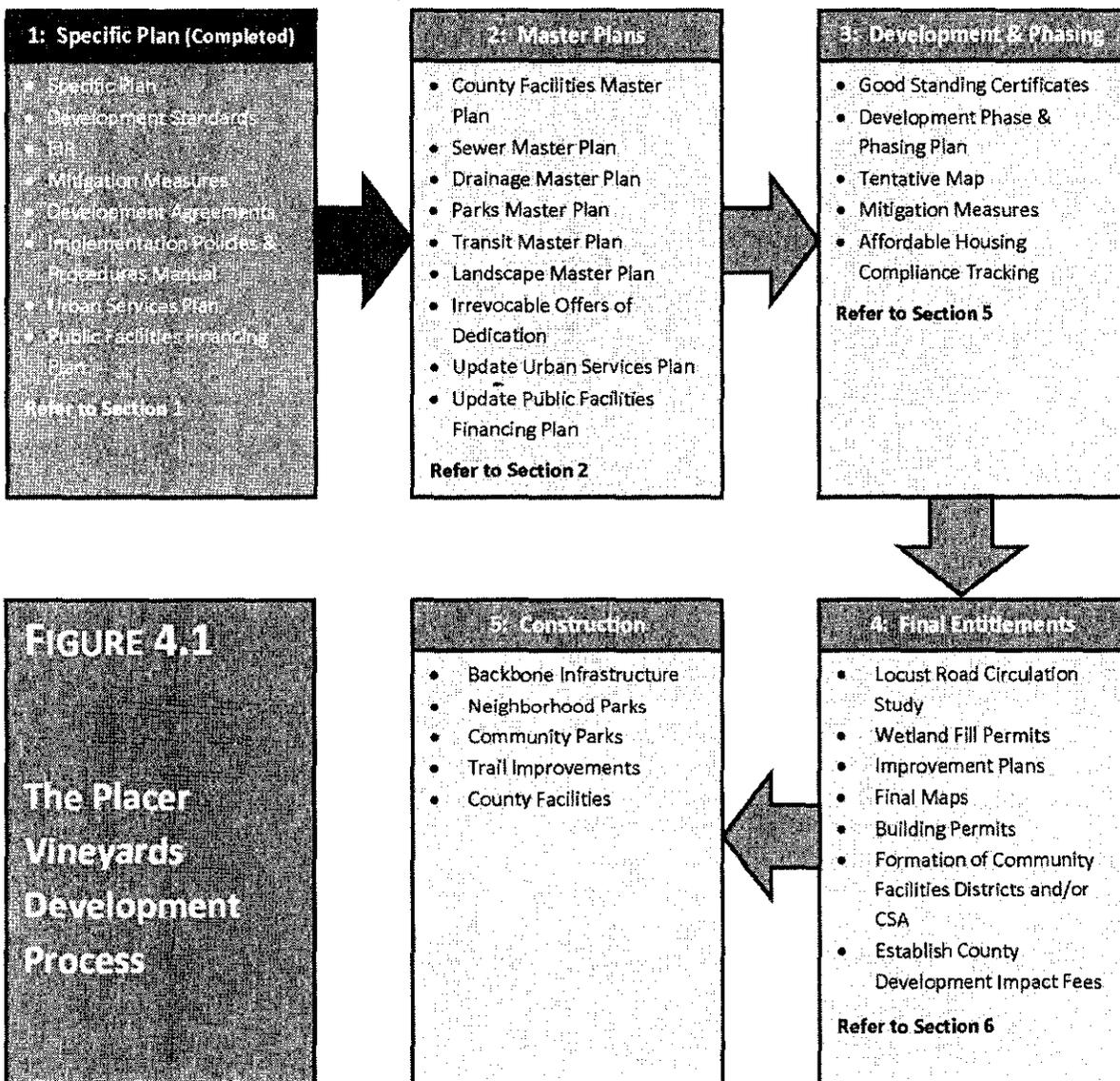
The County agrees to work in good faith with Developer as it applies to County for permits and entitlements that may be required by County and, to the extent applicable, other public, state and federal agencies and to allow Developer to proceed with complete development of the Property in accordance with the terms of the Development Agreement.

The County shall promptly and diligently review and approve improvement plans, conduct construction inspections and accept completed facilities. In the event County does not have adequate personnel resources or otherwise cannot meet its obligations under Section 4.3 of the Development Agreement(s), and Developer enters into an agreement with County to pay all costs of County in conjunction therewith, County will utilize, consistent with County policy, outside consultants for inspection and plan review purposes at the sole expense of Developer. Developer acknowledges that, notwithstanding the ability to hire such outside consultants, County may need to retain adequate staff to supervise the work of the consultants, which may require additional lead time and expenses in order for the County to effectively and efficiently use the consultants to assist in this work. County will consult with Developer concerning the selection of the most knowledgeable, efficient and available consultants for purpose of providing inspection and plan review duties for the County and the Project (refer to DA Article 4: County Obligations).

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DEVELOPMENT TIMING

As originally envisioned, development of the Plan Area would be a five phase process. To date, Phase 1: Specific Plan has been completed. The remaining four phases of approval include Phase 2: Master Plans; Phase 3: Development & Phasing; Phase 4: Final Entitlements; and Phase 5: Construction (Refer to Figures 4.1: The Placer Vineyards Development Process). The development sequence and timing of the remaining four phases of the development process are shown in Figure 4.2.



**FIGURE 4.2
DEVELOPMENT TRIGGERS**

Event	Timing
Irrevocable Offers of Dedication (IODs) <i>For Core Backbone Infrastructure, Remaining Backbone Infrastructure, Drainage, Parks, Open Space and County Facilities</i>	Within 180 days of the Effective date of the Development Agreement
Submittal of Master Plans <ul style="list-style-type: none"> • County Facilities Master Plan • Sewer Master Plan • Drainage Master Plan • Parks Master Plan • Transit Master Plan • Landscape Master Plan 	Prior to approval of 1st Development Plan & Phasing Plan
Submission of Good Standing Certificate	Prior to submittal of 1st Development Plan & Phasing Plan
Submission of Development Plan & Phasing Plan <ul style="list-style-type: none"> • Description of Development Phase and Development Plan • Tentative Map Application or Subsequent Conformity Review Process • Mitigation of Impacts for Development Phase • Compliance Tracking of Affordable Housing 	After Good Standing Certificates submitted to the County. After Master Plans are submitted to the County..
Approval of Development Plan & Phasing Plan	After Master Plans are approved by the Board of Supervisors. After review and approval by the Planning Commission.
Submission of Locust Road Circulation Study	Prior to approval of improvement plans for 1st Development & Phasing Plan.
Final Entitlements	After approval of Locust Road Circulation Study.
<ul style="list-style-type: none"> • Improvement Plans • Final Maps • Building Permits 	<ul style="list-style-type: none"> After approval of 1st Development Plan and Phasing Plan. After approval of Improvement Plans. After Improvement Plans approved and construction of Phased Improvements or after commencement, but prior to completion of Phased Improvements if County allows.
Wetland Fill Permits (USACE, Section 404 Permits)	Prior to approval of Improvement Plans and construction of Backbone Infrastructure.
Construction of Infrastructure	Per the requirements of the approved Phasing Plan for a Development Phase.
Mini and Neighborhood Park Construction	Prior to the 100th residential building permit for a mini-park and 200th residential building permit for a neighborhood park.
Community Park Construction	Per the requirements of the approved Phasing Plan for a Development Phase.
Trail Improvements	At the time of subdivision improvements.
County Facilities <ul style="list-style-type: none"> • Fire Stations • Sheriff's Substation • Government Center • Library • Transit Center 	Per the requirements of the approved Phasing Plan for a Development Phase.
Community Facilities District	At the request and support of the Developer or Participating Developers
County Service Area	Prior to the approval of the 1st Development Phase if required by the County or at a later date if approved by the County.

5

DEVELOPMENT PHASE & PHASING PLAN

The third phase in the Placer Vineyards development process is the preparation and approval of a Development Phase and Phasing Plan. This section of the IPPM describes the Development Phase and Phasing Plan approval process and the required submittal documents. The Development Group or the Developer must complete the following in order to receive Development Phase & Phasing Plan approval:

5.1 DEVELOPMENT GROUP CERTIFICATE

One or more Developers will join together to propose a Development Phase and Phasing Plan. As more particularly described in Section 3.2 of the DA, Developer's ability to proceed with any part of the Project will be contingent upon Developer being a member in good standing of such Development Group, as evidenced by the issuance thereto from the Development Group of a **Good Standing Certificate**. Refer to DA Section 3.2 and to the sample certificate in Appendix A of this Manual.

5.2 DEVELOPMENT PHASE AND PHASING PLAN

The Developer or the Development Group, acting on behalf of Developer and/or one or more of the Participating Developers, may submit an application for approval of development within a designated portion of land owned by said Participating Developers within the Plan Area (**Development Phase**). The application shall include a **Phasing Plan** describing the portions of the Core Backbone Infrastructure, Remaining Backbone Infrastructure, County Facilities and Community Park Improvements together with any other interim or permanent public improvements or facilities proposed to be installed to serve such Development Phase (Phased Improvements). Neither Developer nor any group of Participating Developers may submit, independent of the Development Group, an application for a Development Phase and Phasing Plan without the prior written acknowledgment from the Development group that Good Standing Certificate(s) are held by the Developer(s) and that the Development Group has received and reviewed the Developer(s) proposed application for the Development Phase and Phasing Plan (refer to DA Section 3.5).

5.2.1 PROCESSING AND APPROVAL OF DEVELOPMENT PHASES

The application, processing and approval by the County of Development Phases and Phasing Plan that includes the Property or any portion thereof shall be performed by the County in accordance with the application requirements and approval standards set forth in DA Section 3.5.1. In addition to an **Initial Project Application**, an example of which is included in Appendix A of this Manual, each application for a Development Phase and Phasing Plan shall include:

- *A description of the development phase (refer to DA Section 3.5.5.1(a)).*
- *Related ancillary entitlements (refer to DA Section 3.5.1.1(b)).*
 - *Application for a tentative small lot map for any residential development and/or*

- *A subdivision or parcel map and preliminary site plan which shall include a proposed maximum square footage for development of any non-residential parcel within the property.*
- *Phasing plan for phased Improvements (refer to DA Section 3.5.1.1(c)).*
- *Mitigation of impacts for development phase (refer to DA Section 3.5.1.1(d)).*
- *Public Facilities Finance Plan update (refer to DA Section 3.5.1.1(e)).*

The application shall also include submittal of a completed Conformity Review Questionnaire as more fully described in Section 7.8.1 of this Manual

5.2.2 COUNTY APPROVAL OF DEVELOPMENT PHASE & PHASING PLAN

Each application for a Development Phase and Phasing Plan shall be subject to the review and approval by the County Planning Commission or appropriate, designated staff representative, with the right to appeal in accordance with ZO 17.60.110. Any such approval shall be subject to CEQA compliance, to the extent deemed necessary by the County, in accordance with the subsequent review process outlined in the Specific Plan (refer to DA Section 3.5.1.2).

6

FINAL DEVELOPMENT ENTITLEMENTS

The fourth phase in the Placer Vineyards Development process is the approval of Final Development Entitlements. As provided in the Development Agreements no Final Development Entitlements (as defined in the DA) shall be approved for any portion of the Property until after approval of a Development Phase and Phasing Plan (refer to DA Section 3.5.1.4). Final Development Entitlements are governed by the following conditions:

6.1 DEVELOPMENT OF APPROVED DEVELOPMENT PHASE

After approval by the County of a Development Phase and Phasing Plan, the following provisions shall generally apply to the development of such approved Development Phase:

6.1.1 ISSUANCE OF BUILDING PERMITS UPON COMPLETION OF PHASED IMPROVEMENTS

If the Phasing Plan requires completion of all Phased Improvements prior to the issuance of building permits for development within any portion of the property within the Development Phase, then the County may, in its sole discretion and in lieu of requiring completion of all of the Phased Improvements, allow for development to proceed provided that all conditions described in DA Section 3.5.2.1 are satisfied prior to issuance by the County to Developer of the first building permit (refer to DA Section 3.5.2.1).

6.1.2 ISSUANCE OF BUILDING PERMITS UPON COMMENCEMENT, BUT PRIOR TO COMPLETION, OF PHASED IMPROVEMENTS

If the Phasing Plan allows building permits to be issued for development within any portion of any property within the Development Phase upon commencement, but not necessarily completion, of construction of any Phased Improvement(s), then prior to the issuance of building permits within any portion of property within a Development Phase, excluding permits for model homes, that requires such commencement of phased improvements, the County may, in its sole discretion and in lieu of requiring completion of all of the Phased Improvements, allow for development to proceed provided that the conditions in DA Section 3.5.2.2 are satisfied (refer to DA Section 3.5.2.2).

6.1.3 COMPLETION OF IMPROVEMENTS

The Phasing Plan may, as determined by the County in its sole discretion, allow the issuance of a maximum number of building permits, excluding permits for model homes, upon commencement of construction of the Phased Improvements as described above but prior to completion and acceptance thereof but thereafter require that the issuance of any additional building permits in excess thereof may be issued within the Development Phase or Sub-Phase thereof only if and when all Phased improvements related thereto are determined by County to be fully complete and accepted for public use by County utilizing its standard procedures for acceptance of public improvements (refer to DA Section 3.5.2.3).

6.1.4 ADDITIONAL CONDITIONS

The forgoing conditions precedent to development within a Development Phase or Sub-Phases pursuant to an approved Phasing Plan are not intended to be exhaustive and shall not limit the discretion of the County to include additional or alternative terms and conditions to development within a Development Phase as part of its approval of a Phasing Plan (refer to DA Section 3.5.2.4).

6.2 FUNDING OF FAIR SHARE FOR DEVELOPMENT PHASE

By electing to include the Property, or portion thereof, in an application for development within a Development Phase, if the application is approved by the County prior to any withdrawal therefrom by Developer, Developer shall be obligated to support development of the Development Phase consistent with the approved Phasing Plan, including funding its fair share of the construction of the required Phased Improvements (refer to Section DA 3.5.3).

6.3 CONCURRENT PROCESSING OF FINAL DEVELOPMENT ENTITLEMENTS

During the design and permitting process for the Phased Improvements, Developer shall have the right to submit and process for approval improvement(s) plans and/or final small lot maps for the Property, or portion thereof, within the Development Phases consistent with the Entitlements. No tentative small lot map or any Final Development Entitlement for any portion of any property within a proposed Development Phase shall be approved prior to the approval of such Development Phase and corresponding Phasing Plan (refer to DA Section 3.5.4).

6.4 COMPLETION OF CORE BACKBONE INFRASTRUCTURE

Development Group and Developer each acknowledge and agree that, prior to the issuance of the building permit creating the 10,500th residential unit anywhere within the Plan Area, including the Property but excluding the Special Planning Area, all Core Backbone Infrastructure set forth in DA Exhibit 3.6.1 shall be: (i) determined by County to be fully complete; and, (ii) accepted for public use by the County utilizing its standard procedures for acceptance of public improvements (refer to DA Section 3.5.5).

6.5 LOCUST ROAD CIRCULATION STUDY

Prior to approval of improvement plans for any Phased Improvement(s) to be constructed as part of the first Development Phase approved by the County, the Developer and/or the Development Group shall fund a study to be undertaken by the County to identify and review the feasibility of alternatives to retaining Locust Road as a through roadway between Baseline Road and West Town Center Drive (refer to DA Section 3.5.6).

6.6 BACKBONE INFRASTRUCTURE

Developer shall be obligated, in accordance with the requirements of the Phasing Plan for each Development Phase that includes the Property or any portion thereof, to install any and all Core Backbone Infrastructure and Remaining Backbone Infrastructure or applicable components thereof that are included in the list of Phased Improvements for such approved Development Phase. The Core Backbone Infrastructure consists of major roadway improvements, sewer, water and recycled water improvements within such roadways, and certain off-site sewer and water improvements as described in the Public Facilities Financing Plan and summarized in DA Exhibit 3.6.1. Remaining Backbone Infrastructure consists of additional major roadway improvements, and sewer, water, drainage and utility improvements within such roadways as described in DA Exhibit 3.6.2.

6.7 ROAD IMPROVEMENTS

In addition to the construction of the Backbone Infrastructure if and when required by each Phasing Plan for a Development Phase, development of the Property shall, as determined to be necessary by the County, be subject to completion of the additional specific improvements for the Property listed in the Secondary Road Improvement Table described in DA Exhibit 3.7.1 and frontage improvements described in DA Section 3.7.2.

6.8 COUNTY DISCRETION TO DEFER, REVISE OR DELETE IMPROVEMENTS

The County, in its sole discretion, acting through the County Executive Officer or designee, may elect to defer the timing for the installation of or advance funding for any component of: the Backbone Infrastructure, the Secondary Road Improvements, the County Facilities or the Park Facilities and Trail Improvements so long as such deferral does not impair Developer's right to develop or continue development of the Property as if such deferred improvement were then completed (refer to DA Section 3.8).

6.9 WATER SUPPLY

Water transmission and storage facilities to be installed by Developer as part of the Core Backbone Infrastructure and the Remaining Backbone Infrastructure will be owned and operated by the Placer County Water Agency (PCWA) or California American Water (Cal-Am) and the design of these facilities shall be subject to the approval of the PCWA or Cal-Am (refer to DA Section 3.9).

6.10 COUNTY FACILITIES

Consistent with the Specific Plan, Developer shall dedicate to the County any lands located within the Property that are planned for public facilities to be owned and operated by the County, and construct or cause to construct the applicable public facilities thereon as described on DA Exhibit 3.10 and the County Facilities Master Plan.

6.11 IMPROVEMENT PLAN PROCESS

Following approval of the Phasing Plan the Developer may prepare and submit to the Community Development/Resource Agency improvement plans which must conform to the County's Land Development Manual. The improvement plans shall include detailed plans which comply and incorporate all conditions attached to the Development Plan approval, such as grading and landscaping plans, and shall be accompanied by the plan check fee, engineer's estimate and preliminary progress schedule.

http://gcode.us/codes/placercounty/view.php?topic=16-16_12-16_12_130&frames=on

6.12 FINAL MAPS

Final map requirements are governed by Article 16.16 of the Placer County Code. Additional documents included with final maps include a subdivision agreement, security for construction of improvements, payment of taxes and assessments, payment of all fees, evidence of legal entities and copies of the executed CC&Rs.

http://gcode.us/codes/placercounty/view.php?topic=16-16_12&frames=on

6.13 BUILDING PERMITS

Building permits are governed by Article 15.04 of the Placer County Code as well as DA Sections 3.5.2.1 and 3.5.2.2.

http://gcode.us/codes/placercounty/view.php?topic=15-15_04&frames=on

7

ADMINISTRATIVE PROCEDURES & APPLICATIONS

7.1 PVSP AMENDMENTS

Amendments to the Specific Plan are changes to the plan elements, including differences in land use development types assigned to specific parcels; changes to capacity requirements; changes to the intensity or density of land uses on specific parcels; density transfers; changes in the Plan Area boundaries; or changes in policies. Amendments usually involve issues of consistency with the original vision and intent of the Specific Plan or with the Placer County General Plan (refer to PVSP 9.2.6). Requests for a PVSP Amendment shall be filed on the **PVSP Amendment** application form provided by the County (refer to the sample application provided in Appendix A of this Manual).

<http://www.placer.ca.gov/~media/cdr/ECS/EIR/PVSP/SpecificPlan07/PVSPJul07Ch9%20pdf.ashx>

7.2 PVSP INTERPRETATIONS

Interpretations are judgments that apply to the vision, goals, and intent of the Specific Plan and to specific issues and situations related to the land use decisions and development. Interpretations are generally limited to details where the requirements and guidelines of the Specific Plan may appear to provide alternative guidance, differ from each other, or from other adopted County policies or requirements from other agencies. Interpretations may be needed when the County is considering discretionary development applications (such as a subdivision map), or a ministerial application (such as a building permit). Interpretations for the PVSP shall be made as described in Section 17.02.050 of the Zoning Ordinance (refer to PVSP 9.2.6).

<http://www.placer.ca.gov/~media/cdr/ECS/EIR/PVSP/SpecificPlan07/PVSPJul07Ch9%20pdf.ashx>

http://qcode.us/codes/placercounty/view.php?topic=17-1-17_02-17_02_050&frames=on

7.3 PVSP ADMINISTRATIVE MODIFICATIONS

Changes to the adopted Specific Plan shall be categorized by the County Planning Director as either an Administrative Modification or an Amendment. Administrative Modifications do not have significant impact on the character of the Plan Area and are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan. All requests for Administrative Modifications to the Specific Plan shall be filed on the **PVSP Administrative Modification** application provided by the County, a sample of which is included in Appendix A of this Manual. An Administrative Modification may be reviewed and acted upon by the County Planning Director. No Planning Commission or Board of Supervisors review is required, unless the Administrative Modification is appealed.

<http://www.placer.ca.gov/~media/cdr/ECS/EIR/PVSP/SpecificPlan07/PVSPJul07Ch9%20pdf.ashx>

7.4 PVSP DENSITY TRANSFER FOR HOUSING UNITS

Residential units assigned to specific properties may be transferred between development land parcels provided that all of the criteria outlined in PVSP 9.2.7 are met. Transfers may occur between different legal owners. To request a density adjustment, the Developer of both the sending and receiving parcels shall submit to the County Planning Director a completed **Density**

Transfer of Housing Units Application with all the required information needed to determine compliance with PVSP 9.2.7. The applicant shall also provide a revised Specific Plan table reflecting the adjusted unit counts and densities, as well as any necessary maps. The revised table will allow the Planning Department to track unit allocations. Samples of both the application and the summary form are included in Appendix A of this Manual.

<http://www.placer.ca.gov/~media/cdr/ECS/EIR/PVSP/SpecificPlan07/PVSPJul07Ch9%20pdf.ashx>

7.5 COMPLIANCE TRACKING OF AFFORDABLE HOUSING

The Developer is required to provide ten percent (10%) of the total residential units which are actually constructed within its property to be developed as affordable housing. Two percent (2%) of the required total shall be affordable to moderate income households; four percent (4%) of the required total shall be affordable to low income households; and four percent (4%) of the required total shall be affordable to very low income households.

The affordable units shall be developed generally concurrently and in such concurrent development shall be achieved in accordance with the following schedule: (i) either Developer and County shall have entered into an Affordable Housing Agreement described below or, if the County has then adopted an affordable housing plan applicable to specific plans, Developer shall have elected to satisfy its affordable housing obligations in accordance with such adopted affordable housing plan, which election shall be made by Developer at the time of approval of the first tentative small lot map for the Property; (ii) if Developer elects to proceed with the program provided herein, Developer shall have completed the design and obtained all required approvals for the development of the affordable units prior to the issuance of the first building permit after 50% of the total number of single family residential units approved for the Property have been issued; and (iii) if Developer elects to proceed with the program provided herein, Developer shall have completed construction of the affordable units and obtained certificates of occupancy therefor (or obtained credits for any remaining affordable units, based on the completion of excess affordable units by other developers as described below) prior to the issuance of the first building permit after 75% of the total number of single family residential units approved for the Property have been issued.

The affordable units may be provided as either purchase or rental affordable units, or a mixture of both. With respect to purchase affordable units, such units may be located anywhere within the Property, provided the affordable units shall not be located in a manner that results in an over-concentration of affordable units in any particular portion of the Property.

Prior to approval of each final small lot map within a parcel designated by Developer to provide affordable purchase opportunities, unless Developer elected at the time of approval of its tentative small lot map to satisfy its affordable housing obligation in accordance with the County's subsequently adopted affordable housing plan applicable to specific plans, the parties shall enter into County's then current form of Affordable Purchase Housing Agreement for the residential purchase units affordable to low-income households and affordable to moderate-income households. Similarly, prior to the issuance of a building permit for a multifamily development designated by Developer to provide affordable rental opportunities, unless Developer elected at the time to submittal of its building permit application to satisfy its affordable housing obligation in accordance with the County's subsequently adopted affordable housing plan applicable to specific

plans, the parties shall enter into County's then current form of Affordable Rental Housing Agreement for the residential rental units affordable to very low-income households. Refer to Table 7.1 for Affordable Housing Requirements for each Placer Vineyards property (refer also to DA Section 2.6).

TABLE 7.1 PLACER VINEYARDS SPECIFIC PLAN AFFORDABLE HOUSING REQUIREMENTS											
Property ID #	Gross Parcel Area (Ac)	Specific Plan Residential Dwelling Units					Affordable Housing Requirement				
		Units	LDR Units	MDR Units	HDR Units	C/MU Units	Total PVSP Dwelling Units	Total AH Units Required	Moderate Income Units Required	Low Income Units Required	Very Low Income Units Required
1A	402.0		931				931	93	19	37	37
1B	56.0		35	128	90		253	25	5	10	10
2	138.0		289	115			404	40	8	16	16
3	100.5			153	105		258	26	5	10	10
4A	65.0										
4B	114.2			225		88	313	31	6	13	13
5A	106.5		230	106	75		411	41	8	16	16
5B	51.0		74	103			177	18	4	7	7
5C	241.5		250	562	375	57	1244	124	25	50	50
6	39.0			102			102	10	2	4	4
7	357.0			912	698	82	1692	169	34	68	68
8	120.0		112	117			229	23	5	9	9
9	326.0		515	359	120		994	99	20	40	40
10	242.0			819	158		977	98	20	39	39
11	79.0		81	134			215	22	4	9	9
12A	196.0				871	144	1015	102	20	41	41
12B	102.0			342		38	380	38	8	15	15
13	80.0			122	105		227	23	5	9	9
14	80.0			58			58	6	1	2	2
15	202.0		70	639	150	38	897	90	18	36	36
16	94.0		151	126			277	28	6	11	11
17	19.5		42	38			80	8	2	3	3
18	3.5		4				4	0	0	0	0
19	816.5		343	1148	345	189	2025	203	41	81	81
20	0.3						0	0	0	0	0
21	10.5		37				37	4	1	1	1
22	22.5			73			73	7	1	3	3
23	92.5		173	41			214	21	4	9	9
24	94.0		182	52			234	23	5	9	9
SPA	979.0	411					411	41	8	16	16
	5,230.0	411	3,519	6,474	3,092	636	14,132	1,413	283	565	565

1. See Table 2.1 For PVSP Development Summary.
2. Affordable housing requirement for each parcel will vary with the actual number of dwelling units constructed. Affordable housing obligation will remain at 10% of total constructed dwelling units with 2% of total residential units affordable to moderate income households, 4% of total dwelling units affordable to lower income households; and 4% of total dwelling units affordable to very-low income households.



7.6 PVSP SPECIAL PLANNING AREA ENTITLEMENTS

The PVSP does not revise the existing zoning for the Special Planning Area (SPA) properties. Within the SPA, existing County zoning and administrative processes govern.

<http://www.placer.ca.gov/~media/cdr/ECS/EIR/PVSP/SpecificPlan07/PVSPJul07Ch9%20pdf.ashx>

7.7 DISCRETIONARY PERMITS

7.7.1 TENTATIVE SUBDIVISION MAPS

Tentative Subdivision Maps are governed by Article 16.12 of the Placer County Code. The submittal of a tentative subdivision map is a requirement of Development Phase & Phasing Plan approval (refer to Section 5.2.1 of this Manual for Development Phase & Phasing Plan information).

http://qcode.us/codes/placercounty/view.php?topic=16-16_12&frames=on

7.7.2 MINOR SUBDIVISION AND PARCEL MAPS

Minor Subdivision and Parcel Maps are governed by Article 16.20 of the Placer County Code.

http://qcode.us/codes/placercounty/view.php?topic=16-16_20&frames=on

7.7.3 DESIGN/SITE REVIEW

All proposed projects in the PVSP must undergo Design/Site Review according to the requirements outlined in Section 17.52.070 of the Zoning Ordinance.

http://qcode.us/codes/placercounty/view.php?topic=17-2-vi-17_52-17_52_070&frames=on

7.7.4 CONDITIONAL USE PERMIT

When a Conditional Use Permit (CUP) is required by Section 17.06.0530 et seq., of the Zoning Ordinance to authorize a proposed land use, the permit shall be processed as set forth in Sections 17.58.020 et seq., of the Zoning Ordinance and Appendix A of the PVSP.

http://qcode.us/codes/placercounty/view.php?topic=17-1-17_06-17_06_050&frames=on

7.7.5 MINOR USE PERMIT

When a Minor Use Permit (MUP) is required by Section 17.06.050 et seq., of the Zoning Ordinance to authorize a proposed land use, the permit shall be processed as set forth in Sections 17.58.020 et seq., of the Zoning Ordinance and Appendix A of the PVSP.

http://qcode.us/codes/placercounty/view.php?topic=17-1-17_06-17_06_050&frames=on

7.7.6 ADMINISTRATIVE REVIEW PERMIT

When an Administrative Review Permit (ARP) is required by Section 17.06.050 of the Zoning Ordinance to authorize a proposed land use, the permit shall be processed as set forth in Sections 17.58.020 et seq., with the exceptions set forth in Section 17.58.100 of the Zoning Ordinance and Appendix A of the PVSP.

http://qcode.us/codes/placercounty/view.php?topic=17-1-17_06-17_06_050&frames=on

7.7.7 VARIANCE

A Variance from the strict application of the requirements of the Zoning Ordinance and the PVSP Land Use & Development Standards (Appendix A) as appropriate may be requested and granted as provided by Zoning Ordinance Section 17.60.100. A Variance application shall be completed, filed with the Planning Services Division and processed as provided by Section 17.58.020 of the Zoning Ordinance.

http://gcode.us/codes/placercounty/view.php?topic=17-3-17_60-17_60_100&frames=on

http://gcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_020&frames=on

7.7.8 SIGN PERMIT

The requirements of Section 17.54.170, together with Sections 17.54.180 through 17.54.200 of the Zoning Ordinance, apply to all signs constructed or altered except as otherwise provided by these sections, and are in addition to all applicable provisions of the California Outdoor Advertising Act (Business and Professions Code Sections 5200 et seq.).

http://gcode.us/codes/placercounty/view.php?topic=17-2-vii-17_54-17_54_170&frames=on

7.8 APPLICATION PROCEDURES

7.8.1 SUBSEQUENT CONFORMITY REVIEW QUESTIONNAIRE

In conjunction with submitting any required County application for approval of a subsequent development plan and phasing plan and development entitlement within the Plan Area, the applicant for each proposed project shall complete a **Conformity Review Questionnaire**, a sample of which is included in Appendix A of this Manual. The purpose of the questionnaire is to enable the County to determine whether there are project-specific effects that are particular to the project or its site that were not considered in the Specific Plan EIR, and/or whether an event as described in Section 15162 of the State of California CEQA Guidelines has occurred. The County may require additional information to make such a determination, including, but not limited to the information outlined in PVSP 9.2.5 - Subsequent Conformity Review Process.

<http://www.placer.ca.gov/~media/cdr/ECS/EIR/PVSP/SpecificPlan07/PVSPJul07Ch9%20pdf.ashx>

7.8.2 REQUIRED APPLICATION CONTENTS

Any application for approval of any permit or amendment pursuant to Section 17.58.030 of the Zoning Ordinance, including an **Initial Project Application (IPA)**, shall include the required application contents and any and all forms required by the Planning Services Division (refer to Appendix A of this Manual for a sample of the Initial Project Application).

7.8.3 FILING OF APPLICATIONS

All applications for permits required by Chapter 17 of the Zoning Ordinance shall be filed with the Planning Services Division. No application for approval of a use of land, building or structure, land division, or other permit required by Chapter 17 shall be accepted for processing by the Planning Services Division or approved unless it complies with all of the requirements of Section 17.58.040.

http://gcode.us/codes/placercounty/view.php?topic=17-3-17_58&frames=on

7.8.4 PRE-DEVELOPMENT MEETINGS

In order to advise and inform applicants of the procedural and substantive requirement of obtaining discretionary permits for new development, the Placer County Development Review Committee shall conduct pre-development meetings with project applicants.

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_015&frames=on

7.8.5 POSTING OF SITES/NOTIFICATION OF NEW DEVELOPMENT PROPOSAL

The applicant for any permit that is subject to the original jurisdiction of the Planning Commission or the Board of Supervisors shall erect a public notification sign or signs on the project site as required by Section 17.58.045 of the Zoning Ordinance. The sign(s) shall be erected within sixty (60) days after the submission of Subsequent Conformity Review application.

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_045&frames=on

7.8.6 INITIAL REVIEW OF APPLICATIONS

In addition to the review required by Section 17.58.040 of the Zoning Ordinance, the Planning Services Division shall review all applications for completeness and accuracy before the applications are accepted as being complete and officially filed.

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_050&frames=on

7.8.7 ENVIRONMENTAL REVIEW

All applications for a development entitlement shall be reviewed for conformity with the Placer Vineyards Specific Plan and for compliance with the California Environmental Quality Act (CEQA).

<http://www.placer.ca.gov/~media/cdr/ECS/EIR/PVSP/SpecificPlan07/PVSPJul07Ch9%20pdf.ashx>

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_060&frames=on

7.8.8 STAFF REPORT & RECOMMENDATIONS

The Development Review Committee (DRC) or other appropriate departmental staff as directed by the DRC or the Planning Director shall review all discretionary applications filed pursuant to Chapter 17 of the Zoning Ordinance, the PVSP and the DA to determine whether they comply and are consistent with the provisions of Chapter 17, other applicable provisions of the Placer County Code, the PVSP, DA and the Placer County General Plan.

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_070&frames=on

7.8.9 PERMIT ISSUANCE

The approval and issuance of an Administrative Review Permit, Minor Use Permit or Variance by the Zoning Administrator; or a Conditional Use Permit by the Planning Commission; shall occur as set forth in Section 17.58.140 of the Zoning Ordinance.

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_040&frames=on

When Design Review approval is required, it shall occur as set forth in Sections 17.58.110 and 17.52.070(D) of the Zoning Ordinance.

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_110&frames=on

http://qcode.us/codes/placercounty/view.php?topic=17-2-vi-17_52-17_52_070&frames=on

7.8.10 EFFECT OF DENIAL

If an Administrative Review, Minor or Conditional Use Permit or Variance application is denied by the Zoning Administrator or Planning Commission and the decision is not reversed through Appeal (ZO 17.60.110), no further application for a permit for the same use on the same property shall be filed for a period of one year from the date of denial.

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_150&frames=on

7.8.11 PERMIT TIME LIMITS, EXERCISING OF PERMITS AND EXTENSIONS

An Administrative Review, Minor or Conditional Use Permit shall be approved or disapproved by the County within the time limits set forth in Zoning Section 17.58.160.

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_160&frames=on

7.8.12 APPLICATION DEEMED APPROVED

Any permit application deemed approved pursuant to California Government Code Section 65956 shall be subject to all applicable provisions of Section 17.58.170 of the Zoning Ordinance, which shall be satisfied by the applicant before any construction permit is issued or a use not requiring a construction permit is established.

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_170&frames=on

7.8.13 CHANGES TO APPROVED PROJECT

A new land use authorized through an Administrative Review Permit, Minor Use Permit, Conditional Use Permit or Variance shall be constructed or otherwise established only as approved by the granting authority and subject to any conditions of approval, except where changes to the project are approved as set forth in Section 17.58.180 of the Zoning Ordinance.

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_180&frames=on

7.8.14 SECURITY FOR PERFORMANCE

When required by the County, through conditions of approval, guarantees of performance shall be provided by the applicant in the form of letters of credit, certificates of deposit, cash deposits and/or other forms specified by the granting authority in Section 17.58.190 of the Zoning Ordinance.

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_58-17_58_190&frames=on

7.8.15 APPEALS

Decisions of the Planning Director, Agency Director, the Zoning Administrator, the Environmental Review Committee, the Parcel Review Committee, the Design/Site Review Committee, the Development Review Committee and the Planning Commission may be Appealed by an applicant or by any aggrieved person as provided in Section 17.60.110 of the Zoning Ordinance (refer to the DA for special appeals to the County Executive and the Board of Supervisors).

http://qcode.us/codes/placercounty/view.php?topic=17-3-17_60-17_60_110&frames=on

8

FEES, PAYMENTS AND ACCOUNTING

8.1 APPLICATION, PROCESSING AND OTHER FEES & CHARGES

Developer shall pay those application, processing, inspection and plan checking fees and charges as may be required by County under then current regulations for processing applications and request for Subsequent Entitlements, permits, approvals and other actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions with respect thereto or any performance required of Developer (refer to DA Section 2.5.1 and Table 8.1 of this Manual).

8.2 DEVELOPMENT MITIGATION FEES ADOPTED BY ORDINANCE

Consistent with the terms of the Development Agreement(s), County shall have the right to impose and Developer agrees to pay such development fees, impact fees and other such fees levied or collected by County to offset or mitigate the impacts of development of the Property and which will be used to pay for public facilities attributable to development of the Property and the Specific Plan as have been adopted by County, or as have been adopted by a joint powers authority of which the County is a member, in effect on the Effective Date of the Development Agreement(s) (refer to DA Section 2.5.2).

8.2.1 SEWER SERVICE SYSTEM ANNEXATION AND CONNECTION FEES

The owners of property proposed to be annexed to a County sewer district shall pay an annexation fee prior to or at the time the property is annexed. The fee shall be as set forth in Section 13.12.350 of the Placer County Code. Connection fee costs shall be adjusted to reflect the increase in construction costs in the interim, on the basis of the change in the Engineering News Record Construction Cost Index.

http://qcode.us/codes/placercounty/view.php?topic=13-13_12&frames=on

8.2.2 COUNTY ROAD NETWORK CAPITAL IMPROVEMENT PROGRAM TRAFFIC FEE: DRY CREEK ZONE

As a condition of development in Placer County, the payment of specified fees for coordinated transportation improvements within the Placer County Road Network Traffic Limitation Zone (TL Zone) is required. The TL Zone is identical to that of the unincorporated area of Placer County. The fee shall be calculated using the information and formulas shown in the Public Works Countywide Traffic Fee Program Schedule.

http://qcode.us/codes/placercounty/view.php?topic=15-15_28&frames=on

8.2.3 COUNTY PUBLIC FACILITIES FEE

In order to mitigate impacts caused by new development in the County, public facility fees are necessary. The fees are needed to finance public facilities and to assure that new development pays its fair share for these improvements. The public facilities fees are to be collected prior to the issuance of building permits or at the earliest time permitted by law as determined by the County Executive Officer or his/her Designee. The amount of the fee shall be the current fee determined as of the date of filing the completed application for the

building permit, or other entitlement or development permit, in the case where a building permit is not required, except the fee shall not apply to any vested tentative map or vested parcel map after the application for such map is deemed complete.

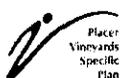
http://acode.us/codes/placercounty/view.php?topic=15-15_30&frames=on

TABLE 8.1 FEES AND PAYMENTS			
Item	Amount	Basis	When Due
Application, Processing & Other Fees & Charges (DA 2.5.1)	TBD		
Development Mitigation Fees Adopted by Ordinance (DA 2.5.2)			
<i>Sewer Service System Annexation & Connection Fees (PCC Article 13.12)</i>	TBD		Building Permit Issuance
<i>County Road Network CIP Traffic Fee; Dry Creek Zone (PCC Article 15.28)</i>	\$3,010	DUE	Building Permit Issuance
<i>County Public Facilities Fee (PCC Article 15.30)</i>	\$150	DUE	Building Permit Issuance
<i>Dry Creek Watershed Drainage Improvement Zone Fee (PCC Article 15.32)</i>	\$212	DUE	Building Permit Issuance
<i>Parks & Recreation Facilities Fee (PCC Article 15.34)</i>	Included in PVSP Fees	DUE	Building Permit Issuance
<i>County of Placer-City of Roseville Joint Traffic Fee</i>	\$727	DUE	Building Permit Issuance
<i>South Placer Regional Transportation & Air Quality Mitigation Fee</i>	\$1,591	DUE	Building Permit Issuance
New Development Mitigation Fees (DA 2.5.3)	TBD		Building Permit Issuance
Project Development Fees (DA 2.5.4)			
<i>Enhancement of Agricultural Water Supply Fee (DA 2.5.4.1)</i>	\$1,000	DU	Building Permit Issuance
<i>Additional Walerga Road Bridge Construction Fee (DA 2.5.4.2)</i>	\$100	DU	Building Permit Issuance
<i>Regional Traffic Fee (County Tier II Fee) (DA 2.5.4.3)</i>			
<i>Residential Dwelling</i>	\$5,050	DUE	Building Permit Issuance
<i>Retail Project Bldg. Permit</i>	\$4,000	DUE	Building Permit Issuance
<i>Non-Retail, Non Residential Project Bldg. Permit</i>	\$2,000	DUE	Building Permit Issuance
<i>Highway 99/70--Riego Road Interchange Fee (DA 2.5.4.4)</i>	\$300	DUE	Building Permit Issuance
<i>Subsequent Traffic Fee (DA 2.5.4.5)</i>	\$165	DU	Building Permit Issuance
<i>Roseville Traffic Impact Mitigation Fee (DA 2.5.4.6)</i>	\$313	DUE	Building Permit Issuance
Project Implementation Fees (DA 2.5.5)			
<i>Placer Vineyards Specific Plan Fee (PVSP Fee) (DA 2.5.5.1)</i>	\$16,062	DUE	Building Permit Issuance
<i>Southwest Placer fee (SW Placer Fee) (DA 2.5.5.2)</i>	\$1,759	DUE	Building Permit Issuance
<i>Public Land Dedication Equalization Payment (DA 2.5.5.5)</i>	TBD		Building Permit Issuance
<i>PVSP Shortfall Payment Upon Reduction in Density (DA 2.5.5.6)</i>	TBD		Building Permit Issuance
<i>Urban Services Shortfall Fee (DA 2.5.5.7)</i>	\$7,200	DU	Building Permit Issuance
Financing Construction of County Facilities (DA 3.10.3)			
<i>Interim Library Facilities Payment (DA 3.10.4)</i>	\$600,000	Flat Fee	1st Building Permit Application
<i>Regional Fire Facility Payment (DA 3.10.5)</i>	\$7,175,500	Flat Fee	5,001st Building Permit Application
<i>Transit Center Payment (DA 3.10.6)</i>	\$200,000	Flat Fee	5,001st Building Permit Application

8.2.4 DRY CREEK WATERSHED DRAINAGE IMPROVEMENT ZONE FEE

New development and the expansion of existing development within the watershed area of Dry Creek require the payment of specified fees and annual assessments for the installation and maintenance of roadway drainage and stormwater drainage improvements. One-time fees shall be imposed according to the schedule set forth in Exhibit C-1 of Section 15.32.100 of the Placer County Code, and shall be subject to adjustment annually as provided in Subsections 15.32.100 (A)(B)(C).

http://acode.us/codes/placercounty/view.php?topic=15-15_32&frames=on



8.2.5 PARKS AND RECREATION FACILITIES FEE

New development in unincorporated Placer County requires the payment of fees to finance parks and recreational facilities and to assure that new development projects pay their fair share for these parks and recreational facilities. The parks and recreational facility fees are to be collected prior to the issuance of building permits or at the earliest time permitted by law as determined by the County Executive Officer or his/her designee. One-time fees shall be imposed according to the fee schedule established from time-to-time by resolution of the Board of Supervisors after notice of public hearing.

http://qcode.us/codes/placercounty/view.php?topic=15-15_34&frames=on

8.2.6 COUNTY OF PLACER/CITY OF ROSEVILLE JOINT TRAFFIC FEE

The County of Placer/City of Roseville Joint Traffic Fee includes improvements to Base Line Road and Walerga Bridge (refer to County Joint Traffic Fee Ordinance No. 5321-B).

8.2.7 SOUTH PLACER REGIONAL TRANSPORTATION AND AIR QUALITY MITIGATION FEE (SPRTA)

The SPRTA Fee Program funds major interchanges, rails and transit improvements and regional roads.

http://pctpa.net/sprta/?page_id=29

8.3 NEW DEVELOPMENT MITIGATION FEES

In the event after the Effective Date of the Development Agreements the County, or a joint power authority or other agency of which the County currently is or during the term of the Development Agreement(s) becomes a member, adopts a new development mitigation fee, other than those contemplated by the PFFP, in accordance with the Mitigation Fee Act (Government Code Section 66000 et seq.) or other applicable law and the new Development Mitigation Fee is applicable on a county-wide or an area-wide basis and said area includes all or any portion of the Property, Developer agrees to pay any such applicable New Development Mitigation Fee (refer to DA Section 2.5.3).

8.4 PROJECT DEVELOPMENT FEES

Developer acknowledges that the requirement to comply with the Mitigation Fee Act shall only apply with respect to any New Development Mitigation Fees that may be adopted by the county or such joint power authority or other agency. As partial consideration for the Development Agreement(s) and to offset certain anticipated impacts of project approval, the costs of which may not otherwise be calculable at this time, Developer agrees to pay, and specifically waives any objection to County's lack of compliance with the Mitigation Fee Act or other applicable law in the calculation of, each of the following Project Development Fees.

8.4.1 ENHANCEMENT OF AGRICULTURAL WATER SUPPLY FEE

The Developer shall pay a fee of \$1,000 per residential dwelling unit to provide funding for additional recycled water storage and conveyance facilities to assist with the provisions of affordable agricultural water supply in accordance and in full satisfaction of Standard 8 of Exhibit 1 to Resolution 94-238 (refer to DA Section 2.5.4.1).

8.4.2 ADDITIONAL WALERGA ROAD BRIDGE CONSTRUCTION FEE

Developer shall pay a fee of \$100 per residential dwelling unit to provide additional funding for the construction of the Walerga Road Bridge. In the event the Walerga Road Bridge is constructed prior to the build-out of the Specific Plan, the fee shall remain in effect and shall be applied to other bridge or road improvements in southern Placer County (refer to DA Section 2.5.4.2).

8.4.3 REGIONAL TRAFFIC FEE

Developer shall pay a regional traffic fee (County Tier II Fee) of \$5,050 per dwelling unit equivalent for each building permit issued for a residential dwelling or residential project; \$4,000 per dwelling unit equivalent for each building permit issued for a retail project and \$2,000 per dwelling unit equivalent for each building permit issued for any other type of non-retail, non-residential project (refer to DA Section 2.5.4.3).

8.4.4 HIGHWAYS 99/70-RIEGO ROAD INTERCHANGE FEE

The Developer shall pay a fee of \$300 per dwelling unit equivalent to provide funding for the construction of an interchange at the intersection of State Highways 99/70 and Riego Road in Sutter County (refer to DA Section 2.5.4.4).

8.4.5 SUBSEQUENT TRAFFIC FEE

The Developer shall pay County a Subsequent Traffic Fee in the amount of \$165 per residential dwelling unit to be applied to improvements to roadways within or adjacent to the Specific Plan area which are not part of any current or proposed roadway improvement but which may become necessary as a result of additional analysis undertaken in conjunction with an application for Subsequent Entitlement within the Plan Area or in conjunction with a traffic impact analysis conducted by County which includes this area of southwestern Placer County (refer to DA Section 2.5.4.5).

8.4.6 ROSEVILLE TRAFFIC IMPACT MITIGATION FEE

The Developer agrees to pay to the County a fee of \$313 per dwelling unit equivalent to provide funding to the City of Roseville as such for full mitigation of all impacts on the City of Roseville circulation system associated with the development of the Specific Plan (refer to DA Section 2.5.4.6).

8.5 PROJECT IMPLEMENTATION FEES

At the request of the Developer and to equalize the costs of implementation of the Specific Plan related to providing the county facilities and parks, open space and trail improvements required hereunder, the costs of which have been estimated in the Public Facilities Finance Plan but are not otherwise calculable at this time, and to establish a source of stable funding to assure that variation in the long-term costs of providing public services are adequately provided for, Developer agrees to pay, and specifically waives any objection to county's lack of compliance with the Mitigation Fee Act or other applicable law in the calculation of, each of the following fees:

8.5.1 PLACER VINEYARD SPECIFIC PLAN FEE

The County shall establish and the Developer shall pay the Placer Vineyards Specific Plan Fee (PVSP Fee) as generally outlined in the Public Facilities Finance Plan.

<http://www.placer.ca.gov/departments/communitydevelopment/planning/pvineyards/financeplan>

8.5.2 SOUTHWEST PLACER FEE

The County shall establish and the Developer shall pay the Southwest Placer Fee (SW Placer Fee) as generally outlined in the Public Facilities Finance Plan.

<http://www.placer.ca.gov/departments/communitydevelopment/planning/pvineyards/financeplan>

8.5.3 PUBLIC LAND DEDICATION EQUALIZATION PAYMENT

In order to generally equalize the land dedication obligations between Participating Developers, subject to County review and oversight as deemed necessary by the County, the Development Group shall administer a program of land equalization fees (**Land Equalization Fees**), payable by each Participating Developer who owns an Under-Dedicating Property and land equalization fee reimbursements (**Land Equalization Fee Reimbursements**), payable to each Over-Dedicating Developer.

The land dedications to be addressed by the **Land Equalization Fee** consist of the public land dedication for park sites, County Facilities, on-site infrastructure components and drainage ways (**Public Land Dedications**) pursuant to the approved Specific Plan. The Fair Share Land Dedication Table (DA Exhibit 2.5.5.5-B) lists the Over-Dedicating Developers whose shares of Public Land Dedications for their participating properties are in excess of their fair share allocations of the aggregate Public Land Dedications (**Excess Land Dedication**) and the Under-Dedicating Properties whose shares of Public Land Dedications are less than their fair share allocations (**Land Dedication Shortfall**).

Prior to County approval for recordation of each final small-lot map for single-family residential development or approval of improvement plans for each multi-family or commercial development within the Property, Developer must deliver to the County written confirmation from the Development Group that either (i) Developer has paid to the Development Group any required **Land Equalization Fee** or (ii) Developer is not required to pay any **Land Equalization Fee** in connection with such requested approval.

Instead of assigning a fixed unchanging value to the **Public Land Dedications**, the value for an acre of **Public Land Dedications** shall be based on the appraised value, updated annually, of developable low density residential (LDR) property within the Specific Plan (**Equivalent LDR Value**) similar to the valuation assumptions used to value school sites for acquisition and for establishment of a Quimby Act park dedication in-lieu fee. For each Under-Dedicating Property, the amount, in dollars, of its Total Fee Obligation shall be determined by multiplying its Land Dedication Shortfall times the **Equivalent LDR Value**. For each Over-Dedicating Developer its Fee Reimbursement Amount shall be determined by multiplying its **Excess Land Dedication** times the **Equivalent LDR Value** (refer to DA Section 2.5.5.5 E). For each Under-Dedicating Property, the **Land Equalization Fee** shall be determined, on a per EDU basis, by dividing the Under-Dedicating Property's Total Fee Obligation by the total number of EDUs within the Under-Dedicated Property, based on Table 8.2.

**TABLE 8.2
EQUIVALENT EDUs**

Single Family (LDR)	1 EDU per planned unit
Single Family (MDR)	1 EDU per planned unit
Multi-Family (HDR/CMU)	0.66 EDU per planned unit
Office	4 EDU per acre
Commercial	5.6 EDU per acre
County Facilities, Schools Public Facilities	0 EDU

Until all Land Equalization Fees have been paid, the appraised **Equivalent LDR Value** shall be annually updated and/or reevaluated as provided for in DA Section 2.5.5.5 F. Appraisal Dispute Resolution, Timing of Payment of Fee, Administration Costs Included in Fee, Coordination with Shortfall Payment Obligations, Timing of Payment of Fee Reimbursements, Fee Reimbursements Personal to Developers and Assignable as Credits, Term and Survival of Land Equalization Fee Program, and Support for Final Payment of Fee Reimbursements After 25 Years are more fully described in DA Sections 2.5.5.5 G, H, I, J, K, L, M & N.

For Non-Participating Owners (refer to DA Exhibit 2.5.5.5-C), the County shall require payment, to the fullest extent permitted by laws, to the Development Group (or to the County for payment to the Development Group) from each Non-Participating Owner of a similar **Land Equalization Fee** and/or land equalization payment, payable at the time of development described above for payments of the **Land Equalization Fee** by Participating Developers (refer to DA Section 2.5.5.5 O).

8.5.4 PVSP SHORTFALL PAYMENT UPON REDUCTION IN DENSITY

Developer intends to develop all of the residential units and/or commercial and office square footage allocated to the Property, as shown on DA Exhibit 2.2, and IPPM Table 2.1 and acknowledges that the PVSP Fee is based on all allocated units and square footages being developed within all of the Participating Developer’s properties. If Developers development of the Property fails to use (or maintain for future development) all of the units and square footage allocated to the Property, and if any underutilized units are not otherwise transferred to other properties with the Plan Area, then Developer shall pay to the County the amount equal to the number of underutilized units or amount of underutilized square footage times the amount of the applicable PVSP Fee related thereto (**PVSP Shortfall Payment**) in accordance with the terms of DA Section 2.5.5.6 (refer to Sample Form A.2 in Appendix A of this Manual).

8.5.5 URBAN SERVICES SHORTFALL FEE

In addition to the obligation to include the Property in a Services CFD, in accordance with DA Section 3.20, and in a CSA in accordance with DA Section 3.21, in order to provide additional funding to ensure adequate financial resources are available to County to provide public services to the residents of the Plan Area, Developer shall pay a fee of **\$7,200** per dwelling unit, or such amount, whether more or less, as the County may determine to be necessary at



the time that the Services CFD and/or CSA are formed and the applicable special taxes and assessments are levied (refer to DA Section 2.5.5.7).

8.6 FINANCING CONSTRUCTION OF COUNTY FACILITIES

Developer, together with other Participating Developers within the Specific Plan, shall be solely responsible to fund the design and construction of the County Facilities and, except as otherwise expressly provided in the DA for increased costs due to requests by County for inclusion of upgrades that are not within an approved or updated County Facilities Master Plan, County shall have no obligation to fund such costs (refer to DA Section 3.10.3).

8.6.1 INTERIM LIBRARY FACILITIES PAYMENT

In addition to constructing the library portion of the County Facilities as required in DA Section 3.10, if Developer is the applicant for the first building permit for a residential unit (excluding permits for model homes) within the entirety of the Plan Area, excluding the Special Planning Area, Developer shall pay or cause the Development Group to pay an amount equal to the sum of **\$600,000**, plus any increase attributable to the adjustment of said sum from the effective date to the date of issuance of said first building permit as calculated by utilizing an annual percentage of change in the California Engineering News Record 20-Cities Construction Cost Index (refer to DA Section 3.10.4).

8.6.2 REGIONAL FIRE FACILITY PAYMENT

A Regional Fire Facility Payment of **\$7,175,500** must be paid by the Developer to the County at the time of the 5,001st residential building permit (excluding permits for model homes) (refer to DA Section 3.10.5).

8.6.3 TRANSIT CENTER PAYMENT

If Developer is the applicant for the 5,001st residential building permit (excluding permits for model homes) within the entirety of the Plan Area, excluding the Special Planning Area, Developer shall pay or cause the Development group to pay an amount equal to the sum of **\$200,000**, plus any increase attributable to the adjustment of said sum from the Effective Date to the date of issuance of said 5,001st residential building permit as calculated by utilizing an annual percentage of change in the California Engineering new Record 20-Cities construction cost Index (refer to DA Section 3.10.6).

8.7 PAYMENTS FOR COUNTY SERVICES

8.7.1 TIME OF PAYMENT

Payment of Development Mitigation Fees, New Development Mitigation Fees, Project Development Fees and Project Implementation fees will be based on the information submitted with a building permit application. Fees shall be paid at the time of issuance of a building permit and shall be paid in the amount in effect at the time of issuance of the building permit (refer to DA Section 2.5.7).

8.8 FINANCIAL RESPONSIBILITY

The Development Group shall provide such financial information regarding the costs of construction of the Developer infrastructure and the assets for the Development Group as the County may require to assist with its review (refer to DA Section 2.5.5.1).

8.9 ADMINISTRATION OF FEES

Fees paid shall be held in separate public facility accounts to be expended for the purpose for which they were collected by the county. The county shall retain any interest accrued and allocate it to the account for which the original fee was imposed. The county shall deposit, invest, account for and expend the fees in accordance with California Code Section 66006.

http://qcode.us/codes/placercounty/view.php?topic=15-15_30-15_30_080&frames=on

8.10 ADMINISTRATION AND PROCESSING OF PUBLIC LAND DEDICATION

8.10.1 INITIAL DEDICATIONS

The Development Group will complete the recordation with the County of irrevocable offers of dedication (IDOs) for all portions of the Property that will be utilized for (refer to DA Section 3.3.1):

- Core Backbone Infrastructure
- Remaining Backbone Infrastructure
- Drainage Areas
- Community Parks
- Neighborhoods Parks
- Open Space Areas
- County Facilities described in DA Section 3.10

8.10.2 ADDITIONAL DEDICATIONS FOR SECONDARY ROAD IMPROVEMENTS

Developer shall offer to dedicate any portion of the Property planned for Secondary Road Improvements described in DA Section 3.7.1 within sixty (60) day after writer request therefor from the County, which request shall include a legal description of the need portion of the Property (refer to DA Section 3.3.3).

8.10.3 DEFERRALS, ADJUSTMENTS & RELEASES

Dedications may be deferred due to legal challenges. County and developer may make minor adjustments to the boundaries of dedicated areas based on final engineering. The County may release areas of previously dedicated property with no compensation due from Developer (refer to DA Sections 3.3.2, 3.3.4, 3.3.8).

8.11 ADMINISTRATION OF PVSP SHORTFALL PAYMENT UPON REDUCTION IN DENSITY

The requirement for any **Shortfall Payment** shall be monitored by and coordinated with the Development Group. As Developer processes tentative large and small lot maps for single family residential development and design approvals for multi-family and commercial or office development. Developer shall certify to the Development Group on Form A.2, a sample of which is included in Appendix A of this Manual, either that (i) the number of units and/or square footage planned for development and that can be developed within the remainder of the Property equals the number of units and/or square footage allocated to the Property, less any units then transferred to other properties within the Plan Area, or (ii) the amount of any then required **Shortfall Payment** associated with its pending development of the Property, based on the number of then underutilized units and/or square footage then being developed and remaining to be developed with the Property. Developer shall provide to the County a written certification from the Development Group which specifies either that no **Shortfall Payment** is due or the amount of any **Shortfall Payment** required with respect to such pending development. If the Shortfall Fee Certificate specifies that a **Shortfall Payment** is due for such development, then Developer shall pay to the County the amount of the **Shortfall Payment** upon approval for recordation of such final small lot map or issuance of the multi-family building permit or approval of commercial or office improvement plans. Any such **Shortfall Payment** shall be treated by the County in the same manner as payment of the PVSP Fee to the County (refer to DA Section 2.5.5.6).

9

COMMUNITY FACILITIES DISTRICTS

At the request and with the support of the Developer and/or the Participating Developers, County shall form one or more Community Facilities District for the purpose of financing the acquisition of a portion or portions of the public infrastructure and facilities within the Specific Plan. The infrastructure and facilities that may be constructed and/or acquired with Infrastructure CFD funds include, without limitation, roads, water, sewer, drainage, public utilities, County Facilities, parks, open space and other such public facilities of the County located within the Plan Area and/or required to serve development of the Plan Area. Formation of an Infrastructure CFD shall be pursuant to and consistent with the requirements of the Development Agreement, applicable County policies and the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 et seq.).

Prior to the commencement of proceedings before the Board of Supervisors for the formation of a special assessment district formed under the Improvement Act of 1911, the Municipal Improvement Act of 1913, the Improvement Bond Act of 1915, The Mello-Roos Community Facilities Act of 1982, or similar assessment laws, the proponents shall notify the bond screening committee^[1] of their intention to form a Special Assessment District or Community Facilities District. The proponents shall file with the committee such documents or information as the committee may require facilitating the review of the project by the committee. After the committee has completed its review of the project and related documents, the Chairperson of the committee shall set forth the date, time and place for a formal hearing by the committee on the proposed special assessment district community facilities district. Any such hearing may be called to consider a recommendation regarding the formation of a district or a recommendation regarding sale of bonds or both. Upon conclusion of the formal hearing, the committee may take the matter under consideration and shall within thirty (30) days from the conclusion of the hearing notify the board of supervisors of its findings and recommendations (refer to DA Sections 3.18, 3.19 & 3.20).

[1] The County Bond Screening Committee shall advise and make recommendations to the board of supervisors on matters of assessment district and community facility district proceedings, which may come before the board of supervisors. The bond screening committee shall have the following powers and duties as herein set forth:

- A. Formulate and recommend to the board of supervisors for approval general policies relating to the function of the committee and the standards to be adopted for the evaluation of proposals for the formation of a special assessment district or a community facilities district;
- B. Advise and make recommendations to the board of supervisors on each proposal for the formation of a special assessment district or community facilities district.

10

DEFINITIONS & ABBREVIATIONS

- Board**..... The Placer County Board of Supervisors.
- Building Permit**..... A permit issued pursuant to Chapter 15 of the Placer County Code.
- County**..... The County of Placer, California.
- CSA** County Service Area.
- Development Agreements (DA)** The Amended and Restated Development Agreements adopted by the Board of Supervisors on February 14, 2012 and the First Amendment to the Amended and Restated Development Agreements adopted by the Board of Supervisors on September 11, 2012.
- Developer**..... The entities and/or persons executing the Development Agreement as Developer on the signature page attached hereto (Developer) pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of California.
- Development Group** The PVSP development group consists of the Developer and the other Participating Developers as defined in Recital M of the Amended and Restated Development Agreements.
- Development Phase**..... Development within a designated portion of land owned by Participating Developers within the Plan Area.
- Development Review Committee**..... The Development Review Committee of the County of Placer consisting of one member each from the Planning Services Division, Engineering and Surveying Division and Environmental Health
- Dwelling Unit**..... Shall have the meaning set forth in PCC Section 17.04.030.
- Dwelling Unit Equivalent** See PCC section 13.12.240 for type of establishment and equivalent dwelling unit calculations.
- Fee**..... A monetary exaction, other than a tax or special assessment, which is charged to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project.
- Final Map**..... A map prepared in accordance with the provisions of Chapter 16 of the Placer County Code and the Subdivision Map Act of the State of California and which is designed to be recorded in the County Recorder's Office.
- IPPM**..... The Placer Vineyards Implementation Policies & Procedures Manual.

- Improvement Plan** An engineering plan submitted by a civil engineer registered by the State of California, showing the location and construction details of all improvements required for a subdivision or other development of land.
- Land Development Manual** The official land development manual of the County of Placer, including those portions of the Placer County Code contained therein.
- Major Subdivision** A subdivision creating five or more parcels, five or more condominiums as defined in Section 783 of the Civil Code, or a community apartment project containing five or more parcels except for those subdivisions which meet the criteria for a minor subdivision. All major subdivisions require a tentative map and a final map as specified in Chapter 16 of the Placer County Code.
- Minor Subdivision** A subdivision creating less than five parcels or a subdivision creating five or more parcels and meeting the criteria defined in Chapter 16 of the Placer County Code.
- Parcel Map** A map showing a division of land defined as a minor subdivision, and prepared in accordance with the provisions of Chapter 16 of the Placer County Code and the Government Code Section 66444.
- Phasing Plan** A plan that describes the portions of the Core Backbone Infrastructure, Remaining Backbone Infrastructure, County Facilities and Community Park Improvements, together with any other interim or permanent public improvements or facilities, proposed to be installed to serve a Development Phase.
- Planning Commission** The Placer County Planning Commission.
- Planning Director** The Director of the Placer County Community Development Resource Agency or the designee of said Director.
- Placer County Code** The Placer County Code as compiled edited and published by Book Publishing Company, Seattle, Washington, with the exception of Article 13.28 of Chapter 13. (Ord. 5060-B Section 1,2000).
- PVSP** The Placer Vineyards Specific Plan.
- Plan Area** All of the property included within the boundaries of the Placer Vineyards Specific Plan.
- Specific Plan** The Placer Vineyards Specific Plan.
- Tentative Map** A map made for the purpose of showing the design of a proposed subdivision as required by Chapter 16 of the Placer County Code and the Subdivision Map Act of the State of California.

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REFERENCES

- EDAW/AECOM, July 2007. *Placer Vineyards Specific Plan including Appendices A, B, C & D*
- Economic & Planning Systems, Inc., July 2007. *Public Facilities Financing Plan*
- Economic & Planning Systems, Inc., July 2007. *Placer Vineyards Urban Services Plan*
- County of Placer, 2012. *Amended and Restated Development Agreement(s) by and Between the County of Placer and the Participating Developers*
- County of Placer, 2012. *First Amendment to Amend and Restated Development Agreement(s) by and Between the County of Placer and the Participating Developers*
- County of Placer, 2012. *Placer County Code*
- County of Placer, 2012. *Placer County General Plan*
- Quad Knopf, July 2006. *Placer Vineyards 1st partially Recirculated Revised Draft Environmental Impact Report.*
- Quad Knopf, March 2007. *Placer Vineyards 2nd partially Recirculated Revised Draft Environmental Impact Report.*
- Quad Knopf, October 2006. *Placer Vineyards Final Environmental Impact Report.*
- Quad Knopf, July 2006. *Placer Vineyards, Supplement to the Final Environmental Impact Report.*



SAMPLE APPLICATIONS & FORMS

SAMPLE FORMS

- Form A.1 - Placer Vineyards Development Group Good Standing Certificate
- Form A.2 - Placer Vineyards Shortfall Payment Upon Reduction in Density Certificate
- Form A.3 - Summary of Placer Vineyards Density Transfer of Housing Units

SAMPLE APPLICATIONS

- PVSP Initial Project Application
- PVSP Subsequent Conformity Review Questionnaire
- PVSP Amendment Application
- PVSP Administrative Modification Application
- PVSP Density Transfer of Housing Units Application

SAMPLE FORMS



This is to Certify that:

Baseline & Watt, LLC
Property ID #3

Is a Member in
GOOD STANDING
of the Placer Vineyards Development Group, LLC

Date

Management Committee Member

Date

Management Committee Member

FORM A.2
PLACER VINEYARDS SHORTFALL PAYMENT CERTIFICATE

This is to certify that: _____
 Developer of property ID No. _____ described in Development Agreement Exhibit "B"
 Is developing the required number of residential units or commercial square footage as
 described in IPPM Table 2.1.

Or

Is developing less than the required number of residential units and/or square footage as
 described in IPPM Table 2.1 and, therefore is paying a PVSP Shortfall payment as described in
 Development Agreement Section 2.5.5.6. The payment is calculated according to the following
 formula:

Residential Calculation

Residential unit count described in Table 2.1 _____
 Actual number of residential units developed _____
Shortfall _____

PVSP Fee per Residential Unit \$ _____

Shortfall x PVSP Fee = Shortfall Payment \$ _____

Commercial Calculation

Commercial square footage described in Table 2.1 _____
 Actual commercial square footage developed _____
Shortfall _____

PVSP Fee per Commercial Square Foot \$ _____

Shortfall x PVSP Fee = Shortfall Payment \$ _____

Total PVSP Shortfall Fee \$ _____

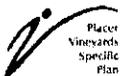
Placer Vineyards Development Group, LLC

 By

 Date

 By

 Date



SAMPLE APPLICATIONS



PLACER COUNTY PLANNING SERVICES DIVISION

AUBURN OFFICE
3091 County Center Dr, Auburn, CA 95603
530-745-3000/FAX 530-745-3080
Website : www.placer.ca.gov
E-mail : planning@placer.ca.gov

TAHOE OFFICE
775 North Lake Blvd., Tahoe City, CA 96146
PO Box 1909, Tahoe City, CA 96145
530-581-6280/FAX 530-581-6282

INITIAL PROJECT APPLICATION

(For Office Use Only)

G.P. Designation _____ Posters _____ File #'s _____
 _____ Affordable Housing _____
 General Plan/Community Plan _____ Taxes _____ Accepted by _____
 _____ Tax Rate Area _____ Date filed _____
 Zoning _____
 Major Project: Yes ___ No ___ Geographic Team: _____ Hearing Body _____
 Pre-Development Meeting Date _____ **Acceptable for Filing** _____

Planner Signature

-- TO BE COMPLETED BY THE APPLICANT --

1. Project Name _____
2. Property Owner _____
 Mailing Address _____
 Telephone _____ Fax _____ E-Mail _____
3. Applicant _____
 Mailing Address _____
 Telephone _____ Fax _____ E-Mail _____
4. Size of Property (acreage or square footage) _____
5. Assessor's Parcel Number(s) _____
6. Project Location _____

(Be specific: cross streets, distance and direction from nearest intersection, etc.)

7. What actions, approvals, or permits by Placer County does the proposed project require?
- | | | |
|---|--|---|
| <input type="checkbox"/> Additional Building Site | <input type="checkbox"/> Environmental Questionnaire | <input type="checkbox"/> Minor Use Permit |
| <input type="checkbox"/> Administrative Approval | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Project undertaken by County |
| <input type="checkbox"/> Administrative Review Permit | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Major Subdivision (5+ parcels) | <input type="checkbox"/> Specific Plan Admin. Modif. |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Boundary Adjustment | <input type="checkbox"/> Specific Plan Amendment |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Minor Subdivision (4 and under parcels) | <input type="checkbox"/> Specific Plan Density Transfer |
| <input type="checkbox"/> Other – Explain _____ | | |

Does the proposed project need approval by other governmental agencies? ___ Yes ___ No. If so, which agencies? _____

8. Which agencies, utility companies provide the following services? **This information must be ACCURATE!**

Electricity _____ Fire Protection _____ Sewer _____
Telephone _____ Natural Gas _____ Water _____
High School _____ Elementary School _____ Other _____

9. Describe the project in detail so that a person unfamiliar with the project would understand the purpose, size, phasing, duration and construction activities associated with the project. In response to this question, please attach additional pages, if necessary.

10. I hereby authorize the above-listed applicant to make application for project approvals by Placer County, to act as my agent regarding the above-described project, and to receive all notices, correspondence, etc. from Placer County regarding this project, or

11. As owner I will be acting as applicant. In addition, as owner, I will defend, indemnify, and hold Placer County harmless from any defense costs, including attorneys' fees or other loss connected with any legal challenge, brought as a result of an approval concerning this entitlement. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.

12. The signature below authorizes any member of the Placer County Development Review Committee (DRC), and other County personnel as necessary, to enter the property/structure(s) that is (are) the subject of this application.

Signature(s) of Owner(s):

Please Print

If application is for a Boundary Line Adjustment, signature of both the transferring and acquiring property owners are required. Boundary Line Adjustments shall not be used to create new parcels.

Signature of Transferring Property Owner

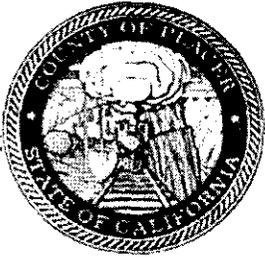
Please Print

Signature of Acquiring Property Owner

Please Print

The Planning Department is prohibited from accepting applications on tax delinquent properties pursuant to Board of Supervisors direction.

Prior to the commencement of any grading and/or construction activities on the property in question, that are based upon the entitlements conferred by Placer County permit approval(s), the applicant should consult with the California Department of Fish & Game (DFG) to determine whether or not a Streambed Alteration Agreement [§1603, CA Fish & Game Code] is required. The applicant should also consult with the U.S. Army Corps of Engineers to determine whether or not a permit is required for these activities pursuant to Section 404 of the Clean Water Act. Fees may be required to be paid to the Department of Fish and Game for their participation in the environmental review process as required by State law. **The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.**



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E.J. Ivaldi
Environmental Coordinator

Date Received	Filing Fee	Check No.	Receipt No.
	\$	#	#

**PLACER VINEYARDS SPECIFIC PLAN
SUBSEQUENT CONFORMITY REVIEW**

Answer all questions that are applicable.

Please note: If you are applying for a Conditional Use Permit, Subdivision over 4 lots, General Plan amendment, Specific Plan and/or Rezoning, you must schedule a pre-development meeting before this Environmental Questionnaire can be accepted. Please contact the Planning Department at 530-745-3000 for scheduling.

I. GENERAL

In conjunction with submitting any required County application for approval of a subsequent development entitlement within the Plan Area, the applicant for each proposed project shall complete a Subsequent Conformity Review questionnaire. The purpose of the questionnaire is to enable the County to determine whether the proposed project is consistent with the Specific Plan, and to examine whether there are project specific effects that are particular to the project or its site that were not considered in the Specific Plan EIR and/or whether an event as described in Section 15162 of the State CEQA Guidelines has occurred. In order to make this determination the County may require additional information including but not limited to listed on page 9 of this questionnaire.

- Project name (same as on IPA) _____
Project site area _____ acres, or _____ square feet
General Plan/Community Plan _____
Land use description _____
Zoning _____
- Project description in detail, including the number of units or gross floor area proposed, site area in acres/square feet (PLN)

- Describe existing uses and facilities onsite (buildings, wells, septic systems, parking, etc) _____

- Is adjacent property in common ownership? yes no
If yes, indicate acreage _____ and Assessor's Parcel Number(s) _____
- Indicate all historic uses of the property to its first known use and show areas of such use on site plan (i.e. animal enclosures, livestock dipping areas, carcass burial locations, chemical mixing structures, clandestine drug labs or dumpsites, fuel tanks, crop areas, mining shafts, buildings, processing areas, storage, hazardous waste, spoils piles, etc.):
a. Residential uses? yes no
If yes, describe uses: _____

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b. Commercial agriculture uses? yes no

If yes, what types of uses have occurred? animal husbandry crops other

Describe use, era/decade, associated pesticides, herbicides, or other hazardous materials storage or use: _____

c. Mining uses? yes no

If yes, describe types, features, and any related uses: _____

d. Physical hazards (i.e. mine audit, air shaft, etc)? yes no

If yes, describe hazards: _____

e. Commercial uses? yes no

If yes, describe types and any related uses: _____

6. Is any portion of the site under a Williamson Act contract? yes no

If yes, indicate contract name and number: _____

II. GEOLOGY & SOILS

1. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area? yes no

If yes, describe _____

2. How many cubic yards of material will be moved onsite? _____

How many cubic yards of material will be imported? _____

How many cubic yards of material will be exported? _____

Describe material sources or disposal sites, transport methods and haul routes: _____

3. What is the maximum proposed height and slope of any excavation/cut? _____

What is the maximum proposed height and slope of any fill? _____

4. Are retaining walls proposed? yes no

If yes, identify location, type, height, etc _____

5. Is there a potential for any blasting during construction? yes no

If yes, explain _____

6. How much of the area is to be disturbed by grading activities? _____

7. Would the project result in the direct or indirect discharge of sediment into any lakes or streams? yes no

If yes, explain _____

8. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property? yes no

If yes, describe _____

9. Are any frontage or offsite road and/or drainage improvements proposed or required? yes no

If yes, explain and show on site plan _____

10. What are the current California Department of Conservation Farmland categories for the property? (Contact California Farmland Mapping & Monitoring Division, 916-324-0859, for information) _____

How many acres of each category? _____

III. DRAINAGE, HYDROLOGY & WATER QUALITY

1. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property? yes no If yes, name the body of water here and show location on site plan: _____
2. If answer to the above is yes, would water be diverted from or into this water body? yes no
If yes, does applicant have an appropriate or riparian water right? yes no
3. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name, if applicable _____
4. What percentage of the project site is presently covered by impervious surfaces? _____
What percentage of the project site will be covered by impervious surfaces after development? _____
5. Would any run-off of water from the project enter any offsite canal/stream or watershed drainage? yes no
If yes, describe _____
6. Is stormwater run-off currently being intercepted by an upstream and/or onsite canal? yes no
If yes, describe _____
7. Will there be discharge to surface water of wastewaters other than storm water run-off? yes no
If yes, a) what materials will be present in the discharge? _____
b) what contaminants will be contained in storm water run-off? _____
8. Would the project result in the physical alteration of a body of water? yes no
If yes, how? _____
9. Will drainage from this project cause or exacerbate any downstream flooding condition? yes no
If yes, explain: _____
10. Are any improvements (streets, building sites, earthwork, etc) proposed within the limits of the 100-year floodplain?
 yes no
If yes, accurately identify the location of the future, fully developed, unmitigated 100-year floodplain on the site plan.
11. Are any areas of the property subject to flooding or inundation? yes no
If yes, accurately identify the location on the site plan.
12. Would the project alter any on or off site drainage channels or patterns? yes no
If yes, explain _____
 - a. How will drainage be discharged to offsite project boundaries? _____
 - b. Are downstream improvements required to upgrade, replace, or mitigate existing facilities? yes no
If yes, explain _____
 - c. Will grading be required for drainage conveyance, either in right of way or on private property? yes no
If yes, describe _____
13. What specific temporary and permanent Best Management Practice (BMP) measures will be provided? _____

IV. VEGETATION AND WILDLIFE

All projects disturbing wetlands, streams, vernal pools, or marshes are required to notify the U.S. Army Corps of Engineers and federal permits may be required prior to land disturbance activities. In addition, consultation with the California Department of Fish and Game, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and/or the Central Valley Regional Water Quality Control Board may be required depending on the types of vegetation and wildlife resources affected by project-related activities. See attached state and federal natural resource permitting information guidance document for more information.

1. Identify the vegetation communities occurring on the project site

- | | |
|---|--------------------------------|
| _____ % alpine | _____ % orchard/vineyard |
| _____ % coniferous forest | _____ % perennial stream |
| _____ % freshwater wetland/marsh | _____ % pond-stock pond |
| _____ % grassland (dry pasture) | _____ % rice |
| _____ % hardwood woodland | _____ % row crop |
| _____ % intermittent stream | _____ % scrub/chaparral |
| _____ % riparian (stream zone) woodland | _____ % vernal pool |
| _____ % irrigated pasture | _____ % meadow (above 3000 ft) |

Information specific to western county vegetation types is summarized in the *Placer County Natural Resources Report 2004*, available from the Placer County Planning Department or www.dfg.ca.gov/whdab/html/wildlife_habitats_mmtmp1028/wildlife_habitats.html

2. Estimate how many individual trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed: _____
 If oak trees (*Quercus* sp.) are present, estimate how many individual oak trees 5 inches diameter or larger would be removed by ultimate development of this project as proposed. _____
3. Estimate the percentage of all existing trees that would be removed by the project as proposed _____
4. Have any biological surveys been conducted on the property? yes no
 If yes, give date of the survey(s) and attach a copy of the survey(s) _____
5. List any known endangered species of plants or animals (as defined in Section 15380 a-d of the California Environmental Quality Act Guidelines) found in the project area _____
6. What changes to the existing vegetative communities will the project cause as proposed? _____

V. FIRE PROTECTION

1. How distant are the nearest fire protection facilities? _____
2. What is the nearest emergency source of water for fire protection purposes? Describe the source and location: _____
3. What additional fire hazard and fire protection service needs would the project create? _____

 What facilities are proposed with this project? _____
4. For single access projects, what is the distance from the project to the nearest through road? _____
 Does the fire district require an emergency vehicle access road? yes no
 If yes, show on the project grading plans and site plan.
5. Are there offsite access limitations that might limit fire truck accessibility (ie. steep grades, poor road alignment or surfacing, substandard bridges, etc.)? yes no
 If yes, describe: _____

VI. NOISE

Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.

- 1. Is the project near a major source of noise? yes no
If yes, name the source(s): _____
- 2. What noise would result from this project, both during and after construction? _____
- 3. If noises attenuation measure (ie. berms, walls, special construction) are proposed, please attach noise study, describe measures and include on the site plan and in cross-sectional details.

VII. AIR QUALITY

Specific air quality studies may be required by the Placer County Air Pollution Control District (APCD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the APCD before proceeding.

- 1. Are there any sources of air pollution within the vicinity of the project? yes no
If yes, name the source(s): _____
- 2. At full buildout of the project, what are the quantities of air pollutants in terms of vehicle and stationary sources (i.e. woodstove emissions, etc.)? Include short-term (construction) impacts: _____
- 3. Are there any sensitive receptors of air pollution located within one quarter mile of the project (i.e. schools, hospitals, etc.)?
 yes no
If yes, describe _____
Will the project generate any toxic/hazardous emissions? yes no
If yes, describe _____
- 4. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale.

- 5. Will there be any land clearing of vegetation for this project? yes no
If yes, how will vegetation be disposed? _____

VIII. WATER SUPPLY

- 1. Define purpose of water currently used on-site _____
- 2. Define existing water source and its location on-site _____
- 3. List water sources (provider or system) proposed and their projected peak water usage in gallons per day:
Domestic _____ peak gallons/day _____
Irrigation _____ peak gallons/day _____
Fire Protection _____ peak gallons/day _____
- 4. Is the project site located within a public domestic water district? yes no
- 5. Will there be public water supply for domestic use? yes no
If yes, provide district name here _____
If no, and the water main is in close proximity, please discuss why not _____

- 6. If no, give the distance to the closest public water main _____ feet
- 6. Will there be groundwater for domestic or other uses? yes no
If yes, what is the projected daily peak groundwater usage? _____
- 7. Are there any wells, drilled or hand-dug, on the site? yes no
If yes, describe approximate year well was constructed, depth, annular seal, yield, contaminants, etc _____

Show existing and proposed well sites and label type of well on the site plan.

8. Will the project potentially impact the surrounding area's use of agricultural water? yes no
If yes, describe _____

IX. AESTHETICS

1. Describe adjacent land use and explain how the proposed project is consistent/compatible with these uses and densities

2. Is the proposed project consistent/compatible with adjacent architectural styles? yes no
If no, explain _____

3. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review? yes no If
yes, by whom (i.e. HOA, ARC)? _____
4. Describe signs and lighting associated with the project: _____

5. Is landscaping proposed? yes no
If yes, provide a conceptual landscape plan to describe and indicate types and location of plants.

X. ARCHAEOLOGY/HISTORY

1. What is the nearest historic site, state historic monument, national register district, or archaeological site?

2. How far away is it? _____
3. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native
American habitation sites, etc.)? yes no
If yes, explain _____

XI. SEWAGE

1. How much wastewater is presently produced daily? _____

2. How is sewage presently disposed of at the site? _____

3. How much wastewater will be produced daily after the project? _____

4. What is the proposed method of sewage disposal? _____

5. Is there a plan to protect groundwater from wastewater discharges? yes no
If yes, attach a draft of this plan.
6. List all unusual wastewater characteristics of the project _____
What special treatment processes are proposed for these unusual wastes? _____

- Will pre-treatment of wastewater be available? yes no
If yes, attach a description of pre-treatment processes and monitoring system.
7. During the wettest time of the year, is the groundwater level less than 8 feet below the surface of the ground onsite?
 yes no
If no, explain _____

8. Is this project located within a sewer district? yes no
If yes, provide the district name here: _____
9. Is there sewer in the area? yes no

If yes, what is the distance to the nearest sewer line? _____

10. Will the project be trenching offsite to connect to sewer? yes no
If yes, describe distance and impacts to roadways, adjacent properties, etc. _____

XII. HAZARDOUS MATERIALS

"Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, or any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (i.e. oils, lubricants, and fuels).

1. a. Has the site ever stored or used hazardous materials, including pesticides and herbicides? yes no
If yes, describe _____

b. Are these materials stored in underground tanks? yes no

If yes, contact the Environmental Health Division at 530-745-2300 for additional requirements.

2. Will the proposed project involve the handling, storage or transportation of hazardous materials? yes no
If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials?
 yes no
If yes, describe _____

XIII. SOLID WASTE

1. What types of solid waste will be produced? _____
How much? _____ How will it be disposed of? _____

XIV. PARKS & RECREATION

1. How close is the project to the nearest public park or recreation area? _____
Name the area _____
2. Describe any onsite recreational facilities proposed as part of the project _____
3. How does this project propose to provide park and recreation facilities to the community? _____

XV. SOCIAL IMPACT

1. How many new residents will the project generate? _____
2. Will the project displace or require relocation of any residential units? yes no
If yes, explain _____
3. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential) would the project cause? _____
4. Would the project create job opportunities? yes no
If yes, explain _____
5. Would the project destroy job opportunities? yes no
If yes, explain _____
6. Will the proposed development displace any currently productive use, including agricultural livestock grazing?
 yes no
If yes, describe _____

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- 7. Is your project in a Placer County Redevelopment Area? yes no
If yes, you may be eligible for low interest loans. If your project contains any housing and is located in a Redevelopment Area, it is subject to the 15% inclusionary regulations of Ordinance 15.65. For more information, please contact the Redevelopment Agency at 530-886-4240.
- 8. Are there any Federal funds helping to finance your project? yes no
If yes, you may have to comply with NEPA, the National Environmental Policy Act.

XVI. TRANSPORTATION/CIRCULATION

- 1. Does the proposed project front on a County road or State Highway? yes no
If yes, what is the name of the road? _____

If no, what is the name of the private access road and nearest cross-street? _____
- 2. Would any non-auto traffic, not related to construction activities, result from the project (trucks, trains, etc.)?
 yes no
If yes, describe type and volume _____
- 3. What road standards are proposed within the development? _____
County land Development Manual Standard Plate _____
Show typical street section(s) on the site plan.
- 4. Will new roadway/driveway access onto County roads be constructed with the project? yes no
If yes, are the access points proposed in a location in which would provide sufficient sight distance along the roadway for safe entering and exiting vehicles? _____
- 5. Describe any proposed improvements to County roads and/or State Highways (i.e. frontage improvements, bike lanes, curb, sidewalk): _____
- 6. Would any form of transit be used for traffic to/from the project site? yes no
If yes, show proposed transit stop locations on site plan.
- 7. How much additional traffic is the project expected to generate? What are the expected peak hours of traffic to be caused by the development (i.e. Churches on Sundays, 8:00am-1:00pm; Offices on Mondays through Fridays, 8:00-9:00am, and 4:00-6:00pm)? _____
- 8. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project?

XVII. CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

First Name _____ Last Name _____

Signature _____ Date: _____

Work Phone () _____ Cell Phone () _____

Email Address _____

Environmental Questionnaire (EQ) Filing Instructions

Pursuant to the policy of the Board of Supervisors, this office cannot accept applications on tax delinquent property or property with existing County Code violations.

- For information regarding projects with effects that are normally significant, refer to Chapter 18.12.050 of the Placer County Environmental Review Ordinance. Applicants are encouraged to contact the staff planner assigned to the project at the earliest opportunity to determine possible need and scope of additional environmental studies.
- If you are applying for a Conditional Use Permit, Subdivision over 4 lots, General Plan Amendment, Specific Plan and/or Rezoning, you must schedule a pre-development meeting before this Environmental Questionnaire can be accepted. Please contact the Planning Department at 530-745-3000 for scheduling.

Please submit the following to:

Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn CA 95603

- 20 copies of the Environmental Questionnaire (EQ)
- 1 copy of Initial Project Application
- EQ filing fee
- Maps - Twenty (20) 8.5" x 11" maps (If folded to that size, must include one reduced to 8.5" x 11")
- For subdivisions, all information required by Section 16.12 of the Subdivision Ordinance for tentative map submittals must be included in addition to the information listed below.
 - Boundary lines and dimensions of parcel(s).
 - Existing and proposed structures and their gross floor area in square feet, parking areas with spaces delineated, distance between structures and distance from property lines.
 - Area of the parcel (in square feet or acres).
 - Names, locations and widths of all existing traveled ways, including driveways, streets, and rights-of-way on, or adjacent to the property.
 - Locations and widths of all proposed streets, rights-of-way, driveways, and/or parking areas.
 - Approximate location and dimensions of all proposed and existing easements, wells, leach lines, seepage pits, mining shafts, or other underground structures.
 - Location and dimensions of all proposed easements for utilities and drainage.
 - Location of all creeks, drainage channels, riparian areas, and a general indication of the slope of the land and all trees of significant size.
 - Accurately plot, label, and show exact location of the base and drip lines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). Note: A tree survey prepared by an I.S.A. certified arborist may be required. Verify with the Planning Department prior to submittal of this application.
 - North arrow and approximate scale of drawing.
 - Vicinity map which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
 - Assessor's parcel number, section, township and range, and a copy of the Assessor's map(s) outlining the subject parcel(s).
 - Name(s) of property owner(s) and applicant, if any.
 - An indication of any adjacent lands in the same ownership.

- The County may require additional information including but not limited to the following:
 - The Placer Vineyards Specific Plan Policy Consistency Questionnaire (Form 11.3);
 - Preliminary Grading Plan (including off-site improvements);
 - Preliminary Geotechnical Report;
 - Preliminary Drainage Report;
 - Traffic Circulation Plan;
 - Traffic Study;
 - Tentative Map;
 - Acoustical Analysis (and associated Traffic & Circulation Studies);
 - Hazard/Past Use Studies (Phase 1 Environmental Assessments and Phase II Limited Soils Investigation and/or Preliminary Endangerment Assessment with CA Dept. of Toxic Substances Control as determined by County Environmental Health);
 - Mosquito control design features;
 - Water quality related studies/details;
 - Utility will-serve requirement letters;
 - Hazardous materials usage information; and
 - Water supply well information (as applicable).



PLACER COUNTY PLANNING SERVICES DIVISION

AUBURN OFFICE
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TAHOE OFFICE
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PO Box 1909, Tahoe City, CA 96145
530-581-6280/FAX 530-581-6282

SUPPLEMENTAL ENTITLEMENT DETAIL PLACER VINEYARDS SPECIFIC PLAN AMENDMENT

Required Maps: 30 (See instructions) Required Applications: 1 Filing Fee: _____
Receipt # _____ Hearing Date: _____ SP file # _____ SPA File # _____

--To Be Completed By Applicant--

1. Project Name: _____
2. Applicable General/Community Plan: _____
3. Current General Plan Designation: _____
4. Current Zoning: _____
5. Proposed General Plan Designation: _____
Affected Parcel No(s): _____
6. Proposed Zoning: _____
Affected Parcel No(s): _____
7. Basis for Request: _____

Signature of Applicant Date

BASIS FOR GRANTING SPECIFIC PLAN AMENDMENTS

A Specific Plan Amendment is any change proposed to the Placer Vineyards Specific Plan that could significantly increase environmental impacts or other changes determined to be significant by the Planning Director. The Placer County Zoning Ordinance, Section 17.58.200.H. states that "an adopted Specific Plan may be amended through the same procedure specified by this section (17.58.200) for the adoption of a Specific Plan." The Amendment must be reviewed by the Planning Commission who will then provide a recommendation to the Board of Supervisors. The Board of Supervisors will review the Amendment, the Planning Commission's recommendation, and take final action on the proposal.

DATE OF PLANNING COMMISSION'S ACTION: Recommended Approval _____ Denial _____

DATE OF BOARD OF SUPERVISORS' ACTION: Approved _____ Denied _____

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INSTRUCTIONS FOR PROCESSING SPECIFIC PLAN AMENDMENTS

1. Determine whether or not a Specific Plan Amendment has to be approved before submitting the Subsequent Conformity Review documents.
2. Submit the following if requested by the Planning Director:
 - a. A detailed justification statement that explains in detail why an amendment to the Specific Plan is warranted, and any exhibits deemed necessary by the Planning Director;
 - b. A statement of consistency with Placer County General Plan policies and Specific Plan land use designations.
 - c. A statement of consistency with the Specific Plan.
 - d. Analysis as required by CEQA; and
 - e. Identification of any required modifications of the public infrastructure improvements that are not currently mandated by the Specific plan (description, location, timing, funding sources, method, etc.).
3. Submit the Initial Project Application and Subsequent Conformity Review questionnaire with the necessary plans and the current filing fee.

The questionnaire will be reviewed and, if it is determined that no significant adverse environmental impact will occur as a result of the project, a Negative Declaration will be prepared by the Planning Department. If it is determined that there will be a significant impact, an Environment Impact Report (EIR) will be required. (See the Planning Department for more complete information regarding the Subsequent Conformity Review process.)

4. When either a Negative Declaration or EIR has been prepared, you will be notified to submit the Specific Plan Amendment form.
5. Two copies of this form, 15 copies of the plot plan and the current filing fee must be submitted. The plot plan shall be to scale, contain the following information and be folded to no larger than 8 ½" x 14" in size. At least one of the 30 plot plans shall be 8 ½" x 11".
 1. Boundary lines and dimensions of parcel(s).
 2. The approximate area of a parcel (in square feet or acres).
 3. Names, locations and widths of all existing traveled ways, including driveways, streets and rights-of-way, on or adjacent to the property.
 4. Approximate location of all creeks and drainage channels and a general indication of the slope of the land and all trees of significant size.
 5. North arrow and scale of drawing.
 6. VICINITY MAP which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
 7. Assessor's parcel number(s), section(s), township and range.
 8. Name(s) of property owner(s) and applicant.
 9. Existing and proposed general plan and/or zone district boundaries (if proposed to change), both on-site and on surrounding lands.
 10. Accurately plot, label and show exact location of the base and driplines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). **NOTE:** A tree survey prepared by an I.S.A. certified arborist might be required. Verify with the Planning Department prior to submittal of this application.
 11. In some cases, two different plot plans may more clearly depict the necessary information.

Once the application, filing fee and maps are received and determined to be adequate, the proposal will be set for hearing before the Planning Commission. Applicants will be notified by mail of the hearing date and time.

The applicant shall post the property with posters furnished by the Planning Department at least 10 days prior to the public hearing (date and time will be available from the Planning Department approximately 20 days prior to the hearing). One of the posters, along with the Affidavit of Posting (signed), must be filed with the Planning Department on or before the hearing date.

GENERAL INFORMATION

A Specific Plan Amendment may be initiated by the owners of the property to be affected by the proposed amendment.

The Planning Commission typically meets on the second and fourth Thursdays of each month. The scheduling of hearings depends on the staff's workload, legal noticing requirements and the Planning Commission's agenda.

In addition to publication of the Notice of Public Hearing in a newspaper of general circulation in the County, the Planning Department shall notify all owners of property lying within a minimum of 300 feet of the property which is the subject of the proposed Specific Plan Amendment.

PURSUANT TO A POLICY OF THE BOARD OF SUPERVISORS THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS AFFECTING PROPERTY WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF COUNTY CODE, MAY BE REJECTED.



PLACER COUNTY PLANNING SERVICES DIVISION

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SUPPLEMENTAL ENTITLEMENT DETAIL PLACER VINEYARDS SPECIFIC PLAN ADMINISTRATIVE MODIFICATION

Required Maps: 30 (See instructions) Required Applications: 1 Filing Fee: _____
Receipt # Hearing Date: _____ SP file # SPMod# _____

--To Be Completed By Applicant--

1. Project Name: _____
2. Applicable General/Community Plan: _____
3. Current General Plan Designation: _____
4. Current Zoning: _____
5. Proposed General Plan Designation: _____
Affected Parcel No(s): _____
6. Proposed Zoning: _____
Affected Parcel No(s): _____
7. Basis for Request: _____

Signature of Applicant Date

BASIS FOR GRANTING A SPECIFIC PLAN ADMINISTRATIVE MODIFICATION

Section 9.2.6B of the Placer Vineyards Specific Plan allows for Administrative Modifications that do not have a significant impact on the character of the Plan Area and are consistent with the spirit and intent of the vision and policies of the Placer Vineyards Specific Plan. Administrative Modifications shall conform to the following criteria:

- *The Planning Director determines that the proposed adjustments to the design guidelines are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals and intent of the Specific Plan;*
- *Proposed changes to the alignment of arterial and local streets, if adopted, will not substantially alter the land use or circulation concepts set forth in the Specific Plan;*
- *Proposed changes to land use diagram shapes or the alignment of collector and secondary streets maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the vision, goals, and policies of the Specific Plan;*
- *The proposed change is not expected to increase environmental impacts beyond the levels identified in the EIR;*
- *The proposed change will not result in an increase in the total maximum number of units proposed in the Specific Plan and will comply with the criteria for modification of the land use diagram described in PVSP Policy 9.1; and*
- *The proposed change will not significantly reduce the number of acres designated for high density residential.*

BASIS FOR GRANTING A SPECIFIC PLAN ADMINISTRATIVE MODIFICATION (Continued from Page 1)

Modification of the Land Use Diagram.

PVSP Figure 3.1, "Land Use Diagram," is intended to provide the structural framework for the land use program within Placer Vineyards. Land use boundaries may be modified or reconfigured on site plans and design through the Administrative Modification process, in conjunction with the Subsequent Conformity Review and Design Review process, without an amendment to the Specific Plan, so long as the modification comply with the following criteria.

- *The Planning Director has determined that the proposed residential project is consistent with the approved Specific Plan and with land use patterns and assumptions analyzed in the Specific Plan EIR;*
- *The density of development does not exceed the permitted range of the land use designation and the allowable number of units in not exceeded by each property with the Plan Area;*
- *The areas planned for parks, open space, County facilities and other such public amenities described on the Land Use Diagram are not reduced; and*
- *No final small lot map has been recorded.*

An Administrative Modification may be reviewed and acted upon by the County Planning Director. No Planning Commission or Board of Supervisors review is required, unless the Administrative Modification is appealed.

DATE OF PLANNING DIRECTOR'S ACTION: Approved ___ Denied _____

INSTRUCTIONS FOR PROCESSING SPECIFIC PLAN ADMINISTRATIVE MODIFICATIONS

1. Determine whether or not a Specific Plan Administrative Modification has to be approved before submitting the Subsequent Conformity Review documents.
2. Submit the following if requested by the Planning Director:
 - a. A detailed justification statement that explains in detail why an Administrative Modification to the Specific Plan is warranted, and any exhibits deemed necessary by the Planning Director;
 - b. A statement of consistency with Placer County General Plan policies and Specific Plan land use designations;
 - c. A statement of consistency with the Specific Plan
 - d. Analysis as required by CEQA; and
 - e. Identification of any required modifications of the public infrastructure improvement that are not currently mandated by the Specific Plan (description, location, timing, funding source, method, etc.)
3. Submit the Initial Project Application and Subsequent Conformity Review questionnaire with the necessary plans and the current filing fee.

The questionnaire will be reviewed and, if it is determined that no significant adverse environmental impact will occur as a result of the project, a Negative Declaration will be prepared by the Planning Department. If it is determined that there will be a significant impact, an Environment Impact Report (EIR) will be required. (See the Planning Department for more complete information regarding the Subsequent Conformity Review process.)

4. When either a Negative Declaration or EIR has been prepared, you will be notified to submit the Specific Plan Administrative Modification form.
5. Two copies of this form, 15 copies of the plot plan and the current filing fee must be submitted. The plot plan shall be to scale, contain the following information and be folded to no larger than 8 ½" x 14" in size. At least one of the 30 plot plans shall be 8 ½" x 11".
 - a. Boundary lines and dimensions of parcel(s).
 - b. The approximate area of a parcel (in square feet or acres).
 - c. Names, locations and widths of all existing traveled ways, including driveways, streets and rights-of-way, on or adjacent to the property.
 - d. Approximate location of all creeks and drainage channels and a general indication of the slope of the land and all trees of significant size.
 - e. North arrow and scale of drawing.
 - f. VICINITY MAP which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
 - g. Assessor's parcel number(s), section(s), township and range.
 - h. Name(s) of property owner(s) and applicant.

INSTRUCTIONS FOR PROCESSING SPECIFIC PLAN ADMINISTRATIVE MODIFICATIONS

(Continued from Page 2)

- i. Existing and proposed general plan and/or zone district boundaries (if proposed to change), both on-site and on surrounding lands.
- j. Accurately plot, label and show exact location of the base and driplines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). **NOTE:** A tree survey prepared by an I.S.A. certified arborist might be required. Verify with the Planning Department prior to submittal of this application.
- k. In some cases, two different plot plans may more clearly depict the necessary information.

GENERAL INFORMATION

A Specific Plan Administrative Modification may be initiated by the owners of the property to be affected by the proposed amendment. The Planning Department shall notify all owners of property lying within a minimum of 300 feet of the property which is the subject of the proposed Specific Plan Administrative Modification.

PURSUANT TO A POLICY OF THE BOARD OF SUPERVISORS THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS AFFECTING PROPERTY WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF COUNTY CODE, MAY BE REJECTED.



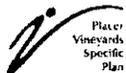
PLACER VINEYARDS SPECIFIC PLAN CONSISTENCY REVIEW



PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

Policy No.	Policy	Timing (1)	Responsible County Department	Policy Verified	Verifier	Date
3.1	<p>Urban/Rural Transitions:</p> <p>The Placer Vineyards Specific Plan shall provide buffers to existing rural and agricultural development located outside of its project boundaries, including the Special Planning Area, for as long as these rural/agricultural uses persist. Buffers may include streets, landscaping, and open space areas. Buffers provided next to the Special Planning Area are identified in Figure 7.10, "Special Planning Area Open Space Buffer and Trails Diagram.</p>					
3.2	<p>Agricultural Uses within the Specific Plan Area:</p> <p>Agricultural Uses within the Specific Plan urban area boundary may continue until such time as development pursuant to this Specific Plan is implemented. In the absence of a health and safety issue, urban developments shall not be required to provide buffers for adjoining agricultural uses located in the urban area boundary. Placer County will review and analyze development proposal for potential conflicts between proposed land uses and adjacent agricultural activities. Urban development abutting continuing agricultural lands will be required, as a condition of tentative map approval, to provide home buyers with a document informing them that the adjacent land is in agriculture and that the agriculturalist has the right to continue operations under the County's Right-to-Farm ordinance.</p>					
3.3	<p>Timing of Development:</p> <p>The construction of a Core Backbone Infrastructure system will permit development to proceed anywhere within the Plan Area, as the availability of services and infrastructure allow.</p>					
3.4	<p>Natural Resource Management:</p> <ol style="list-style-type: none"> 1. The following natural features of the site are protected in open space areas and serve as the framework for the system of drainage corridors and greenways throughout the Plan Area: <ol style="list-style-type: none"> a. Environmentally sensitive areas, such as significant wetlands and streams, shall be protected in open space with landscape buffers. b. The existing oak tree groves on the site shall be preserved within oak parks while the existing oak trees along Dyer Lane shall be preserved within the landscape corridors. c. The Dry Creek riparian corridor shall be a protected natural resource area, shared between the existing plant and wildlife communities and future residents. 2. The California Department of Conservation Farmland Mapping and Monitoring Program identifies much of the Plan Area as "important farmland." Specific Plan policies 4.34 and 4.35 describe the requirements for preserving open space land elsewhere in Placer County to offset open space land impacted within the Specific Plan area. 					

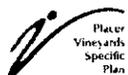
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PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

Policy No.	Policy	Timing (1)	Responsible County Department	Policy Verified	Verifier	Date
3.5	<p>Location and Density Range: The total of all residential units within the plan shall not exceed 14,132 units. Residential uses shall be located in areas designated in the Land Use Diagram and within the density ranges provided in Table 3-2, "Land Use Summary Table."</p>					
3.6	<p>Mix of Densities and Variety: Subject to the applicable density range, a variety of housing types and densities will be provided.</p>					
3.7	<p>Secondary Dwelling Units: Secondary dwellings shall be counted as a residential unit for the purposes of calculating the total number of units allowed for a property under Table 3-3. Lots where secondary dwellings are proposed to be constructed shall be identified as part of any application for the tentative subdivision map for the property and shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. Design and Development Standards: <ol style="list-style-type: none"> a. General Requirements: Construction associated with a secondary dwelling shall conform to the height, setback, Design/Site Review, fees, charges, and other requirements generally applicable to a primary dwelling unit located within the same land use designation where the property is located. b. Minimum Lot Area: 5,000 square feet c. Maximum Lot Coverage: The maximum combined building coverage for the primary dwelling unit and secondary dwelling shall not exceed 50 percent. d. Maximum Floor Area: The floor area allowed for a secondary dwelling shall not exceed 40% of the primary dwelling unit's living area and shall not exceed 1,200 square feet. e. Setbacks: Secondary dwellings shall maintain the setbacks required in the land use designation in which it is located. In addition, a minimum of 10 feet shall be maintained between the primary dwelling and a detached secondary dwelling. f. Outdoor Covered Areas: Covered porches, decks, landing places and similar architectural features may be added to a secondary dwelling structure provided that any such covered feature is open on at least two sides and occupies an area no larger than 25% of the allowable living space of the secondary dwelling. g. Appearance: Secondary dwellings shall be architecturally compatible with the primary dwelling unit and shall be subordinate to the primary residence. h. Parking Requirement: Parking required is in addition to the parking that is required for the primary dwelling unit. Each secondary dwelling shall provide at least 1 off-street parking space. Parking may be located in tandem with other on-site parking. i. Deed Restriction: Prior to issuance of a building permit for the secondary dwelling, the owner shall 					

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PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

Policy No.	Policy	Timing (1)	Responsible County Department	Policy Verified	Verifier	Date
	<p>record a deed restriction which addresses the restrictions on such units contained herein.</p> <p>2. Fees: Each secondary dwelling shall be subject to payment of all fees payable by the primary dwelling unit, including those required under the applicable provisions of the Development Agreement.</p>					
3.8	<p>Active Adult Community: The eastern portion of the Plan Area (designated under property 1A on Figure 3.3, "Land Use Ownership Diagram") shall be reserved as a residential community for active adults (55+ years and older).</p>					
3.9	<p>Commercial Services: A hierarchy of regional and local commercial areas shall provide a range of products and services to the Plan Area.</p> <p>1. The regional commercial centers are highly visible shopping areas and offices concentrated at high-traffic intersections along Base Line Road. The power center provides for large-scale volume purchases not generally available in smaller shopping centers. Together, these centers will serve the needs of the larger region; they will not compete directly with the retail and services provided in the Placer Vineyards town center, village centers, or convenience centers.</p>					
3.10	<p>Employment: Higher intensity employment uses shall be concentrated along Base Line Road and secondarily in the town center and along Watt Avenue.</p>					
3.11	<p>Parks: A variety of parks shall be distributed throughout the Plan Area and shall provide recreational opportunities for residents of all ages and abilities.</p> <p>1. 8 neighborhood parks shall be located adjacent to school facilities to allow for shared use and maintenance of public facilities. (See Chapter VII, "Parks and Open Space," for additional park policies and guidelines, and Chapter VIII, "Public Utilities and Service," for additional school policies and guidelines. See the Development Agreement for the timing and details related to the construction of parks.)</p> <p>2. Generally, residential units shall be located no farther than 1/4 mile from a park.</p> <p>3. Neighborhood developments are encouraged to provide mini parks, image landscaped features, and tot lots.</p> <p>4. Parks shall be provided at a minimum standard of 5 acres per 1,000 residents.</p>					
3.12	<p>Religious Facilities Location: Figure 3.1, the "Land Use Diagram" indicates, at a minimum, the number of Religious Sites within the Plan Area. Additional religious and institutional uses may be provided elsewhere in the Plan</p>					

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PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

Policy No.	Policy	Timing (1)	Responsible County Department	Policy Verified	Verifier	Date
	Area, subject to County review and approval.					
3.13	<p>Land Use Designations:</p> <p>The land use designations in the Specific Plan shall take precedence over existing comparable zoning designations in the Placer County Zoning Ordinance. Table 3-1 shows the relationship between Placer County zoning designations and Specific Plan land use designations (shown here for reference only). Permitted uses for each land use designation are included in Appendix A.</p>					
3.14	<p>Land Use Designations to the Plan:</p> <p>The development program (number of residential units in the Plan Area, permissible intensity of commercial development, and allocation of public uses for each parcel) is specified in Figure 3.1, the "Land Use Diagram" and Table 3-3, the "Land Use Ownership Summary." The development program also allocates a specific allowable number of residential units and indicates the commercial development potential for each property of record in the Plan Area, as described in the following sections. Any subsequent development plan that exceeds the intensities assigned by the plan may be subject to the subsequent environmental review process. See Section 9.2.5, "Environmental Review," in Chapter IX, "Implementation."</p> <p>The assigned residential intensities and total commercial acreages are listed in Table 3-3 and will also be identified in the Development Agreement for Placer Vineyards. Commercial intensities, defined by the floor area ratios (FAR), are provided under the commercial land use designation headings that follow and in Appendix A, "Land Use and Development Standards." Likewise, allowable residential densities are identified under the residential land use designation headings that follow and are further defined and identified in the Development Standards in Appendix A.</p>					
3.15	<p>Allowable Land Uses:</p> <p>Permitted land uses and Development Standards for each land use designation are included as Appendix A of this Specific Plan. Appendix A shall identify the uses allowed by right, uses allowed by Administrative Review Permit, uses allowed by Use Permit, and prohibited uses. The purpose of these permit requirements is to allow the County to evaluate proposed uses, to determine whether problems may occur, to ensure compatibility of adjoining uses, to provide the public the opportunity to review projects and identify issues and concerns in a public hearing (if determined to be necessary), to work with the applicants to adjust the project through conditions of approval, and to solve identified problems or to disapprove a project if problems cannot be adequately resolved.</p>					
3.16	<p>Nuisance Uses:</p> <p>Land uses that involve outdoor manufacturing or uses that may emit any visible gases, particulates, steam, heat, odor, vibration, glare, dust, or excessive noise from the exterior of a building are not allowed in the Plan Area. Such uses may include metal and plastic fabrication, heating and ventilation, dry cleaning, painting, and other similar activities that may be allowed if contained completely within the building interior.</p>					

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PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

Policy No.	Policy	Timing (1)	Responsible County Department	Policy Verified	Verifier	Date
3.17	<p>Specialty Grocery Stores: It is the intent of the Specific Plan to have the first specialty grocery store located in the town center, if feasible. The purpose of having the first specialty grocery store in the town center is to provide a catalyst that would assist in generating an intensity of commercial and pedestrian use in the heart of the Placer Vineyards community. To that end, the town center will have the exclusive rights for specialty grocery stores less than 25,000 square feet in size. Examples of specialty grocery stores are Trader Joe's, Whole Foods Market, or other similar type store concepts with a store size of less than 25,000 square feet.</p>					
3.18	<p>Grocery Stores: Similar to the intent expressed in the preceding policy, the Specific Plan encourages the siting of the first traditional grocery store in the town center. However, this policy also recognizes that if plans for other projects in the vicinity of Placer Vineyards include lands designated for a grocery store, market pressures may make it necessary to override this policy. As a result, the town center will have the exclusive right within the Plan Area to open a traditional grocery store, such as a Safeway, Albertson's, Raley's, or similar type stores for a period of 12 months following the issuance of a certificate of occupancy on the 250th residential unit within the Specific Plan. Notwithstanding the foregoing, if the City of Roseville approves a specific plan for a project adjacent to the Plan Area that is immediately north of Base Line Road, and the project includes a traditional grocery store component, then the right of exclusivity for traditional grocery stores in the town center shall become null and void, and any commercial owner in the Plan Area with properties zoned as PC, BP/PC and COM will be allowed to open a traditional grocery store without the restrictions described above. This right of exclusivity shall not apply to non-traditional grocery stores, such as a Wal-Mart, Food 4 Less, or similar type store.</p>					
3.19	<p>Movie Theater and Other Entertainment Uses: To encourage pedestrian activity and provide attractions that support local shops and restaurants in the town center, the town center shall have exclusive right to all movie theater uses within the Plan Area. Other entertainment uses including dance clubs, live music, theaters, and art galleries shall also be located primarily in the town center.</p>					
3.20	<p>Parking in Commercial/Mixed-use Sites: For mixed-use projects, including the town center and village centers, parking may be shared between uses. To facilitate shared parking, a parking analysis shall be prepared during the Design/Site Review process that lists the project specific assumptions for the mix of uses, outlines peak parking periods for each use type, and demonstrates that adequate parking will be provided. To relax the individual parking requirements, the County Planning Director shall determine that, based on the findings in the</p>					

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PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

Policy No.	Policy	Timing (1)	Responsible County Department	Policy Verified	Verifier	Date
	shared parking analysis, the entire project will not result in a parking shortfall.					
3.21	<p>Land Use for Unused School Sites:</p> <p>If the responsible School District decides that a school site shown in the Land Use Diagram is not needed, residential development will be permitted at the residential density of the predominant land use adjacent to the designated school site. The total number of residential units allocated to the underlying parcel of record as of the date of the adoption of this Specific Plan (see Table 3-3) will not be increased by the readjustment of the land use. The neighborhood park site located adjacent to the excess school site shall remain as indicated on the Land Use Diagram, providing a central focus for the neighborhood. If subsequent to the development of the property adjacent to a school site, the School District decides it no longer has a need for the property, it will be necessary to amend the Specific Plan to define the appropriate use of the property.</p>					
3.22	<p>Special Planning Area:</p> <p>This Specific Plan does not revise or designate zoning for the SPA properties. The corresponding existing zoning for these SPA properties and existing County administrative processes shall govern. Refer to Chapter IX, Section 9.6-D, "Entitlements in the Special Planning Area" for the procedures for requesting entitlements in the SPA.</p>					
3.23	<p>Affordable Housing Requirement:</p> <p>In compliance with State Law, new development shall provide at least 10 percent of the total residential units in the Plan Area (1,372 units) at a price affordable to very low-, low-, and moderate income households (see Table 3.5).</p>					
3.24	<p>Affordable Housing Obligation:</p> <p>Owners of residential land will be required to satisfy the affordable housing obligation by constructing a minimum of 10 percent of the units for occupancy by very low-, low-, and moderate-income households, concurrent to and in proportion with development of market rate units within the balance of the property, as defined in the Development Agreement.</p>					
3.25	<p>Affordable Housing Options:</p> <p>While individual property owners are responsible for ensuring that land sufficient to accommodate the number of affordable units is available, the Development Agreement shall provide flexibility regarding how the units are provided. Property owners have two options:</p> <ol style="list-style-type: none"> 1. They shall construct the units as part of their market-rate developments generally concurrently and in proportion with the development of market rate units within the balance of the property, as defined in the Development Agreement, or 2. They shall choose to use one or more of the affordable housing options also specified in the 					

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PLACER VINEYARDS SPECIFIC PLAN POLICY CONSISTENCY REVIEW

Policy No.	Policy	Timing (1)	Responsible County Department	Policy Verified	Verifier	Date
	Development Agreement.					
3.26	<p>Distribution: Affordable housing units shall be provided as either purchase or rental units, or a mixture of both. For sale/purchase affordable units, including duplex units, may be located anywhere with the Plan Area, provided that the affordable units shall not be clustered together in one location.</p>					
3.27	<p>Concurrent Development of Affordable Units: Landowners and the County shall enter into Development Agreements that ensures, generally, concurrent development of affordable housing units and development of market-rate units. At the time of approval of the Specific Plan, a Development Agreement will be required to identify the terms for the implementation of affordable housing units. Affordable units shall also be identified on all individual reduce potential nuisance conflicts.</p>					
3.28	<p>Compatibility to Adjoining Large-Lot Rural and Agricultural Uses: The design and land use pattern of Placer Vineyards shall be organized to provide an appropriate level of compatibility to adjoining rural residential and agricultural uses.</p> <ol style="list-style-type: none"> 1. Land use intensities and densities in Placer Vineyards should be stepped down approaching or adjoining rural residential and agricultural uses to create a more compatible transition between uses. 2. Open space buffers shall be provided along the entire edge of the Special Planning Area (SPA). Refer to Section 7.3, "Open Space," in Chapter VII, "Parks and Open Space," for the design of open space landscape buffer areas adjacent to the SPA (see Figure 7.10 for required open space buffer setbacks and locations). 3. To buffer land in agricultural preserve under the Williamson Act, located north of Baseline Road, a minimum 200-foot setback shall be maintained from the northern existing edge of pavement of Baseline Road for all non-open space and non-infrastructure-related land uses located south of Baseline Road. This 200-foot setback shall only apply to those parcels that are located south of lands that are in active rice farming or located in an agricultural preserve that remains under Williamson Act contract at the time of development. See Figure 3.4 for a map of the location of the Williamson Act agricultural preserve. 4. Open space setbacks and surface drainage swales shall be used as a buffer between residential and adjoining agricultural and rural land uses. 5. Site design of residential neighborhoods shall employ a number of techniques as a buffer to adjoining uses, including larger lots, larger front or rear yard setbacks, loop roads, cul-de-sacs, single-loaded streets, and open space and landscaped setback buffers. Refer to Section 6.4.1, "General Lot Design," in 					

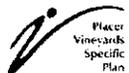
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	<p>Chapter VI, "Community Design," for residential lot design guidelines.</p> <p>6. Local streets in new residential neighborhoods shall have limited connections to existing local rural lanes and streets to avoid traffic and parking in adjoining agricultural areas.</p> <p>7. To provide an appropriate level of compatibility between rural residential uses in the Special Planning Area (SPA) and the development of the business park property at the southeast corner of Baseline Road and Newton Street, the following provisions shall apply.</p> <p>a. Provide a minimum 115-foot buffer from the west side of Newton Street to the nearest business park building or parking space. This buffer shall consist of a 30 foot distance provided by Newton Street, a 40-foot landscaped berm, and 45-foot on-site building side yard setback. The 45 foot on-site side yard setback shall be landscaped and may include parking (see Figure 7.10 for the conceptual berm and buffer plans and sections).</p> <p>b. Loading docks and circulation, including ingress and egress into the Business Park property, shall not be provided from or located adjacent to Newton Street.</p> <p>c. Lighting fixtures shall be selected and designed to minimize glare and excess lighting spillage into the SPA. All street and parking lights shall utilize cut-off fixtures to minimize visibility from adjacent areas of the community. Lighting shall not be blinking, flashing, or be of unusual intensity or brightness.</p> <p>d. Buildings shall be designed at heights and intensities that provide an appropriate level of compatibility to the SPA. Business Park development projects shall be subject to the requirements of the Design/Site Review process.</p>					
3.29	<p>Compatibility of Residential Uses Adjacent to Commercial and Employment Uses:</p> <p>The design and land use pattern of Placer Vineyards shall be organized to provide an appropriate level of compatibility between residential neighborhoods and adjoining commercial and higher intensity office uses.</p> <p>1. Residential densities in Placer Vineyards should create a transition between commercial and office uses and adjoining low density residential neighborhoods. Transitional uses may include higher density residential uses, public and quasi-public uses, open spaces, and parks.</p> <p>2. Local streets will avoid direct connections between large commercial centers and surrounding residential areas that could allow commercial traffic to pass through the residential neighborhoods and affect local streets with commercial parking.</p> <p>3. Open space setbacks, parks, and surface drainage swales are appropriate buffers between residential uses and adjoining higher intensity commercial and office uses.</p> <p>4. Site design of residential neighborhoods can employ a number of techniques as a buffer to adjoining uses, as indicated in Figure 6.18, "Lotting Conditions Adjacent to Major Roadways," in Chapter VI, "Community Design." Such techniques include larger setbacks, loop roads, cul-de-sacs, frontage roads, single loaded streets, open space, and landscaped buffers.</p>					

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4.1	<p><i>Open Space Mitigation and Management Plans:</i> One acre of open space will be preserved within the Placer County for each acre of open space affected within the Specific Plan area. The process through which this will be accomplished will be the approval and implementation of a series of Open Space Mitigation and Management Plans that address the management of a specific property to be preserved for mitigation of lost open space, agricultural land, and habitat. An Open Space Mitigation and Management Plan will be required for each individual development project or grouping of projects within the Specific Plan area</p>					
4.2	Individual development projects shall, to the extent feasible, develop plans that will preserve and protect existing wetland areas.					
4.3	Where wetland avoidance is not feasible, a wetland mitigation plan will be developed before site disturbance to mitigate all wetland impacts. Mitigation plans will be prepared in accordance with all state and federal regulations and in conjunction with the request for permits from regulatory agencies.					
4.4	Wetland feasibility studies will be prepared to ensure successful establishment of the compensation wetlands in conjunction with the request for permits from regulatory agencies.					
4.5	Maintenance and monitoring of wetland compensation areas will be conducted in accordance with requirements of USACE and pursuant to the issuance of a Section 404 permit. ¹					
4.6	Maintenance and monitoring of wetland compensation areas will be conducted in accordance with requirements of USACE and pursuant to the issuance of a Section 404 permit.					
4.7	Maintenance of wetland compensation areas will be the responsibility of a County Service Agency (CSA) or other funding mechanism satisfactory to USACE and Placer County.					
4.8	Monitoring of the efficacy of the mitigation program will comply with federal agency requirements and the California Clean Water Act and DFG Code, Streambed Alteration Agreements, and all DFG provisions.					
4.9	Maintenance and monitoring programs will be required for compensation wetlands purchased in mitigation banks.					
4.10	Only passive recreation activities compatible with natural communities will be allowed in wetland preserve areas.					
4.11	Hunting, dumping, operation of motorcycles, or any other activities that could be detrimental to the wetland ecosystems are strictly prohibited.					
4.12	Biological surveys will be conducted to identify potentially occurring special status species before disturbance of habitat areas and in conjunction with requests for permits from regulatory agencies.					

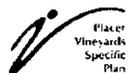
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4.13	Where special-status species habitats are indicated, project-specific mitigation measures will be developed in consultation with Placer County, DFG, and/or USFWS.					
4.14	Where state or federally listed special-status species may be adversely affected, required consultation will be conducted and/or appropriate permits obtained before disturbance of habitat areas.					
4.15	Oaks and other native trees with trunk diameters of 6 inches or greater, measured at breast height, will be preserved wherever feasible.					
4.16	Location and preservation of oaks and other native trees will be indicated on site-specific, tentative maps.					
4.17	Mitigation for trees removed from existing riparian or improved drainage corridors will be accomplished according to the following procedures: <ul style="list-style-type: none"> • For each riparian tree removed, one 15-gallon tree, one 2-inch by 10-inch tube container (Deepot 40) seedling for each inch of diameter of the removed tree, and three 1-gallon shrubs will be planted in the riparian or improved drainage corridors. • For each oak tree greater than 6 inches diameter at breast height that is removed, one 15-gallon tree, one 2-inch by 10-inch tube container (Depot 40) seedling for each inch of diameter of the removed tree, and three 1-gallon shrubs will be planted. 					
4.18	Site-specific design and tree preservation, removal, and mitigation will be identified on an individual project basis and shall conform to the requirements developed in the Mitigation, Monitoring, and Reporting Program.					
4.19	During construction, brightly colored, temporary plastic fencing that is at least 4 feet tall will be erected 1 foot outside the outermost edge of the tree's dripline or around the combined dripline of groves or lines of trees for protection. Signs will be erected in accordance with the Placer County Tree Preservation Ordinance. Policy 4.20 Soil disruptions within driplines of existing oaks and other native trees identified for preservation will be avoided where feasible. Paving shall not be placed in the driplines of trees to be preserved.					
4.20	Soil disruptions within driplines of existing oaks and other native trees identified for preservation will be avoided where feasible. Paving shall not be placed in the driplines of trees to be preserved.					
4.21	Grading and landscaping will be designed to prevent overspray or runoff within tree driplines.					
4.22	Irrigation will not occur within the driplines of indigenous oaks, except as prescribed by the project arborist or landscape architect.					
4.23	Plantings within driplines of indigenous oaks will be limited to species that require no irrigation and are tolerant of the natural semiarid habitat of the oaks.					
4.24	Storm water Quality Improvements: Storm water management improvements disbursed through the Plan Area provide treatment to runoff before it enters the natural drainage conveyance systems in open space areas. In addition, by integrating the					

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	<p>storm water management system throughout the Plan Area, individual parcels can provide specific storm water management elements that respond to the particular site conditions. This will promote the removal of various potential pollutants from each parcel before they are discharged into the drainage system. The following standards will apply to development projects.</p> <ol style="list-style-type: none"> 1. During construction, BMPs shall be provided to stabilize soils in place and minimize the amount of sediment entering the storm drain system and drainageways. BMPs shall generally consist of a combination of the following measures: minimizing soil disturbance, hydroseeding, fiber rolls, inlet protection, and stabilized construction access. 2. After construction, regional water quality facilities identified in the Master Project Drainage Report shall be constructed concurrently with the backbone drainage infrastructure for permanent water quality treatment. 3. Development projects shall provide on-site, site-specific post-construction water quality treatment facilities to capture and remove the pollutants before they are discharged from the site. Water quality treatment facilities shall generally consist of a combination of the following measures: vegetated swales, infiltration trenches/basins, filter strips, sand/oil separators, trench drains, and porous pavement. 					
4.25	<p>Low-Impact Development Design: To the extent feasible, site-specific development projects shall incorporate low impact development design strategies that may include:</p> <ol style="list-style-type: none"> 1. Minimizing and reducing impervious surfaces of site development (e.g., roadways, sidewalks, driveways, parking areas, and rooftops); 2. Breaking up large areas of impervious surface and directing flows from these areas to stabilized vegetated areas; and 					
4.26	<p>Site grading will be undertaken and controlled so that sediment runoff is minimized. In locations approved by the County, detention basins may be located in open space areas so as to minimize increases in peak flows from the site. The basins may facilitate groundwater recharge, but to a limited degree because of the predominance of clay soils in the area. To minimize runoff, paved parking areas will be designed to provide the minimum amount of paving area necessary to meet required parking and circulation standards. The following standards apply to site-specific development projects.</p> <ol style="list-style-type: none"> 1. Storm water management plans will be prepared that comply with all standards and requirements of the National Pollutant Discharge Elimination System (NPDES) and the grading, erosion, and improvement standards in the Placer County Storm water Management Plan. 2. Grading plans submitted for Placer County review and approval will contain an erosion and sediment control plan that includes erosion control measures to protect waterways from erosion and debris during and after construction activities. 					

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	<ol style="list-style-type: none"> 3. Grading plans will be designed to minimize run-off and the area of disturbance during construction. 4. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared and implemented for site-specific projects. 5. Concurrent with construction of site improvements, storm water BMPs will be constructed and maintained in accordance with the SWPPP as approved by the Central Valley Regional Water Quality Control Board. 6. Drainage reports will be prepared for site-specific projects and shall comply with the Placer County Storm Water Management Manual, Land Development Manual, and the PV Master Project Drainage Report. 					
4.27	<p>Impacts on Streams and Riparian Areas: Impacts on Curry Creek and Dry Creek shall be avoided through the conveyance of open space buffers and the location of adjacent land uses. A 100-foot setback shall be provided for perennial streams (Curry Creek). The majority of the active floodplain of Dry Creek lies on the opposite bank and not within the reach of Dry Creek adjacent to the Plan Area. Adequate open space protection has been designated in the Specific Plan to mitigate impacts on Dry Creek. Implementation of the Specific Plan will also ensure that there would be no net loss of riparian habitat (see Policy 4.17).</p>					
4.28	<p>Construction of stream crossings or other improvements in the Dry Creek and Curry Creek corridors will be kept to the absolute minimum necessary and will meet the following standards:</p> <ol style="list-style-type: none"> 1. A Streambed Alteration Agreement will be obtained from the DFG before commencement of construction of stream crossings. 2. Areas adjacent to finished improvements in Curry Creek and Dry Creek that are disturbed during construction activities will be hydroseeded and revegetated. 3. Disturbed areas in Curry Creek and Dry Creek not actively being developed will be planted, mulched, or otherwise protected by an acceptable means for the duration of the winter. 4. Construction activities will not be permitted within Curry Creek or Dry Creek that would result in disturbed areas being left unprotected between October 15 and March 15. 5. Construction roads crossing creek systems will be used only when necessary and other access routes are not feasible. 6. Construction roads crossing creek systems will incorporate culverts if roads remain in place during the winter season. 7. Erosion control measures will be in place before the onset of the rainy season, but no later than October 15 during construction. 8. Permanent roadway stream crossings will be designed for a 100-year flood event. 9. Stream crossings will be designed with approaches as close to a right angle wherever feasible. 10. Stream crossings will be designed to reduce erosion and stream degradation by the placement of 					

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	structures. 11. Rock energy dissipaters or other Placer County–approved methods will be used at outflow points of all culverts.					
4.29	Developers shall provide a schedule of construction projects to Placer County. Placer County will provide inspection of construction sites to ensure that erosion control measures are operative through the winter period.					
4.30	Maintenance access easements will be dedicated to Placer County on all portions of open space and stream corridors as identified on the tentative maps of development projects and approved by the County.					
4.31	Maintenance access easements will include areas required for preserving trees, special-status species habitat, and wetland resources.					
4.32	Use of low-water-consumption plant materials and irrigation systems will be encouraged by Placer County and the following standards will be met and implemented by site-specific development projects. 1. Where available and feasible, recycled water will be used to irrigate all parks, schools, and public rights-of-way. Irrigation equipment shall be compatible with the use of reclaimed water. 2. Low-volume spray irrigation systems shall be utilized for turf and groundcover areas and drip irrigation systems for shrubs and trees. 3. Where recycled water is available, water-intensive landscaping may be used. 4. Landscaping in improved common areas will incorporate drought-resistant varieties where practical and consistent with Placer County design guidelines. 5. Landscaping within medians should be by subsurface drip irrigation systems.					
4.33	Use of currently available water conservation devices will be encouraged by Placer County in all existing development. To accomplish this, Placer County will meter the use of potable water, and new construction must meet the following standards. 1. Water-conserving design and equipment will be required in all new construction. 2. Recycled water will be used for irrigation where feasible.					
4.34	Require the preservation of other open space/agricultural lands elsewhere in Placer County at a ratio of 1 acre of land for each acre of land affected within the Plan Area.					
4.35	No additional agricultural land dedications shall be required beyond the 1:1 open space dedication required under Policy 4.34 so long as a substantial portion, as determined by County staff, of the open space lands acquired are: 1. In agricultural production or have the potential to support agriculture; 2. Undeveloped and have an NRCS soils classification of the same or greater value than lands being impacted within the Specific Plan project; or					

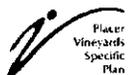
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	3. Undeveloped and have the same or higher value CDC categorization as lands being impacted within the Specific Plan project property at issue. In-kind mitigation is not required for agricultural land developed within the project area.					
4.36	All residential units will be developed in compliance with State of California Title 24 energy conservation measures.					
4.37	Use of passive and active solar devices such as solar collectors, solar cells, and solar heating systems, integrated into the building designs, are encouraged.					
4.38	Building and site design should take into account the solar orientation of buildings during design and construction.					
4.39	Local area source emissions shall be minimized through a variety of strategies: 1. Promote low-emission energy use by requiring building design features that accommodate and encourage use of alternative energy sources. 2. Promote low-emission energy use by incorporating landscaping conducive to passive solar energy uses: a. Buildings that are oriented in a south-to-southwest direction, where feasible; b. Deciduous trees that are planted on the west and south sides of structures; c. Landscapes with drought-resistant species and groundcovers rather than pavement to reduce heat reflection; and d. Maximum parking lot shading at all non-residential developments.					
4.40	Provide, on a project-specific basis, adequate buffers designed to separate emission and nuisance sources from residential uses, consistent with the Placer County General Plan.					
4.41	Construction activities will comply with all requirements of grading permits and PCAPCD.					
4.42	PCAPCD may replace or supplement air pollution control measures for individual projects as new technology and feasible measures become available over the course of the Plan buildout.					
4.43	Grading shall be performed in a manner to prevent the occurrence of standing water or other areas suitable for the breeding of mosquitoes or other vectors. Water detention and related surface water conveyance features shall also be designed to prevent the breeding of mosquitoes.					
4.44	The Placer Mosquito Abatement District shall be granted access in perpetuity to perform vector control in all common areas, including drainage, open space corridors, and park areas. Such access shall be a condition of approval of all tentative maps approved within the Plan Area.					
4.45	Edge treatments and building orientations along arterial streets will reduce outdoor noise levels to 60 dB DNL or less for residential uses and 70 dB DNL for commercial uses such as offices. In those instances where the noise level is in excess of the standard, design practices shall be implemented to reduce noise levels in outdoor use areas.					

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	<ol style="list-style-type: none"> 1. Future residential or sensitive development along arterials and collectors shall not exceed County noise standards. Creative site planning shall be the primary means to achieve a 60 dB DNL noise level at the outdoor use area (i.e., side and rear yards, patios, balconies, decks, or enclosed courtyards). When necessary, building facades and noise barriers may be placed between the arterial roadway and the outdoor use areas (see Policy 6.44, "Edge Treatments for Use in Low- and Medium-Density Residential Area.") 2. Commercial uses along Baseline Road and Watt Avenue and some residential uses along interior arterial streets may be exposed to excessive noise levels. Where it is not possible to reduce noise in outdoor activity areas to 60 dB DNL or less in residential developments using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 dB DNL may be allowed, provided that available noise level reductions have been implemented and interior noise levels are not in excess of 45 dB DNL. Acoustical analyses shall be prepared for all uses exposed to levels in excess of "normally acceptable" noise levels to show how both the outdoor uses areas and indoor noise thresholds shall be met in these locations. 3. All residences, hotels, motels, churches, nursing homes, and theaters uses exposed to a noise level in excess of 60 dB DNL will require sound-rated windows, added wall insulation, and mechanical ventilation capable of achieving the indoor noise requirements of 45 dB DNL, as determined by an acoustical analysis. 4. To determine compliance with noise standards, site specific acoustical analyses shall be required as a part of the Subsequent Conformity Review process, during the submittal of tentative subdivision designs and grading maps. Acoustical analyses shall be used to determine appropriate noise attenuation measures (i.e. setbacks, berms, building orientation, noise walls and other noise mitigation measures within the Placer County General Plan Noise Element and the design guidelines found under Section 6.4.3 "Walls, Fences, and Screening" of this Specific Plan) required to reduce traffic noise to levels that meet County noise level standards. 5. "The Landscape Master Plan" that will be subsequently prepared for the project shall include the design of noise attenuating features within the landscape setbacks and landscape corridor lots in the Plan Area, especially along Baseline Road, Watt Avenue, and Dyer Lane, where the greatest noise impacts are anticipated to occur 					
4.46	<p><i>Impacts of noise-generating uses will be minimized.</i></p> <p>Impacts of noise-generating uses will be minimized. Noise attenuation strategies shall be incorporated into all potential noise generating uses, and may include the following:</p> <ol style="list-style-type: none"> 1. Outdoor use spaces shall be located behind buildings so that the building mass shields noise-sensitive uses from the noise sources. 2. Noise barriers shall be constructed between commercial uses and residences. 					

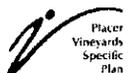
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	<p>3. Limitations on hours of operation, maximum sound levels, and types of uses may be placed on the proposed uses of amplified sound at schools, parks, bars, restaurants, clubs, and other events.</p> <p>4. Mechanical equipment noise at commercial and residential areas must be controlled. Methods may include quiet equipment, sound-attenuating enclosures, and noise barriers.</p> <p>5. Full disclosure shall be required for all residential uses that are adjacent to, or directly across from schools, houses of worship, neighborhood parks, playgrounds, nightclubs, bars, and restaurants with live music and entertainment venues. The disclosure should state the typical hours of operation and noises associated with the use.</p> <p>6. Additional acoustical analysis may be required for specific noise-generating activities that have the potential to adversely affect adjacent residences or other noise-sensitive uses (e.g., hospitals, retirement homes, day-care centers, and schools) The analysis should identify the potential noise level and the means by which outdoor and indoor noise levels can be controlled to achieve the acceptable standards under the County Noise Ordinance.</p>					
4.47	<p>Construction noise shall be controlled to meet applicable County codes and minimize annoyances on surrounding land uses. Construction noise abatement is critical in later phases of Placer Vineyards development when portions of residential neighborhoods are already in place. Mitigation measures to reduce constructing noise impacts may include the following:</p> <p>1. Construction noise emanating from any construction activities for which a grading and building permit is required is prohibited on Sundays and federal holidays and shall only occur:</p> <ul style="list-style-type: none"> a. Monday through Friday, 6 a.m. to 8 p.m. (during Daylight Savings Time); b. Monday through Friday, 7 a.m. to 8 p.m. (during Standard Time); and c. Saturday, 8 a.m. to 6 p.m. <p>2. Truck traffic shall be routed through less noise-sensitive areas.</p>					
5.1	<p>Level of Service Standards:</p> <p>Within the boundaries of the Specific Plan Area and on its boundaries, the Placer Vineyards roadway system will be developed and managed to accommodate a Level of Service (LOS) D. Outside the Specific Plan Area, roadways shall conform to General Plan Standards that require the County to develop and maintain a minimum LOS "C" for rural and urban/suburban roadways, except within 1/2 mile of state highways where the standard shall be LOS "D," or as provided in Policy 5.2.</p>					
5.2	<p>Exceptions to General Plan Level of Service Standards:</p> <p>The County will allow exceptions to these LOS standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors:</p> <p>1. The number of hours per day that the intersection or roadway segment would operate at conditions</p>					

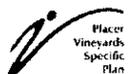
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	<p>worse than the standard</p> <ol style="list-style-type: none"> 2. The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations 3. The right-of-way needs and the physical impacts on the surrounding properties 4. The visual aesthetics of the required improvement and its impact on community identity and characters 5. Environmental impacts, including air quality and noise impacts 6. Construction and right-of-way acquisition costs 7. The impacts on general safety 8. The impacts of the required construction phasing and traffic maintenance 9. The impacts on quality of life as perceived by residents 10. Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards Exceptions to the standards will be allowed only after all feasible measures and options are explored, including alternative forms of transportation. 					
5.3	<p>Roadway System:</p> <p>The roadway system shall comply with Figure 5.2, the street sections in Figure 5.3, and the policies and design guidelines presented in this chapter and in Chapter VI, "Community Design." Figure 5.2 is intended to be a guide to internal roadway traffic needs. As each area is developed, additional roundabouts or traffic signals may be added in the future, as determined necessary by the County, for traffic flow and traffic calming. Local streets providing property access are not indicated in Figure 5.2.</p>					
5.4	<p>Street Section Design:</p> <p>The project shall dedicate rights-of-way of sufficient width to accommodate all future anticipated lanes, including auxiliary lanes, and intersection widening for dual left-turn lanes and free right-turn lanes. Refer also to Chapter VI, "Community Design," for more specific landscape and streetscape design guidelines and to Appendix C for traffic intersection designs.</p> <ol style="list-style-type: none"> 1. The landscape rights-of-way and parkways of all streets shall be dedicated at the same time as street rights-of-way. 2. The roadway measurements indicated in Figure 5.3 are measured to the back of the curb. 3. Thoroughfares: Base Line Road and Watt Avenue. <p>The General Plan describes thoroughfares as major arterial streets designed to carry high volumes of thru-traffic with limited travel delay. Base Line Road and Watt Avenue shall be designed as thoroughfares with on-street bike lanes adjacent to 50-foot landscape corridors and meandering bike and pedestrian trails. They shall also include 20-foot-wide landscape medians. Drive-through breaks shall be provided at intervals along the roadway with medians at a spacing to be determined by the</p>					

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	<p>Department of Public Works in consultation with the California Department of Forestry. Base Line Road is projected to become 6 lanes divided by a raised median. Figure 5.3, Section A, illustrates the proposed street sections for Base Line Road. At ultimate build-out, Watt Avenue is anticipated to be 6 to 8 lanes with 2 lanes dedicated for bus rapid transit (BRT) right-of-way. Figure 5.3, Section B, illustrates the proposed initial phasing and ultimate build-out street sections for Watt Avenue with and without the BRT system.</p> <p>Thoroughfares will provide limited access at the locations indicated in Figure 5.2. No new connections shall be allowed on thoroughfare roads in addition to those shown in Figure 5.2, unless it can be shown that the new connection will benefit overall traffic flows. Access points shall be coordinated with the County to prevent driveways with parking along thoroughfare streets.</p> <p>4. Arterials: Dyer Lane and 16th Street.</p> <p>Arterial streets are high-volume streets with limited, controlled intersections. Their proposed street sections are illustrated in Figure 5.3, Sections D and E. Local and collector streets feed arterial streets to provide linkages between neighborhoods and major retail and employment centers. Arterial streets shall be designed to be 4-lane divided streets with 14-foot medians, on-street bike lanes, and 35-foot landscape corridors with a separated, multi-use trail. Drive-through breaks shall be provided at intervals along the roadway with medians at a spacing to be determined by the Department of Public Works in consultation with the California Department of Forestry. Arterials will provide limited access with minimum intersection spacing at approximately every 1/4 mile (1,200 feet). Right-in and right-out access points without median breaks may be provided at a minimum spacing of 600 feet. To the extent possible, the street alignment for Dyer Lane shall be designed to avoid removing and/or disturbing the existing oak trees on Dyer Lane.</p> <p>5. Major Collector Streets: Palladay Road, Tanwood Avenue, and 14th Street.</p> <p>Major collector streets carry moderate traffic volumes. Major collector street sections are illustrated in Figure 5.3, Section F. Major collector streets provide access to individual development areas, neighborhoods, schools, parks, and other community amenities. Major collector streets are generally characterized as 2-lane roadways with on-street bike lanes, parallel parking, and separated tree lined sidewalks. The minimum distance from intersections to driveways shall be 600 feet or a distance determined appropriate by the County for safe access and traffic flow.</p> <p>6. Collector Streets</p> <p>Collector streets carry light to moderate traffic volumes. Collector street sections are illustrated in Figure 5.3, Sections G, H, TC1, and TC2. Collector streets provide access to individual development areas, neighborhoods, schools, parks, and other community amenities. Collector streets are generally characterized as 2-lane roadways with on-street bike lanes, parallel parking, and separated tree-lined sidewalks. For properties located adjacent to a neighborhood commercial development, the minimum</p>					

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	<p>distance from intersections to driveways shall be 300 feet or a distance determined appropriate by the County for safe access and traffic flow. The minimum distance from intersections to driveways may be less than 300 feet if determined appropriate by the County for safe access and traffic flow.</p> <p>7. Commercial Streets Commercial streets serve parcels within the commercial, business park, power center, and town center areas. They typically do not include bike lanes. Standards for commercial streets not included in the town center are shown in Figure 5.3, Section C. Standards and street sections for the town center commercial streets are provided in Figures 6.9 through 6.11 of Chapter VI, "Community Design."</p> <p>8. Local Streets Local streets are not located in the circulation diagram. They provide access to neighborhoods within the Plan Area and include non-residential and residential streets. Local streets are low traffic volume, 2-lane roadways with parallel parking, separated sidewalks, and tree-lined landscape parkways. Local streets will be determined in conjunction with specific site development at the time of tentative map submittal. Sections for local residential streets</p> <p>9 Residential Alleys Residential alleys, as shown in Figure 5.3, Section R4 shall be designed to the following standards:</p> <ol style="list-style-type: none"> a. Residential alleys are encouraged to be continuous through a block. However, if dead end alleys are allowed. Dead end alleys shall be no more than 150 feet long and shall provide visibility from one end of the alley to the other. b. Landscaping shall be provided, consistent with Policy 6.6-4. 					
5.5	<p>Private Local Streets: Private local streets will be allowed within a development site subject to the review and approval of the County. Where access is to be provided by private local streets, the private street easement width can be less than 40 feet but cannot be less than the roadway dimensions (from back of curb to back of curb) shown on the street sections in Figure 5.3. Setbacks for private streets shall be measured from the back of the sidewalk. 12.5 feet wide public utilities easements (PUE) shall be provided adjacent to the private road for the benefit of utility companies serving the development. Exceptions to the 12.5 feet wide PUE may be granted upon approval by utility providers, if such easements are not needed. Private streets shall be created as either a private roadway, public utility and emergency access easement, or as a separate parcel to be owned and maintained by a private entity, such as a Homeowner's Association. Placer County or a CSA will not accept the dedication or maintenance of private streets.</p>					
5.6	<p>Locust Road Circulation Study: Prior to improvement plans for the Core Backbone Infrastructure, as described in Section 9.3.1, herein, a study shall be undertaken by the County to identify and review the feasibility of alternatives to retaining</p>					

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	<p>Locust Road as a through roadway between Base Line Road and WestTown Center Drive. The study shall be funded by developers as provided in the Development Agreement. Any such study shall:</p> <ol style="list-style-type: none"> 1. Review the impacts upon the roadway systems in the Specific Plan and adjacent jurisdictions and identify the need for new or additional infrastructure, if any; 2. Examine the application of strategies contained in the County's Neighborhood Traffic Management Program and evaluate their effectiveness at addressing residents' concerns; 3. Include an analysis of the necessary amendments to the Specific Plan, the County General Plan, and/or the Dry Creek West Placer Community Plan to implement any such alternatives; 4. Identify the costs associated with any such alternatives; and 5. Specify compliance with the California Environmental Quality Act and any other applicable legal requirements. The County shall utilize the study to determine whether modifications to Locust Road are in the best interests of the County. The developers acknowledge that modifications to this Plan, the Plan Area roadway system, and required infrastructure, including the Backbone infrastructure, as the County may determine is necessary to effectuate the intent of this policy, may be required. 					
5.7	<p>Regional Transportation Improvements: Relative to the traffic impacts generated by the project Placer Vineyards Landowners and the County shall define Development Agreements to ensure that the project pays for its fair share of transportation improvements.</p>					
5.8	<p>Off-site Transportation Improvements: Placer Vineyards shall provide traffic signals and off-site intersection improvements, in conjunction with development in the Plan Area at the following locations:</p> <ol style="list-style-type: none"> 1. Riego Road and East Natomas Road 2. Riego Road and Pleasant Grove Road 3. Base Line Road and Pleasant Grove Road 4. Watt Avenue and PFE Road 					
5.9	<p>On-site Transportation Improvements: The Placer Vineyards development shall fund and construct all transportation network improvements, including roadway design, traffic signalization, and traffic calming, necessary to support the new development when and as they are needed.</p>					
5.10	<p>Concurrency: Roadway improvements shall be constructed to coincide with the demands of new development as required to satisfy minimum level of service standards, as set by this Specific Plan.</p>					

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5.11	<p>Local Intersection Improvements: Placer Vineyards shall provide local intersection improvements as guided by Figure 5.2.</p> <ol style="list-style-type: none"> 1. Signalized intersections for the thoroughfares, Base Line Road and Watt Avenue, are provided in Figure 5.2 at the following locations: <ol style="list-style-type: none"> a. On Base Line Road, signalized intersections shall be located on Locust Road, Dyer Lane (west), Palladay Road, 16th Street, 14th Street, 12th Street, Tanwood Avenue, Watt Avenue, Dyer Lane (east), and Park Street. b. On Watt Avenue, signalized intersections shall be provided at A Street, Town Center Drive (east), Oak Street, and Dyer Lane. c. On Dyer Lane, signalized intersection shall be provided at A Street (east and west), Town Center Drive (east and west), 18th Street, Palladay Road, 16th Street, Tanwood Avenue, and 11th Street. d. For commercial developments on A Street, signalized intersections shall be provided at Palladay Road, 16th Street, 14th Street, and 12th Street. 2. Base Line Road and Watt Avenue intersections shall be planned and designed to accommodate the needs of thru-traffic. This will include traffic synchronization and intersection designs that favor through movements and minimize conflict points. This may also include additional turning lanes or other special features, such as pedestrian amenities that highlight intersection crossings. 3. Roundabouts shall be located along the major east-west collector streets and lower volume traffic streets, focused at the intersections of residential neighborhoods. 4. Roundabouts shall be considered as an alternative, where all-way stops or traffic signals are indicated in the future (i.e., project build-out). 5. The County shall also reserve the right during the large lot or small lot tentative map process to require additional traffic signals or roundabouts, as determined to be necessary for traffic flow or safety. 6. The County shall also reserve the right to modify the minimum distance from a street intersection to a development driveway, as determined 					
5.12	<p>Access within the Development Site: Primary access to development will be avoided on high-volume arterial and thoroughfare roadways, and instead will be provided on collector or neighborhood streets and shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. Thoroughfares shall provide limited access. No driveways shall be permitted on Base Line Road or Watt Avenue. Access to properties fronting on Base Line Road shall be provided mainly from A Street and to a lesser extent from the roads that connect A Street to Base Line Road. Access to parcels from these connector roads shall be located at sufficient distance from Base Line Road so as not to impede the flow of traffic or create safety issues. 2. Access to development sites from thoroughfares and arterials allowing for left turns into and out of the 					

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	<p>sites shall be limited to the identified signalized intersections in the Placer Vineyards Specific Plan, unless otherwise required under future development patterns.</p> <p>3. Minor right-turn-in and right-turn-out access points may be permitted by the County upon further detailed review and analysis of potential traffic and circulation impacts.</p> <p>4. See Figure 6.17 in Chapter 6, "Community Design," for conceptual site access designs for neighborhood commercial sites on high-volume roadways.</p>					
5.13	<p>Minimizing Barriers to Access:</p> <p>The circulation and site plans for individual developments proposed within the Plan Area shall minimize barriers to access by pedestrians, the disabled, and bicyclists. Handicap ramps shall be incorporated into the design of all intersections and bicycle racks shall be located convenient to all retail, office, and civic sites.</p>					
5.14	<p>Fire and Emergency Access:</p> <p>All new development shall be coordinated with the local fire department to ensure that adequate emergency access is provided to all development areas and that emergency access routes are designed to the specification of the Placer County Fire Department.</p>					
5.15	<p>Sound Walls:</p> <p>Use of sound walls is discouraged. Where sound walls are required because of noise levels and traffic volumes on major streets, screen landscaping and mounding should be provided to minimize their visual impact and create a more attractive streetscape. Refer to Section 4.10 for additional policies related to noise levels and to Section 6.4.3</p>					
5.16	<p>Traffic Calming Roadway Design:</p> <p>Use of traffic calming roadway design techniques in the design of residential streets and intersections is required. Techniques may include corner bulb-outs at intersections, traffic circles and rotaries, chokers, chicanes, etc. See the chart below and Figure 5.4 for recommended traffic calming designs. In all cases, traffic calming devices shall not restrict access by emergency vehicles or limit emergency response times below the required level of service standard.</p>					
5.17	<p>Bus Rapid Transit System:</p> <p>A public transit system and dedication of right-of-way corridors for future bus rapid transit with a feeder bus network shall be provided along Watt Avenue from Base Line Road to the Dyer Lane intersection just north of Dry Creek.</p>					
5.18	<p>Streetcar Right-of-Way:</p> <p>Dedication of rights-of-way for a future streetcar system shall be provided along the north side of Town Center Drive, extending from the transit center on Watt Avenue to the town center, ending at 16th Street.</p>					

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5.19	<p>Multi-modal Transit Center:</p> <p>A transit center will be located on Town Center Drive to serve as a transfer point for regional and local transit services. The transit center site shall be of sufficient size to accommodate all future anticipated uses. It will include covered shelters, bus staging areas, park-and-ride lots, and bicycle storage facilities.</p>					
5.20	<p>Transit Service and Facilities:</p> <p>Placer Vineyards shall participate in regional service with connection to light rail transit on Watt Avenue in Sacramento County, Regional University, Galleria Mall, and other regional centers. As each parcel is developed, provisions for bus stops, turnouts, shelters, park-and-ride lots, bike lockers, lighting, and other transit-support facilities will be examined and constructed.</p>					
5.21	<p>Provision of Park-and-Ride Lots:</p> <p>Park-and-ride lots shall be established and maintained at the town center and transit center at the east village center. The majority of the park-and-ride spaces shall be accommodated in the transit center where a majority of local and regional commute trips will be concentrated. A minimum of 50 spaces shall be provided in the town center, established as shared parking. Other smaller park-and-ride lots are encouraged to be established as a shared parking use incorporated into the overall parking design of other commercial and office centers or adjacent to public transit. In total, a minimum of 193 parking spaces shall be distributed between the park-and-ride lots. More park-and-ride lots should be provided, especially adjacent to neighborhood activity centers, transit routes, and major transit corridors to encourage ridesharing, promote use of public transit and reduce air pollution.</p>					
5.22	<p>Trail System:</p> <p>Trails shall be provided as identified by Figure 5.6, "Off-Street Trails Diagram."</p>					
5.23	<p>Types of Trails:</p> <p>Trails shall be provided within the Plan Area that offer a variety of experiences, including trails within and between parks and other public open space lands or to schools, and trails that connect to regional trails and transit facilities within and outside of the Plan Area.</p>					
5.24	<p>Provision of Trails:</p> <p>Private developers shall incorporate trail routes that are within their proposed tentative maps as identified in the trails diagram (see Figure 5.6). Placer Vineyards trails shall conform to the following standards:</p> <ol style="list-style-type: none"> 1. In the Dry Creek corridor only, Class I bicycle trails shall be 12-foot wide hard surface paving with a 2-foot-wide decomposed granite path on one side of the paving. 2. In all other areas, Class I bicycle trails shall be 10-foot wide hard surface paving. 3. In open space areas, natural surface (gravel, earth) multi-use trails may be set a minimum of 10 feet off the hard surface paved trail (for activities such as equestrian riding and mountain biking). 					

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	<ol style="list-style-type: none"> 4. Informational signs will be placed throughout the trail system (e.g., "2.4 miles to town center"). 5. Trails will be set back a minimum of 10 feet from residences. 6. Trails will be set back a minimum of 25 feet from preserved or reconstructed wetlands, whenever possible. 7. Collapsible bollards or other similar devices approved by the County will be placed at entries to restrict vehicular access where trails and streets intersect. 8. Trail crossings of drainage ways will occur at appropriate intervals. 9. Traffic calming methods and signage shall be used to enhance the safety of the trail systems where they cross major or collector streets. 10. A Class I trail crossing shall be provided under the Watt Avenue bridge within the Dry Creek corridor. 11. A Class I trail shall also be provided on the east side of the Dry Creek bridge and along Watt Avenue, extending to the Placer/Sacramento County line. The Class I trail on the east side of the bridge will be separated from traffic by a railing. 					
5.25	<p>Construction of Bike Trail Improvements:</p> <p>Bike trail improvements are planned to connect Morgan Creek to Gibson Ranch Park. Landowners shall design and construct bike trail improvements within the open space portions of their property, according to the following standards and provisions of the Development Agreement.</p> <ol style="list-style-type: none"> 1. In conjunction with the construction of a core backbone roadway system, a set of core backbone trails adjacent to these roadways, as described in Section 9.3 and the Public Facilities Financing Plan, shall be constructed at the same time that the core backbone roadways are constructed. 2. Landowners shall install sections of the trail when they install subdivision improvements within the parcels adjacent to the open space. Trail connections to the core backbone trails shall be included as part of the subdivision improvements. 3. Bike trail sections shall be constructed and improved according to Figure 5.6, "Off-Street Trails Diagram." Bike trails shall be designed in accordance with the County's design standards for off-street bike trails and the guidelines provided in the Specific Plan. 4. Landowners shall proceed to complete the construction of bike trail improvements at the same time that they install and complete the balance of the subdivision improvements for the parcel(s) adjacent to the open space. 5. Landowners shall be responsible for all costs associated with the design and construction of bike trail improvements, including the costs of preparing required plans and drawings and obtaining all required permits. 6. Upon completion of bike trail improvements by the landowner, the County shall accept the dedication of 					

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	<p>the bike trail and applicable open space area and assume ownership and maintenance of these facilities, provided that the cost of maintenance shall be funded by the CSA.</p> <p>7. Construction of a bicycle/pedestrian crossing over or under Base Line Road shall be coordinated with development in the north with the City of Roseville, in conjunction with the Sierra Vista plan.</p>					
5.26	<p>Fire Trails/Access through Open Space: Fire access routes shall be integrated into the open space trails system and shall comply with Placer County Fire Department standards.</p> <ol style="list-style-type: none"> 1. Open space trails shall include design features that minimize barriers to emergency response, such as knock-down bollards for emergency access at trailheads. 2. Rolled curb access points shall be provided in open space areas. Open space access points shall be provided at each cul-de-sac that abuts an open space and spaced every 1,000 feet along streets adjacent to open space areas. These access points shall be identified with signage and painted red curbs. Emergency access easements shall be provided for each emergency access area. 					
5.27	<p>Roadway Crossings in Utility Corridors: Roadway crossings shall be minimized through utility corridors to reduce the fragmentation of trails and open space.</p>					
5.28	<p>Provision for Equestrian Trails: Equestrian trails are located in the open space buffer areas adjacent to the SPA and next to the Placer/Sacramento County line, as indicated in Figure 5.6, "Off-Street Trails Diagram." The equestrian trails planned adjacent to the SPA will be separated from the Placer Vineyards development area with landscape berms (refer to Figures 7.10-7.14 for plans and sections of the berms and buffers next to the SPA). The equestrian trails planned in the open space buffer areas along the Placer/Sacramento County line, shall connect to the facilities at Gibson Ranch Park and link into the equestrian trail system proposed along the south side of Dry Creek, as directed by the Dry Creek/ West Placer Community Plan.</p>					
5.29	<p>Equestrian Trail Connections between the SPA and the Urban Plan Area: Future development in the SPA properties located south of Dyer Lane (between Palladay Road and El Verano Avenue, on parcel numbers 023-010-007, 023- 190-007, 023-190-027, 023-190-028, 023-190-029, and 023-190-030) where a gap in the equestrian trail occurs, shall be required to connect to the equestrian trails in Placer Vineyards. The construction of equestrian trails will be required to be completed at the same time that subdivision improvements are completed for the applicable SPA parcel.</p>					
6.1	<p>Landscape Design and Landscape Master Plans. In order to ensure the implementation of a cohesive image for the community, a detailed Landscape Master</p>					

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	<p>Plan shall be developed and approved by the County. This Master Plan shall address the design of streetscapes, entries, and other image features. The Landscape Master Plan and the Park and Recreation Master Plan (see Chapter 7, "Parks and Open Space") shall complement each other and together shall define the public landscape areas of the community. The Landscape Master Plan shall be guided by the following features:</p> <ol style="list-style-type: none"> 1. The landscape design treatment for Placer Vineyards shall consider the context, historical land use, and ecology of the region. Design elements consistent with the historic rural image of the area including use of stone, wood, timber arbors and trellises, and rural fencing types are encouraged. 2. Use landscape materials, trees, shrubs, and ground cover that are native to the area, have low water use, and fit into the local environmental conditions. Refer to Appendix B, "Recommended Plant List." 3. Use colorful ornamental landscaping as accents at entryways, at special park and open space areas, and as image elements in the overall landscape. 4. The streetscape designs described in the following sections of this chapter and the conceptual design figures that accompany them will be further refined and modified during the preparation of the Landscape Master Plan. 					
6.2	<p>View Protection. Landscape elements shall be designed to create vistas and frame views of important community features, such as natural site features, significant buildings, or landmarks.</p>					
6.3	<p>Natural Resource Preservation. Where possible, open space areas shall interconnect with the oak woodlands, grasslands, wetlands, and other natural resources in the Plan Area.</p>					
6.4	<p>Recommended Plant Palette. Appendix B of this Specific Plan contains a list of plants recommended for use in Placer Vineyards. This list should be used when designing open space, landscape buffer corridors, streetscapes, gateways, and parks. Plants similar to those listed in the table may also be used, subject to County review and approval.</p>					
6.5	<p>Landscape Corridors on Major Streets. Street landscape corridors will be developed along thoroughfares and arterials (i.e., Watt Avenue, Dyer Lane, and 16th Street; see Figures 6.1 and 6.2) and along major collector streets.</p> <ol style="list-style-type: none"> 1. These parkways are wide and heavily landscaped with double rows of street trees, ground cover, and flowering accent vegetation. 2. Walkways shall be designed as joint-use pedestrian and bicycle paths running through the parkway. 3. The streetscapes shall also provide linkages to neighboring open spaces, parks, schools, and major activity nodes, allowing for pedestrian and bicycle circulation as well as for other passive recreational and 					

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	<p>educational opportunities.</p> <p>4. The corridors will have walks and trails separated from the streets. Landscaping will be expanded at entries to the development and blended in with the adjoining park sites and open space areas.</p>					
6.6	<p>Street Landscape Corridor Design.</p> <p>Street landscape corridors shall be designed with different plant palettes to give a unique character to the streets. Landscaping along roadway corridors shall provide a unifying element to a neighborhood. Refer to Appendix B for a list of recommended streetscape trees, shrubs, vines, and ground covers, and Figures 6.1 through 6.2 for sample street corridor designs for Base Line Road and Watt Avenue.</p> <ol style="list-style-type: none"> 1. Thoroughfares: Base Line Road, Watt Avenue and Arterial Streets: Dyer Lane and 16th Street. Thoroughfares (see Figures 5.3-A, B) will have a 50-foot landscaped setback buffer and 20-foot median throughout the project area. Arterial streets (see Figure 5.3-D and E) will include a 35-foot landscape setback on both sides of the street and a 14-foot planted median. Landscape buffers will include earthen berms and plants, deciduous trees, evergreen trees, and drought-tolerant shrubs and ground covers. Berms and plants, such as 3-4-foot tall hedges, should be used to screen parking areas and/ or sound walls. For thoroughfares and arterial streets, a row of trees for shade with drought tolerant shrubs and ground covers will be planted in the road medians. Low drought-tolerant plants shall be installed as temporary landscaping in the future BRT right-of-way on Watt Avenue. Deciduous and evergreen canopy trees will be planted between curbs and sidewalks, with evergreen screen trees placed between sidewalks and residential walls. Landscaping shall provide for a consistent use of plant materials for the thoroughfares and each arterial street. Unless recycled water is used for irrigation, irrigated turf will be limited to 25% of the total landscape corridor area. Turf areas will be limited to accent areas near intersections, project signage, buildings, and areas between the back of the curb and sidewalks. 2. Major Collector Streets: Palladay Road, Tanwood Avenue, 14th Street. Select collector streets, as shown in Figure 5.3, Section F, will be landscaped with a 20-foot landscape setback area. A single, large deciduous canopy tree or other thematic landscape combination should be established per street. The same tree or repetition of trees will be planted within landscaped areas on both sides of the street at regular intervals for the entire road segment. In addition, other planting will consist of drought-tolerant ground covers, vines, and shrubs to screen walls or fences that abut the collector street landscape areas. 3. Minor Collector Streets and Local Streets. Local streets will be landscaped with a single, large deciduous canopy tree planted at regular intervals (at approximately 25-30-foot intervals or at a distance that provides appropriate spacing for the type of tree selected) on both sides of the street for the entire length of the road. In addition, other planting will consist of ground covers, vines, and shrubs to screen walls that "side-on" to local streets (see Figure 5.3, Sections G, H, R1 through R3, R5, and R6 for typical street cross sections). 4. Residential Alleys. All unpaved alley setback areas shall be landscaped. 					

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6.7	<p>Street Tree Design. Street tree planting throughout Placer Vineyards will vary depending on the type and size of each street and the desired character of the individual neighborhoods. Street tree conditions will serve as visual screens and buffers from development.</p> <ol style="list-style-type: none"> 1. In general, street trees shall be planted at regular intervals (approximately 25- 30 feet apart), depending on the type of tree selected, to create a shaded canopy along the pedestrian travel way (see Appendix B for a recommended plant palette). 2. Street tree planting shall also be modified to incorporate existing trees and native oaks, when possible. 3. Street trees along major roadways shall be larger, scaled in relation to the street corridor and automobile travelers. Along thoroughfare and arterial streets, the dominant tree specified will be used 70% of the time. 4. Neighborhood streets shall be designed to include one row of large deciduous canopy trees. signage, fencing, and lighting at key entrances to the community. 					
6.8	<p>Community Gateway Signage. Community gateway signage will consist of monument signs set in medians or on one or both sides of the street. These monument signs shall be located outside the right-of-way when they are proposed along the sides of streets and may be incorporated into walls or other architectural features to emphasize the transition. A complete signage program design for Placer Vineyards will be developed as a part of the Landscape Master Plan (see Policy 6.1).</p>					
6.9	<p>Minor Entries. Minor entries shall be located outside the right-of-way at intersections to the internal street system to identify and mark the transition into residential neighborhoods in Placer Vineyards. Entries are small-scale landscape or architectural features, signs, or monuments at the street corners that may include special lighting, flowering plants, or public art. These features are smaller in scale than community entries and serve as landmarks that give special identity and character to each residential neighborhood or block.</p>					
6.10	<p>Community Gateway Theme. All entries shall include thematic architectural or landscape design elements that incorporate a special landmark feature or public art to identify destinations in the community, representative of the Placer Vineyards character. Public art shall be subject to Design/Site Review approval.</p>					
6.11	<p>Northern Community Gateways and Entries. The primary northern entries will be provided on Base Line Road at Dyer Lane, 16th Street, Watt Avenue, and East Dyer Lane. Minor entries will be located at other additional collector roadways intersecting Base Line Road, as indicated in Figure 6.3.</p>					

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6.12	<p><i>Southern Community Gateways and Entries.</i> South of the project site, primary entries will be located along the Sacramento/ Placer County Line at 16th Street, Tanwood Avenue, and at Watt Avenue where it intersects with Dry Creek (see Figure 6.3).</p>					
6.13	<p><i>Lighting of Entryway Signs.</i> Lighting of entry signs shall consist of either indirect lighting with the light source at ground level or internal halo-type lighting. In both cases, the lighting source shall not be visible from traveled roadways.</p>					
6.14	<p><i>General Sign Requirements.</i> All signage shall be subject to the approval of a sign permit by the Placer County Planning Department and shall conform with the sign standards of the Placer County Zoning Ordinance (see Sections 17.54.170 through 17.54.200), unless this is superseded by the adoption of a separate signage program for Placer Vineyards. and cost-effective lighting.</p>					
6.15	<p><i>General Lighting Requirements.</i> Lighting shall be designed and located to meet minimum, necessary ambient light levels for any given location consistent with public safety standards.</p> <ol style="list-style-type: none"> 1. Lighting shall occur at intersections, areas of major pedestrian activity, and building entries, and generally shall be minimized elsewhere. 2. Street lighting shall be directed and regularly spaced, and shall project light down to the road surface and away from the building. 3. Decorative pedestrian-scaled lighting fixtures shall be used in the town center, village centers, commercial centers, parks, and other major pedestrian activity areas. 4. The selection and design of lighting fixtures shall minimize glare and excess spillage onto neighboring properties. All street lights shall utilize cut-off fixtures to minimize visibility from adjacent areas of the community and public use areas. 5. No lighting shall blink, flash, or be of unusually high intensity or brightness.⁶ Lighting fixtures shall be energy efficient and provide a balance between energy efficiency and pleasing light color and coverage. Avoid low-pressure sodium fixtures. Acceptable light sources include mercury vapor, metal halide, and similar sources. 					
6.16	<p><i>Street Lights.</i> Street lights on Base Line Road and Watt Avenue shall be simple cobra-head light fixtures, located particularly at major intersections. Street lights for collectors and local streets should be decorative fixtures that are compatible with character of the Placer Vineyards streetscape. The selection of street lights for Placer Vineyards will be addressed in the Landscape Master Plan.</p> <ol style="list-style-type: none"> 1. Color: The color of street light poles and fixtures shall be consistent throughout the community. All 					

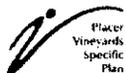
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	<p>specified metals shall utilize anodized coatings, rather than painted colors. 2. Materials: Street light poles shall be either metal or wood fixtures.</p> <p>3. Town Center: Street lighting in the town center shall consist of ornamental street lights flanking the roadways. Street lights shall be located in parallel pairs along the length of the street, spaced to provide illumination levels of 0.5 footcandle, and shall not exceed</p> <p>4. Village Centers: Village centers shall use a design in the same design family as the ornamental street lights in the town center, however, each village center shall utilize a light fixture designed to give the center a unique character and identity.</p> <p>5. Base Line Road and Watt Avenue: Street lights on Base Line Road and Watt Avenue shall be simple, single- or double arm, cobra-head lights, spaced as required to maintain illumination levels of 1.75 footcandle, and shall not exceed 40 feet in height.</p> <p>6. Arterial Streets: Street lights on arterial streets shall be selected decorative fixtures, spaced, as required, to maintain illumination levels of 1.0 footcandle on alternating sides of the street, and shall not exceed 25 feet in height.</p> <p>7. Collector and Local Residential Streets: Street lighting on collector and local streets in residential neighborhoods shall be ornamental or decorative street light fixtures, spaced, as required, to maintain illumination levels of 0.5 footcandle on alternating sides of the street, and shall not exceed 14 feet in height.</p> <p>8. Neighborhood Entries: Street lights at neighborhood entries shall consist of ornamental or decorative fixtures flanking the roadway, located in pairs,</p>					
6.17	<p>Pedestrian Oriented Lighting: Pedestrian oriented lighting will be provided within the town center, village centers, commercial centers, parks, and major pedestrian activity areas. Pedestrian lighting shall consist of smaller pole fixtures, spaced to maintain illumination levels of 0.5 footcandle, and shall not exceed 14 feet in height.</p>					
6.18	<p>Recreation Areas and Athletic Facilities: Lighting for athletic fields and court facilities shall be designed to minimize illumination and spillage onto neighboring uses and residential areas. Athletic facility lighting shall be provided only in the two community park facilities and the town center recreation center. Mercury vapor or metal halide lamps, mounted 30-50-foot high, are recommended.</p>					
6.19	<p>Public Parking Lot Lighting: Parking lot lights shall be no higher than necessary to provide efficient lighting of the parking areas and shall not exceed 25 feet in height for larger parking lots, including the base. Illumination levels shall be maintained at 1.0 footcandle. Spacing between light poles shall be determined by the required level of illumination.</p>					

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	<ol style="list-style-type: none"> 1. The fixture design style and colors shall be compatible with the architectural design of the site. 2. Within the town center and village centers, the design and color of parking lot light fixtures, shall be consistent with the design of street lights. 					
6.20	<p>Landscape Lighting: Landscape lighting shall be limited to important landscape areas, entryway features, signage, or pedestrian areas.</p> <ol style="list-style-type: none"> 1. The design of landscape light fixtures shall be hidden from direct view unless designed as an integral part of the area's design. 2. The light source shall be shielded from direct view at night, with the emphasis on the object or area being lighted. Up-lighting and mood lighting in trees and landscaping can be effective design feature for special entries, signs, water features, and landmarks. 3. Landscape light fixtures shall be durable and easily maintained. For ease of maintenance, landscape light fixture types and lamps shall be consistent with landscape design and street lighting for each neighborhood. 					
6.21	<p>Service Areas and Security Lighting: Lighting in services areas shall be designed to avoid spillover onto adjacent properties and activity areas, and shielded from direct view of the light source at night.</p> <ol style="list-style-type: none"> 1. Building-mounted flood light fixtures shall not be used unless the light source is completely shielded from public view. 2. Low-pressure sodium fixtures or other lighting types that contrast excessively with lighting in the surrounding use area shall be avoided unless completely shielded from public view. Mercury vapor, metal halide, and similar fixture types are permitted. 					
6.22	<p>Building Identification and Street Number Lighting: Lighting of building identification and street numbers on buildings shall be used to help locate buildings during evening hours.</p> <ol style="list-style-type: none"> 1. Lighting of street identification or numbers shall be internally lit, back lit, or externally lit. External spot lighting is preferred. 2. Street number lighting shall be subdued and not contrast excessively with the surrounding area lighting. 3. Numbers and lighting shall be conveniently placed near the building entry and shall be visible from the street and adjoining parking lots. 4. Buildings placed back from and not visible from the street may use freestanding lighted monuments or small pedestrian pole lights with mounted street numbers to identify the street address of the buildings from the street. 					

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6.23	<p>Pedestrian Orientation: Design elements that accommodate pedestrians and cyclists shall be equally treated or take precedence over elements that primarily accommodate automobiles, especially in the town center, village centers, neighborhood centers and access areas leading into parks, schools and other public facilities. Retail centers and commercial areas shall be designed to provide maximum pedestrian accessibility.</p>					
6.24	<p>Density within Centers of Activity: The town center, village centers, and Base Line Road commercial corridor should be established at sufficient densities to support express bus transit from Placer Vineyards and other neighborhood areas in the region.</p>					
6.25	<p>Parking Lot Shading: New parking lots serving non-residential developments shall include tree planting designed to result in 50% shading of parking lot surface areas within 15 years. These shading requirements shall apply to all impervious surfaces on which a vehicle can drive including parking stalls, drives, and maneuvering areas within the property. Until such a time that Placer County adopts a Parking Lot Shading Ordinance, the County shall use the City of Sacramento Parking Lot Tree Shading Design and Maintenance Guidelines, June 17, 2003 edition to implement these requirements.</p>					
6.26	<p>Building Heights: Taller buildings will be located along the major commercial nodes, at the town center and within the office and commercial areas along Base Line Road. Lower story buildings and less intense development will be located adjacent to existing neighborhoods in the Special Planning Area to provide appropriate transitions to more intense development at the center and along the major transportation corridors in the Plan Area.</p>					
6.27	<p>Town Center Design: The town center shall be designed to serve as the public, institutional, and social focal point for the community. The town center will contain:</p> <ul style="list-style-type: none"> • A recreation center with meeting facility (Refer to Chapter VII, "Parks and Open Space" for a conceptual diagram for the recreation center), • A centrally located government center and sheriff station that anchors and serves as a visual landmark for the town green, • A library, and • A religious site. 					
6.28	<p>Town Center Design Standards. Within the town center, the following standards shall apply. Refer also to Appendix A, Section 3.4 for Town</p>					

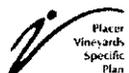
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	<p>Center Commercial development standards.</p> <ol style="list-style-type: none"> At least 70% of the frontage at a build-to-line shall be occupied by a building with the façade placed at the back of the sidewalk (see Figure 6.6, "Town Center Design Framework" for the location of build-to-lines for the town center). At least 70% of the façade of the first floor of all buildings in the town center on the blocks with build-to-lines shall have transparent storefront glass, windows, entries, doorways or other active spaces fronting onto the public streets and sidewalks. Buildings in the town center shall be a minimum of 25 feet in height. 					
6.29	<p>Town Center Sidewalk Design.</p> <p>Sidewalk designs shall be guided by Figures 6.8 through 6.11 and the following:</p> <ol style="list-style-type: none"> Any sidewalk that fronts on to commercial development shall maintain a minimum 6-foot wide clearance for pedestrian traffic. All sidewalks shown in street section T2 shall be a minimum of 16' in width. Sidewalks shown in street section T3 shall be a minimum of 12' in width. All other sidewalks shall be guided by widths shown in the appropriate street sections. Sidewalks at outdoor eating areas shall be a minimum of 16' in width unless buildings are designed to inset a portion of the outdoor eating area onto the commercial development site. The width of sidewalks as part of the overall Town Center design will be reviewed during the Design/Site Review process. 					
6.30	<p>Parking in the Town Center.</p> <p>The following parking standards apply to the town center (refer also to Appendix A, Section VI: "Parking Standards"):</p> <ol style="list-style-type: none"> For mixed-use projects, parking may be shared between uses, as defined in Policy 3.20. Within the town center, all on-street parking will be used in the calculation of parking requirements for all land uses. Calculation of on-street parking includes all parallel Off-street common parking areas shall be located in the middle of most blocks where feasible. Reciprocal access and use agreements shall be recorded between property owners of the businesses that use the parking facility. Off-street parking lots shall be screened with shrubs, trees, landscaped berms, and low fences, walls, or other landscape design elements. Parking structures, if required or desired, shall be architecturally incorporated into the design of surrounding buildings and landscaping in the town center. 					

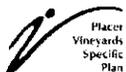
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	6. Parking structures facing onto					
6.31	<p>Village Centers.</p> <p>Village centers are higher density centers surrounded by high-density residential neighborhoods and located within one-quarter mile walking distance of lower density residential neighborhoods. Two mixed-use, pedestrian-oriented village centers will be created in Placer Vineyards. The east village center is located at the intersection of Watt Avenue and Town Center Drive. The west village center is located at the intersection of West Dyer Lane and Town Center Drive. Village centers incorporate civic and public uses such as a public green or plaza, day care uses, religious facilities, a post office, transit stops, and other similar uses that support civic activity and community life.</p>					
6.32	<p>Transit Access</p> <p>Village centers shall be transit-oriented activity nodes. Bus turnouts, shelters, and clear pedestrian paths from the street to the commercial centers, transit centers, parks, and other public facilities should be incorporated into the design of the village centers.</p>					
6.33	<p>Base Line Road Commercial Corridor.</p> <p>The Base Line Road commercial corridor offers products, services, and employment catering to the broader Placer Vineyards region. It is guided by the following standards:</p> <ol style="list-style-type: none"> 1. The Base Line Road commercial corridor will provide easy access and transportation connections to neighborhood areas; 2. Direct access connections shall be avoided from Base Line Road (see Policy 5.12, Access within the Development Site); 3. Structures in the Plan Area (not including parking and landscaping uses) located immediately south of lands in active rice farming or lands under the Williamson Act contract, shall be setback 200-feet from the existing Base Line Road northern edge of pavement (see Policy 3.28 and Figure 3.4). 					
6.34	<p>Commercial Center Design.</p> <p>Commercial buildings located next to Base Line Road and a 50-foot landscape corridor shall provide buffers internally in the Plan Area to the noise and traffic generated on Base Line Road.</p>					
6.35	<p>Location of the Power Center.</p> <p>A Power Center will be strategically located in the Base Line Road commercial corridor at the southwest corner of Watt Avenue and Base Line Road to supply large-volume goods and services. Easily accessible and pedestrian friendly.</p>					
6.36	<p>Neighborhood Commercial Centers.</p> <p>Neighborhood commercial centers are mixed-use core areas that provide local services and retail to serve</p>					

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	the surrounding neighborhoods. These centers will provide neighborhood commercial needs, offering professional services, public/quasi-public facilities, high density residential uses, and easy access to transit services.					
6.37	<i>Pedestrian Access.</i> Neighborhood commercial centers shall be designed to encourage pedestrian access along the face of commercial buildings and along public sidewalks.					
6.38	<i>Auto Access.</i> Auto access connections shall be designed to slow and discourage cut-through traffic with the use of traffic calming devices, stop signs, or delineated pedestrian crossings and other features.					
6.39	<i>Transit Access.</i> Bus turnouts, shelters, and clear pedestrian paths from the street to the major commercial tenants shall be incorporated into the design of neighborhood centers.					
6.40	<i>Lot and Development Standards.</i> All development in Placer Vineyards shall comply with the intensities found in Table 3.3 in Chapter III, Table 3.3 in Chapter III, "Land Use," and in Appendix A, "Land Use and Development Standards."					
6.41	<i>Residential Neighborhood Site Design.</i> Residential neighborhood site design shall provide opportunities for pedestrian and bicycle connections to core areas and other neighborhoods. <ol style="list-style-type: none"> 1. Streets shall be laid out in a pattern that allows for internal connections between adjacent residential neighborhoods without having to drive to an exterior thoroughfare or arterial street. 2. Residential developments shall be compatible with and connect to the broader community. 3. Residential developments shall avoid using sound walls, when possible, or site designs that insulate or separate the development. 4. Residential development shall be designed to have single-loaded streets, located along parks, drainage ways and open space areas. Single loaded streets shall always be provided adjacent to the Dry Creek corridor. Frontages without single-loaded streets may also be approved under certain conditions. Potential conditions when side-on or back-on lot designs next to parks or open space may be approved are: <ol style="list-style-type: none"> a. In small housing development areas where fronting streets is difficult or infeasible, and b. Frontages along drainage corridors when frequent openings (i.e. open ended cul-de-sacs and pedestrian ways) are provided. When homes are planned to back onto parks, drainage ways, and open space areas, rear lot conditions shall not extend more than 400-feet without being broken with an open-ended cul-de-sac or pedestrian					

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	accessway.					
6.42	<p>Gated Developments.</p> <p>Gated developments are allowed but not encouraged in the Plan Area. Gated developments will only be allowed at the discretion of the County. When evaluating gated development proposals, the County will ensure that the development is well integrated into the fabric of the Specific Plan and that public pedestrian connection areas through the gated community are provided to adjacent developments and open space areas. The County will also ensure that the design and location of the gates will provide safe and sufficient circulation for emergency service providers and the ability for vehicles to turn around in front of the gate to prevent them from backing out into the adjacent roadways. Gated communities must be designed to ensure that through streets are provided, connecting adjacent neighborhoods and developments and that overall traffic circulation within Placer Vineyards is accommodated.</p>					
6.43	<p>Attenuating Noise at Low- and Medium-Density Residential Areas Along Major Roadways:</p> <p>The following shall establish the primary and secondary means for achieving acceptable sound levels along streets that will carry varying levels of traffic. See Policy 6.44 for a description of the means of implementing these techniques.</p> <ol style="list-style-type: none"> 1. Thoroughfares and Arterials. Watt Avenue and Dyer Lane will carry the highest level of traffic within the community. Residential uses along these streets will be protected from sound levels in excess of the 60 dB DNL standard by the use of sound walls and landscape berms. Open ended cul-de-sacs and loop streets (see Figure 6.18, Plan A, B and D) shall be used to minimize the unbroken length of the sound walls. On Dyer Lane west of Palladay Road and on 16th Street, north of Dyer Lane, where traffic volumes will be lower, design features described as appropriate for collector streets shall be implemented, if approved by the County. 2. Collector Streets. Many of the collector streets within the community will carry traffic volumes likely to generate noise levels requiring strategic site planning to accommodate noise impacts. Figures 6.20 and 6.21 present examples of designs for neighborhood subdivisions. The designs in these figures are discouraged and encouraged, respectively, when considering the goal of providing residential interconnections on collector and residential streets, where the use of sound walls is discouraged. Appropriate design techniques include open-ended cul-de-sacs (Figure 6.18, Plan D), front-facing development, frontage streets, and loop streets (Figure 6.18 Plans A, B, and C). Figure 6.25 shows a typical street design plan designed in accordance with these standards that minimize the impact of sound walls. 					
6.44	<p>Edge Treatments for Use at Low- and Medium-Density Residential Areas:</p> <p>The use of sound walls shall be considered only in conjunction with a minimum of one of the other practical</p>					

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	<p>design-related noise mitigation measures described below. Access through sound walls should be provided according to the guidelines listed below so long as it does not introduce noise levels into neighborhoods that exceed County General Plan Noise Element standards. Conceptual designs for a typical residential layout and neighborhood entry along a collector street are shown in Figures 6.23, 6.24, and 6.25.</p> <p>1. Sound Attenuation on Collector Roadways. The preferred treatment to accommodate noise levels on collector streets shall be the use of rear loaded homes fronting onto the street and buildings that act as noise barriers. Homes shall be designed such that the home and side and rear yard fence placement ensures a maximum 60 dB DNL in the outdoor activity area. The minimum sound wall opening dimension shall be 25'. Greater width openings are preferred if it is designed in accordance with County noise standards, as demonstrated by an acoustical study. The preferred noise attenuation treatment shall consist of relatively short lengths of sound wall, interrupted by street intersections, open-ended cul-de-sacs, use of landscape berms with lower built-in walls or fences, pedestrian access easements, and wall offsets (see discussion of these features in the points that follow). Sound walls shall be designed such that the entire length of a street will have a consistent appearance. The aesthetic design of sound walls shall be standardized along the streets. Sound wall designs shall be addressed in the Landscape Master Plan (See Policy 6.1). For conditions where a sound wall is required, the height of sound walls shall be no more than 6 feet measured from the adjoining finished grade on the street side of the wall and no more than 8 feet from the finished grade on the residential/ commercial side of the wall. When changes in elevation occur linearly along the wall or fence, the structure shall be stepped in equal vertical increments. No step shall exceed 18 inches in height.</p> <p>The preferred sound wall design shall be split face concrete masonry with pilasters. Trees, shrubs, and vines shall also be planted along the length of the sound wall. Unless otherwise determined by the Planning Director during the Subsequent Conformity Review process, for the purposes of this Specific Plan, the outdoor activity area is defined as a private outdoor living space enclosed by side and rear yard fences, or an enclosed courtyard, balcony, private patio, or deck. Alternatively, a fence or wall designed and maintained as a noise barrier can be used to obtain the 60 dB DNL transportation noise standard at the outdoor activity area. This would require an acoustical study and barrier maintaining entity, and shall be approved by the County as part of the Subsequent Conformity Review process described in Chapter IX, "Implementation." The following types of housing can be designed for acceptable noise levels while fronting on these streets: townhomes, multiunit buildings that have the appearance of a single home from the street, small lot, motor court, and large lot rear-loaded single family homes. (Refer also to Appendix A, "Land Use and Development Standards," for examples of these housing types).</p> <p>2. Sound Walls. Sound walls that may be required along Watt Avenue and high traffic sections of Dyer Lane, 16th Street, and A Street shall generally not exceed a maximum unbroken length of 400 feet. Sound walls on collector streets, shall be avoided, however, if they are required, as determined by the County, they shall not extend more than 300 feet along these streets without being broken by the use of an open-</p>					

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	<p>ended cul-de-sac, a section of fronting streets, or homes</p> <ol style="list-style-type: none"> 3. Frontage and Loop Streets. Frontage and loop streets allow residential development to face the arterial street without the need for a wall or fence along the street. The right-of-way for the frontage or loop street may be reduced in width and the sidewalk on the opposite frontage of the residences may be eliminated. See Figure 6.18, Plans A, B, and C. 4. Open-Ended Cul-de-Sacs. Open-ended cul-de-sacs that end at collector streets are intended to reduce the length of sound walls facing onto the major streets and provide pedestrian and bicycle access to the roadways. See Figure 6.18, Plan D. 5. Large Lots. Large lots with single-family homes or multiple dwellings are typically accessed from intersecting side streets or from the rear with the primary entries facing the street. Sound or privacy walls and fences in front yards are allowed only as specifically approved by the County. 6. Landscaped Setbacks and Buffers. Additional setback buffer areas that are landscaped can be used between residential areas and streets. In this condition, local streets, loop streets, or frontage roads face onto a landscape buffer. Privacy walls or fences are not allowed in front yards of adjacent residential lots. The landscape buffer may incorporate earth berms, trees, shrubs, and other screening vegetation. The right-of-way of local streets adjacent to the landscaped buffer may be reduced in width and the sidewalk may be eliminated from the landscape buffer side of the street. 7. Landscaped Berms. Landscaped berms shall be designed not to exceed a maximum 2:1 slope. Policy 6.45 Edge Treatments at Other Areas Along Major Roadways. 					
6.45	<p>Edge Treatments at Other Areas Along Major Roadways:</p> <ol style="list-style-type: none"> 1. Compatible Land Uses. All parks, houses of worship, and other noise sensitive uses shall be protected from exposure to noise levels in excess of 60 dB DNL. See noise policies in Chapter IV, "Environmental Resources." Commercial, office, public and other nonresidential uses are planned along the major arterial thoroughfares, Base Line Road and Watt Avenue. These non-residential uses will not require the use of sound walls along the street. Where sound walls are required, sound walls shall be designed according to the standards found in Policy 6.44(2), "Sound Walls." A variety of landscaping, berming, or other screening techniques should be used to screen parking lots from pedestrian sidewalks. 2. Front-Facing Development. Buildings facing onto the street are the preferred treatment in the Town Center, high-density residential developments throughout the Plan, and along collector streets. Residential uses exposed to transportation noise in excess of 60 dB DNL will be required to design effective mitigation measures to reduce noise in outdoor activity areas to 60 dB DNL and noise in interior spaces to 45 dB DNL. <p>Appropriate noise mitigations will give preference to proper site planning and design over the use of noise barriers or sound walls. For example, high-density projects should be designed such that active outdoor spaces are shielded from noise impacts by buildings or parking areas between the street and the</p>					

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	building or active outdoor space. Building may also be designed with sound-rated windows and added wall insulation to act as noise barriers, capable of achieving the indoor noise requirement of 45 dB DNL. Sound walls shall only be considered after all other practical design-related noise mitigation measures have been integrated into the project. The applicant may be required to prepare a study demonstrating how these standards shall be met.					
6.46	<p>Edge Treatment at Corner Lots on Neighborhood Streets.</p> <p>The side-yard treatment occurs in conjunction with intersecting side streets, open-ended cul-de-sacs, or loop streets. Privacy walls and fences may be used for side yard conditions along the street. These privacy walls and fences on side yards shall not overlap the front house façade. This side yard wall or fence should be terminated 3 feet behind the front façade. Buildings on corners shall provide windows and entries that orient toward the street corners. This treatment does not apply to rear loaded lot conditions (see Figure 6.24).</p>					
6.47	<p>Single Loaded Streets Fronting Open Spaces and Parks.</p> <p>This condition occurs when local streets, loop streets, or frontage roads are facing onto an open space corridor or park adjacent to the arterial roadway (see Figure 7.9). The additional open space setback provides a buffer between the residential units and the arterial street. Privacy walls or fences are not allowed in the front yards. Low fences or view fences are preferred (see Policies 6.49 and 6.50).</p>					
6.48	<p>Variation in Edge Treatments.</p> <p>Variations in the recommended edge treatments identified above will be allowed as determined by Placer County if one or more of the following conditions apply:</p> <ol style="list-style-type: none"> 1. The treatment fails to provide adequate noise protection. 2. The proposed development provides an alternative treatment that meets the goal and intent of the edge treatment policies of this Specific Plan. Side- and rear-yard privacy fences, including lattice fences, shall be a maximum of 6 feet high. 					
6.49	<p>Lot and Yard Privacy Fences or Walls.</p> <p>Privacy fences or walls also occur along lot lines between individual lots and structures. Generally privacy fences or walls between lots are placed on the lot line and shall not be visible from major public streets or public use areas. Privacy fences or walls shall be subject to the following design standards.</p> <ol style="list-style-type: none"> 1. A solid "good neighbor" fence or wall provides for privacy, security, and occurs in either the side- or rear-yard conditions. 2. Fences (including lattice and similar attachments) and walls (measured from the finished grade of the public street side) shall be no more than 6 feet high. If located within the clear site distance triangle or within a required front yard setback, the maximum height of a wall or fence shall be 3 feet (refer to the 					

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	<p>residential setback standards in Appendix A).</p> <ol style="list-style-type: none"> 3. Design of private fences shall be compatible, complement the building architecture, and should be consistent within each residential neighborhood or development phase. 4. Fences or walls shall be constructed of durable materials, and shall present a finished appearance from both properties. 5. For corner lots, street side fencing shall not overlap with the front façade of the building (see Policy 6.46). Fences or walls that connect two separate units and are visible from the public streets and public use areas should be of the same materials and color, and should be compatible with and 6. The visual prominence of walls and fences can be reduced through the use of landscape screening, trees, vines, shrubs, and hedge plants. 7. Front, side, and rear yard fences may consist of wood-picket fencing, wood-rail fencing, decorative iron fencing, or split-rail fencing in keeping with the historic rural character of Placer Vineyards. 8. Wall or fences along rural residential and agricultural areas adjacent to Placer Vineyards shall incorporate fencing designs characteristic of rural, agricultural fencing types to provide a transition into these areas. Use of wood-rail fences, split-rail fences, wire fencing, rock walls, or wrought iron or picket fences is preferred. Where possible, view fences should be used (see Design Guidelines for View Fences that follow). 					
6.50	<p>Security Fences.</p> <p>Security fences are restricted to be used only to enclose large facilities in the Plan Area, such as the power substation and corporate yard. The use of wrought iron is encouraged. Chain link fencing with wood slats may be used for security fencing in these conditions. Use of barbed wire or razor wire at the top of security fencing is not allowed.</p>					
7.1	<p>Park Recreational Facilities.</p> <p>Recreational facilities required by the General Plan are listed in Table 7-1, "Summary of Recommended Park Facilities." Facility needs identified in the table will be met on either public or private park sites within the Specific Plan Area. The Parks and Recreation Master Plan described in Policy 7.2 below may refine and modify this list.</p>					
7.2	<p>Parks and Recreation Master Plan.</p> <p>Property owners and the County shall develop a Parks and Recreation Master Plan to guide planning and design of individual park facilities prior to the approval of the first large lot final map for recordation. The master plan shall be guided by the design and programming sections of this Specific Plan and as required by</p>					

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	the Public Facilities Financing Plan. This master plan shall address the need for specific types of active and/or passive recreational facilities and shall also refine the trails design/plan, establish a design "theme" for the parks, and provide specific development plans (for the types of equipment, materials, and cost estimate) for each park site. When designing park facilities adjacent to schools, the location and type of planned school facilities should be considered. The Parks and Recreation Master Plan shall also provide guidance regarding the specific final siting of neighborhood and mini parks. The ultimate location of neighborhood parks and mini parks shall be defined at the small lot tentative map stage.					
7.3	<p><i>Dedication of Parks and Open Space.</i></p> <p>Landowners shall offer for dedication the areas within their property planned for parks and open space, including both active- and passive-use parks. The location and size of parks and open space are indicated in Figure 7.1. They will be refined in the Parks and Recreation Master Plan and finally located on tentative maps for individual projects. The timing for the development of parks and open space for individual projects and details regarding park fees, land dedications, and on-site park development shall be described in the Public Facilities Financing Plan and defined in the Development Agreement.</p>					
7.4	<p><i>Operation and Funding for Recreation Programs and Park Maintenance.</i></p> <p>Recreation programs and the maintenance of parks shall be operated by the County with funding provided from a Community Facilities District (CFD) and/or a County Service Area (CSA). The recreation program will include typical urban recreation services such as sports leagues, senior programs, youth programs, teen programs, and aquatic programs.</p>					
7.5	<p><i>Construction of Community Parks.</i></p> <p>The design and construction of community park facilities, including the regional, recreational facilities to be located therein, will be funded entirely by the Placer Vineyards property owners. Placer Vineyards property owners shall be entitled to reimbursement from the Southwest Placer fee to be adopted by the County to fund the costs of the community park and regional recreational facilities in excess of the Plan Area's share.</p>					
7.6	<p><i>Neighborhood Park Design.</i></p> <p>Neighborhood parks shall be located and designed according to the following specifications.</p> <ol style="list-style-type: none"> 1. Designated neighborhood parks within the Plan Area shall be developed in the locations indicated in Figure 7.1, "Parks and Open Space Diagram." 2. There are 98 total acres of neighborhood parks designated in the Specific Plan, which includes 18 acres of private neighborhood parks and the 3.5 acre town green. 3. Approximately 35 acres of neighborhood parks shall be joint-use parks, shared with and located adjacent to schools. These parks shall be a minimum of 4 acres in size. 4. Neighborhood parks shall be sited and designed to maximize their visibility along streets and thereby 					

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	<p>enhance the public right-of- way and neighborhood character.</p> <ol style="list-style-type: none"> 5. Neighborhood parks shall generally have street frontage on all sides, except where they abut open space, drainageways, schools or public uses. Street frontage should be on collector or residential streets, as appropriate, however no more than one frontage shall be on a collector street (see Figure 7.8). 6. Neighborhood parks shall be designed with different character or themes, landscape treatment, and uses, in order to encourage variety between residential neighborhoods. These elements will be defined in the Parks and Recreation Master Plan. 7. Parking for neighborhood parks shall be provided on nearby streets, at adjacent schools, or on-site as required by the needs of the park as determined by the County. 8. Joint-use parks shall be designed to operate independently of adjacent 					
7.7	<p>Private Parks. Private parks shall qualify for up to 50 percent credit toward the park dedication subject to the provisions of Section 16.08.100-I of the Placer County Zoning Code as well as the following requirements:</p> <ol style="list-style-type: none"> 1. The park and its facilities satisfy all other requirements of this Specific Plan. 2. The facilities shall be privately owned and maintained by future residents of the development. 3. The facilities are restricted for park and recreational uses by covenants, conditions, and restrictions. 4. Residents are not charged additional fees for the use of the park and its facilities. Security lighting 					
7.8	<p>Mini Park Design. Mini parks shall have residential street frontage on a minimum of 3 to 4 sides, except where they abut open space, drainageways, or public uses. Mini parks shall generally be located central to a neighborhood of approximately 100 homes.</p>					
7.9	<p>Construction of Neighborhood and Mini Parks. Landowners shall design and install park improvements for a neighborhood and/or mini park site(s) planned for the property, according to the funding and timing mechanism identified in the Development Agreements, Public Facilities Financing Plan and the following provisions, which will be included in the Development Agreements.</p> <ol style="list-style-type: none"> 1. The number, size, and location requirements for neighborhood and mini park sites shall be satisfied. In addition, when more than one park site is proposed for the property, tentative subdivision maps shall identify the appropriate neighborhoods responsible for the construction of the park sites. 2. Each park site shall be improved at the time of development of the applicable neighborhood assigned to the development of the park site. Park facilities will be constructed and improved according to a plan for the site prepared by the landowner and approved by the County. 					
7.10	<p>Types of Open Space Land.</p>					

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	<p>The Placer Vineyards Plan satisfies the County requirement for the dedication of 5 acres of passive park land per 1,000 Plan Area residents. The following types of open space will be considered passive parks and count toward meeting the passive park requirement:</p> <ul style="list-style-type: none"> • Floodways • Site protected wildlife corridors • Greenways with potential for trail development • Open water (ponds, lakes, and reservoirs) • Protected woodland areas • Protected sensitive habitat area, provided that interpretive displays are provided (i.e., wetlands and habitat for rare, threatened, or endangered species) 					
7.11	<p><i>Dedication of Open Space Land.</i> The Specific Plan contains 709 acres of open space land, of which (approximately 21.6 acres per 1,000 residents) shall satisfy County passive park requirements. Passive park land shall be dedicated to Placer County. Where restrictions must be placed on open space lands so as to meet environmental permitting and protection requirements (i.e., preservation, protective setbacks), such lands shall be restricted from public access.</p>					
7.12	<p><i>Maintenance of Open Space Land.</i> Maintenance of passive park land and improvements therein will be provided by a community-wide fee assessed by a County Services Area and/or a Services Community District, or similar mechanism, as described in the Public Facilities Financing Plan. Certain trails, such as the Dry Creek trail, that provide a community-wide or regional benefit, may also be constructed, utilizing funds from this community-wide fee.</p>					
7.13	<p><i>Facilities in Open Space Corridors.</i> Specific design features and functions of open space corridors shall be defined by the Park and Recreation Master Plan and will be finalized when detailed plans (i.e., tentative maps) are prepared and submitted to the County.</p>					
7.14	<p><i>Facilities in Open Space Areas.</i> Recreation facilities in open space and buffer areas shall accommodate passive uses such as walking, jogging, bird watching, picnics, interpretative signage and teaching areas, rest stops, and overlooks. These improvements will be located and described by the Park and Recreation Master Plan and installed by the owners of the adjacent parcels when those parcels are developed.</p>					
7.15	<p><i>Buffer Areas Adjacent to the Special Planning Area.</i> Buffers shall be provided along the entire edge of the Special Planning Area. Figure 7.10, the "Conceptual Special Planning Area Berm and Open Space Buffers Diagram" provides the required open space buffer</p>					

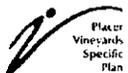
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	setbacks and lot design treatments adjacent to the SPA. Refer also to Policy 3.28, "Compatibility to Adjoining Large-Lot Rural and Agricultural Uses."					
7.16	<p>Buffers along the County Line.</p> <p>A 200-foot wide buffer with single loaded streets along its northern side shall be designed along the Placer/Sacramento County line from Tanwood Avenue to Palladay Road. A 50-foot wide buffer with single loaded street along its northern side shall be provided along the Placer/Sacramento County line, adjacent to Gibson Ranch Park (see Figures 7.15 and 7.16).</p>					
7.17	<p>Oak Grove Open Space Areas.</p> <p>Concentrations of significant oak trees on the site shall be preserved in 2 large oak grove open space areas. One will be located at the northwest corner of Dyer Lane and 12th Street and the other will be located on the east side of the Plan Area along the Dry Creek Corridor (see Figure 7.1). These open spaces shall preserve the existing stands of oak trees and serve as passive open space areas that provide a visual and educational resource to the community.</p>					
8.1	<p>Public Facilities Implementation:</p> <p>The following policies provide the framework for implementation of public facilities:</p> <ol style="list-style-type: none"> 1. New development and the public facilities to serve new development shall be planned and developed according to the Specific Plan Development Agreement, master plans and local state standards. 2. The Development Agreement between Placer Vineyards landowners and the County shall ensure that the project pays for its share of construction costs. 3. All public facilities shall be constructed and publicly dedicated as reflected in this Specific Plan and as specified in the Development Agreement. 4. Reasonable efforts shall be made to facilitate future connections to the system of public utilities and roads. 5. Utility lines shall be placed underground to the extent feasible. 6. Utilities shall be designed and constructed to minimize future operation and maintenance costs to users. 					
8.2	<p>Public Utilities and Services to the Special Planning Area:</p> <p>Specific Plan infrastructure (water, wastewater, and drainage) shall be sized for the subsequent extension of these services into the Special Planning Area (SPA). However, property owners in the SPA will be responsible for the costs of extending infrastructure to their property, including any hook-up, Plan Area, or Special District fees. Developers of properties west of Dyer Lane that abut the eastern project boundary of the SPA shall be required to stub water and sewer mains of a size adequate to serve the SPA to their western project boundary and shall provide any easements necessary to accommodate this infrastructure. The specific number, location, and timing of such extensions shall be established at such time as subdivision tentative maps are approved for these properties</p>					

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8.3	<p>Agricultural Water Supply. Development within the Plan Area should assist in the provision of agricultural water to surrounding agricultural lands. Sources of such agricultural water include reclaimed and retained water and newly developed surface water sources. Placer Vineyards shall pay agricultural water development fees to the Placer County for use in improvement projects that will increase the storage and supply of recycled water for agricultural customers in southwest Placer County.</p>					
8.4	<p>Service Standards. All Plan Area improvements shall be designed and constructed in accordance with standards listed in the Placer County Land Development Manual and Storm Water Management Manual.</p>					
8.5	<p>Drainage Standards for Individual Projects. Individual projects shall provide appropriate short- and long-term best management practices and source controls consistent with the land use.</p>					
8.6	<p>Beaver Dam Management When found to create a potential health and safety hazard, beaver dams shall be breached or removed according to procedures determined by the County, including proper disposal of vegetation and woody materials removed from beaver dams.</p>					
9.1	<p>Native American Cultural Places: All properties in the Plan Area shall be inspected by a qualified archaeologist or other cultural resource specialist familiar with Native American Cultural Places. The applicant shall retain such an archaeologist or specialist to determine whether some or all of the affected property qualifies as a Native American Cultural Place and if such a site is identified on the property complete the process described below.</p> <ol style="list-style-type: none"> 1. For purposes of this policy, a Native American Cultural Place is any of the following: <ul style="list-style-type: none"> • A Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine; • A Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historic Resources; or • A site that includes Native American historic or prehistoric ruins, a Native American burial ground, or Native American inscriptions or rock art. 2. If the archaeologist determines that some or all of the affected property qualifies as a Native American Cultural Place, he or she shall recommend to the County potentially feasible mitigation measures that would preserve the integrity of the site or minimize impacts to it, including any or a combination of the following: <ul style="list-style-type: none"> • Avoidance, preservation, and/or enhancement of all or a portion of the Native American Cultural Place as open space or habitat, with a conservation easement dedicated to the most interested and appropriate tribal organization, if such an organization is willing to accept and maintain such an 					

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	<p>easement, or alternatively, a cultural resource organization that holds conservation easements;</p> <ul style="list-style-type: none"> • An agreement with any such tribal or cultural resource organization to maintain the confidentiality of the location of the site so as to minimize the danger of vandalism to the site or other damage to its integrity; or Other measures, short of full or partial avoidance or preservation, intended to minimize impacts to the Native American Cultural Place consistent with Specific Plan policies, land use assumptions, and the proposed design and footprint of the development project for which the requested grading permit has been approved. <p>3. After receiving such recommendations, the County Planning Director shall assess the feasibility of the recommendations and impose the most protective mitigation feasible in light of Specific Plan policies, land use assumptions, and the proposed design and footprint of the development project for which the requested grading permit has been proposed. In reaching his or her conclusions with respect to these recommendations, the Planning Director shall consult with both the project applicant and the most interested and appropriate tribal organization.</p> <p>4. The process described in this policy must be completed prior to the issuance of a grading permit or any other activity that results in ground disturbance.</p>					
9.2	<p>Modification of the Land Use Diagram: Figure 3.1, "Land Use Diagram," is intended to provide the structural framework for the land use program within Placer Vineyards. Land use boundaries may be modified or reconfigured on site plans and designs through the Administrative Modification process, in conjunction with the Subsequent Conformity Review and Design Review process, without an amendment to the Specific Plan, so long as the modifications comply with the following criteria:</p> <ul style="list-style-type: none"> • The Planning Director has determined that the proposed residential project is consistent with the approved Specific Plan and with land use patterns and assumption analyzed in the Specific Plan EIR; • The density of development does not exceed the permitted range of the land use designation and the allowable number of units is not exceeded by each property within the Plan Area; • The areas planned for parks, open space, County facilities and other such public amenities described on the Land Use Diagram is not reduced; and • No final small lot map has been recorded. 					
9.3	<p>Property 5C Land Use Exchange: A middle school site and adjacent 6 acre park was originally planned to be included within the northwest corner of Property 5C (owned by a Non-Participating Property Owner), but was subsequently moved west to Properties 7 and 10 as shown on the Land Use Diagram. Also, as a part of this land use exchange, the religious site planned on Property 7 and the religious site planned on Property 10 were relocated to Property 5C and combined into 1 larger religious site. If a complete application for entitlements for Property 5C is submitted to the County within 1 year of final approval of the Specific Plan, the middle school site on</p>					

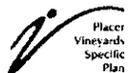
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	Property 7 and the adjacent park site on Property 10, as shown on the Land Use Diagram, shall be relocated to Property 5C and the religious site shall be relocated back to Properties 7 and 10 as part of the County's approval of entitlements for Property 5C. Any such relocation shall be treated as an Administrative Modification, not as an amendment, to the Specific Plan, and shall not require the consent of the owners of Properties 7 and 10. However, with respect to any application for entitlements for Property 5C submitted more than 1 year after approval of the Specific Plan, any proposed relocation of the middle school site and adjacent park site from Properties 7 and 10 to Property 5C, or relocation of the religious site(s) from Property 5C to Properties 7 and 10 shall be treated as an amendment to the Specific Plan, and shall require the consent of the owners of Properties 7 and 10 and an amendment of the Development Agreement. Any such relocation of the middle school and adjacent park sites from Properties 7 and 10 to Property 5C shall not change the number of residential units permitted for such properties.					
9.4	<p>Infrastructure and Services Planning: Development and the required infrastructure and public facilities shall be timed to be available for new development in the Plan Area as the development proceeds. Construction of a Core Backbone Infrastructure system and initial County Public Facilities at the outset of development will provide access to the infrastructure and services required to develop. Any property owner in the Plan Area may develop, provided that they build and fund the necessary infrastructure and public facilities as set forth in the Development Agreements, the Public Facilities Financing Plan, and the Urban Services Plan.</p>					
9.5	<p>Approval of Master Plans: Six master plans are required as one of the first steps in implementing this Specific Plan. These plans are described in Section 9.2.1, in other chapters of the Specific Plan and in the Development Agreements and are as follows:</p> <ul style="list-style-type: none"> • Landscape Master Plan; • Parks and Recreation Master Plan; • Sewer Master Plan; • Drainage Master Plan; • County Facilities Master Plan; and • Transit Master Plan <p>All six master plans shall be completed and accepted by the County before the first large lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property) within the Plan Area.</p>					
9.6	<p>Approval of Urban Services Financing Mechanisms: The Urban Services Plan, as described in Sections 9.3.2 and 9.4.3 of this Specific Plan, shall be used to decide financing through a Community Facilities District (Services CFD) or County Service Area (CSA). In preparing and establishing the Urban Services Financing Mechanisms, cost estimates developed during the preparation of this Specific Plan and the Urban Services Plan shall be updated and final project taxes for the Services CFD</p>					

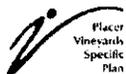
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	and assessments for the CSA shall be defined. Any necessary Services CFD or CSA shall be formed before the first large lot final map is approved for recordation (or the approval of the <i>first small lot tentative map for an entire property</i>) within the Plan Area.					
9.7	<p>General Public Facilities Financing Policy: The following policies shall be followed in implementing the Public Facilities Financing Plan for the Plan Area:</p> <ol style="list-style-type: none"> 1. The full costs of both on-site and off-site public infrastructure and public facilities required to support the Plan Area will be funded first and foremost from private financing and revenues generated by development within the Plan Area. Some regionally serving public facilities may be funded by a larger fee program that includes areas both within and outside of the Plan Area. 2. Development projects will be required to provide up-front funding for the costs of installing and expanding the Backbone Infrastructure and Public Facilities as and when necessary to adequately serve and support their projects, consistent with the Public Facilities Financing Plan and the Development Agreements. Developers will be subject to fee credits or future reimbursements, consistent with the provisions of the Development Agreements. The costs for Backbone Infrastructure and Public Facilities will be allocated as much as possible based on a project's fair share of required improvements and as described in the Public Facilities Financing Plan and the Development Agreements. 3. Plan Area fees will be imposed by the Development Agreements, for those Backbone Improvements and Public Facilities that are not funded by existing fee programs. A fair-share cost allocation of the Plan Area fee for required backbone improvements and public facilities will be established for each land use consistent with the Public Facilities Financing Plan. 4. The Public Facilities Financing Plan establishes methods to time the availability of infrastructure funding to the need for said infrastructure. 5. The use of public financing to fund urban services shall take priority over the use of such financing to fund infrastructure improvements in the Plan Area. 6. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the Rules and Procedures of the Placer County Bond Screening Committee. 7. Before properties can be developed, such properties shall be required to annex into the Community Facilities District for Services (Services CFD) and/or the County Services Area (CSA) prior to recording of the final map. Parcel maps that are found by the applicable hearing body to be for bonafide agricultural uses and are consistent with their current agricultural zoning are exempt from this policy. 					
9.8	<p>General Urban Services Financing Policies: The following policies shall be followed in implementing the Urban Services Plan for the Plan Area:</p> <ol style="list-style-type: none"> 1. Services will be funded and provided to residents, businesses, and employees of the Plan Area at a higher urban level commensurate with similar urban communities, and above the existing levels provided by the 					

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	<p>County with the unincorporated area and cities.</p> <ol style="list-style-type: none"> 2. Ensure timing for funding of urban and county-wide services is coordinated so that services are available when needed as the population and employment grows.as possible based on a project's fair share of required improvements and as described in the Public Facilities Financing Plan and the Development Agreements. 3. A funding strategy shall be developed to ensure that the County's General Fund is not negatively impacted by the cost of providing urban and county-wide services in a sustainable and reliable manner. 4. Use of public financing to fund services shall take priority over the use of such financing for infrastructure and public facility improvements in the Plan Area. 5. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the rules and procedures of the Placer County Bond Screening Committee. 6. Before properties can be developed, such properties shall be required to annex into the Community Facilities District for services (Services CFD) and/or the County Services Area (CSA) prior to recording of the final map. Parcel maps that are found by the applicable hearing body to be for bonafide agricultural uses and are consistent with their current agricultural zoning are exempt from this policy. 					
9.9	<p>Other Financing Mechanisms: As noted, other financing mechanisms, such as creation of private districts or associations, may be used to fund maintenance of certain facilities in the Plan Area. Any such alternative or supplemental financing mechanisms shall comply with the policies described in Policy 9.28 above.</p>					
9.10	<p>Infrastructure Not Included in Financing Plan: The construction of in-tract subdivision improvements shall not be included in the Public Facilities Financing Plan; however, the maintenance of such improvements is included in the Urban Services Plan.</p>					

[1] DP = Development Plan & Phasing Plan; TM = Tentative Subdivision Map; FM = Final Map; BP = Building Permit; IP = Improvement Plan; D/SR = Design/Site Review

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