



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING
SERVICES DIVISION**

E.J. Ivaldi, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, AICP
Agency Director
By: Michele Kingsbury, Senior Planner
DATE: January 6, 2015

**SUBJECT: PLACER VINEYARDS SPECIFIC PLAN - AMENDMENTS TO SPECIFIC PLAN,
LAND USE AND DEVELOPMENT STANDARDS, AND DEVELOPMENT
AGREEMENT (Continued from the December 9, 2014 Board Meeting)**

REQUESTED ACTIONS

Staff requests that the Board of Supervisors take the following actions to modify the Placer Vineyards Specific Plan:

1. Adopt a Resolution approving an addendum to the certified Placer Vineyards Specific Plan Final Environmental Impact Report; and amendments to the Mitigation Monitoring and Reporting Program;
2. Adopt a Resolution approving amendments to the Placer Vineyards Specific Plan;
3. Adopt an Ordinance approving amendments to the Placer Vineyards Specific Plan Land Use Development Standards; and
4. Adopt an Ordinance approving the Second Amended and Restated Development Agreement.

In association with the foregoing, the Board is being asked to consider the Finance Plan (Attachment F) which includes the Public Facilities Financing Plan and Urban Services Plan prepared for this project.

BACKGROUND

On August 14, 1994, the County adopted the Placer County General Plan and took several related actions, including the adoption of Resolution 94-238 which amended the Dry Creek / West Placer Community Plan to create the West Placer Specific Plan Area. The County also established standards for urbanization within the Specific Plan area. On July 16, 2007, the Placer County Board of Supervisors (Board) approved the Placer Vineyards Specific Plan (PVSP). The PVSP described the guidelines for development of up to 14,132 residential units and associated commercial land uses and public facilities within the 5,230-acre project area. As set forth in the Project Description for the PVSP that was approved by the Board, the project was designed in a manner that could allow the project area to incorporate as a full-service/stand-alone city. The mixture of capital facilities and parks amenities, therefore, reflected amenities appropriate for a self-contained city, and included allowances for a future City Hall and a large, stand-alone corporation yard. With this current application, the Owners Group proposes to amend the

Specific Plan to meet its goals of improving the project's financial feasibility, reducing long-term maintenance costs, and retaining competitiveness with adjacent developments.

The 2007 approved Specific Plan was approved with the following land uses:

- 14,132 Residential Dwelling Units (including the SPA)
 - 3,519 units of Low Density Residential
 - 6,474 units of Medium Density Residential
 - 3,092 units of High Density Residential
 - 636 Units of Commercial Mixed Use
 - 411 Rural Residential Units assigned to the SPA
- 309 acres of Commercial Land Uses
 - 187 acres of Retail / Commercial
 - 122 acres of Office / Business Park
- 1,559 acres of Public / Quasi Public Land Uses
 - 51 acres of Public Facilities/ Services (government offices, facilities, sheriff and fire stations, library, transit station, utility substation, and cemetery)
 - 91 acres of Religious Facilities
 - 167 acres of School (6 elementary, 2 middle, and 1 high school)
 - 210 gross acres of Parks (community, neighborhood, mini, recreation center)
 - 709 acres of Open Space
 - 332 acres of Major roadways (thoroughfares, arterials, collectors)

As approved in 2007, the Placer Vineyards Specific Plan included 4,251 acres proposed for urban development, with the remaining 979-acres identified as a Special Planning Area (SPA). While the SPA was assigned 411 residential units, it is important to note that additional legislative action by the Board will be necessary including, environmental review and zoning changes, before urban development could occur in that area. As noted in the original 2007 Specific Plan Board memorandum, the Applicant, County Staff and residents met several times in 2007 to address the SPA residents' concerns. On June 14, 2007, the West Placer MAC indicated that they were generally pleased with changes made to the original specific plan proposal as a result of coordinated efforts between the applicant, residents, and staff.

In 2012, as the economy began to show improvement and after settlement of project legal challenges, the Owners Group (i.e., Applicant) embarked on a path to retool the Specific Plan to make it implementable and financially feasible to construct and maintain in the post-recession economy. On February 14, 2012, the Applicant received approval from the Board to modify the project from a single-phase project to a multiple-phase project. The project phasing would allow the construction of Backbone Infrastructure to proceed with the development phasing rather than requiring the Backbone Infrastructure be fully constructed with the initial development phase. Under the revisions, the developers of individual projects within the Plan Area could submit applications for approval of individual "Development Phases" within portions of the Specific Plan and propose construction of a portion of the necessary Backbone Infrastructure, subject to County approval.

On September 11, 2012, pursuant to the terms of settlement in the litigation on the project, the Board of Supervisors adopted an addendum to the certified PVSP FEIR and amended by Resolution No. 2012-211, the PVSP Mitigation Monitoring Reporting Program (MMRP). These modifications revised the "Open Space, Agricultural Land and Biological Resource Mitigation Strategy" section of the Revised Draft EIR and the corresponding mitigation measures. The modifications were structured to make the project more closely resemble the biological strategy in the then-current draft of the Placer County Conservation Plan (PCCP) (presented to the Board of Supervisors on January 25, 2011). On September 11, 2012, the Board also approved the First Amendment to the Amended and Restated

Development Agreement (Ordinance 5686-B) which included changes to the percentage of property owners required in support of a project amendment to allow for certain modifications to the Development Agreement and provided for changes and implementing guidelines to the PVSP internal land dedication equalization program.

On September 24, 2013, the Board approved the PVSP Implementation Policies and Procedures Manual, providing a guide book for staff to process development phases within the Specific Plan. On December 10, 2013, the Placer County Board of Supervisors provided direction to staff, approving certain assumptions and methodology to update the Specific Plan's Finance Plan, to echo the development's change away from a stand-alone city model by reducing the mixture and size of capital facilities and parks. And lastly, on April 22, 2014, the Board provided further direction to staff to utilize a set of peer review assumptions recommended by Economic & Planning Systems, Inc. (EPS) while updating the Countywide and urban service fiscal model.

The current PVSP Development Agreement also set forth timing for the submittal of Master Plans for Drainage, Sanitary Sewer, Landscape, Parks, Transit and County Facilities. The current Development Agreement required the Development Group to obtain approval of the master plans from the Board of Supervisors prior to approval of the first Development Phase. A development phase has not yet been approved; however, the Development Group has submitted and received approval for three of the required master plans including the transit and sewer master plans which were approved on June 3, 2014 and the drainage master plan which was approved on July 8, 2014.

On October 23, 2014, staff presented an informational item to the Planning Commission, providing an overview of the proposed Specific Plan changes. Staff provided clarification to the Commissioners that the neighborhood parks would be the responsibility of the developer to construct. The Commissioners also sought clarification on whether or not the recreation center would be retained elsewhere if the land use designation was removed from the Town Center. The Applicant indicated that the recreation center would be combined into the West Community Park. The Parks Division of Facility Services also provided an update regarding the multipurpose trails, bike paths and park construction component of the proposed amendment. Staff returned to the Planning Commission on November 20, 2014 for formal action. A summary of the recommendations from the Planning Commission and public comment received is included below.

On November 4, 2014, County staff presented an informational item to the Parks Planning Commission that highlighted the proposed changes to the Placer Vineyards Specific Plan. There were no questions received from the Commissioners.

The Applicant and staff have presented the proposed project amendments to the West Placer MAC at multiple meetings. At the August 13, 2014 and October 8, 2014 meeting, staff and the applicant presented an overview of the requested changes to the Specific Plan. At the November 12, 2014 meeting of the West Placer MAC, the proposed project was formally presented to the MAC for a recommendation to the Planning Commission. After receiving a report from staff, the MAC voted 2-1 to make a recommendation of denial for the applicant's proposed changes to the Specific Plan to the Planning Commission. In response to the presentation, the MAC expressed concern regarding the timing of the Locust Road Circulation Study. As stated in the original project approvals, the Applicant is required, prior to approval of any Improvement Plans for any improvements to be constructed as part of the first Development Phase, to identify and review the feasibility of alternatives to retaining Locust Road as a through roadway between Base Line Road and West Town Center Drive.

As set forth in the original Conditions of Approval, the feasibility analysis for the Locust Road Circulation Study is required to:

- (1) Review the impacts upon the roadway systems in the Specific Plan and in adjacent Jurisdictions, and identify the need for new or additional infrastructure, if any;
- (2) 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;
- (3) Identify the costs associated with any such alternatives; and
- (4) Comply with the California Environmental Quality Act and any other applicable legal requirements.

As required in the original project approvals, the purpose of this study is to determine whether modifications to Locust Road (i.e., possible closure of Locust Road north of the Special Planning Area) are in the best interest of the County. Staff has been in discussions with the Owners Group regarding this required study. The County has approved the Scope of Work to conduct the study, and the consultant is underway to prepare this report to analyze Locust Road. Staff will return to the community with the results of the study and discuss next steps and options.

In addition, the West Placer MAC expressed concern regarding the elimination of parks and bike paths within the Specific Plan Area. Audience members residing in the Special Planning Area (SPA) indicated that they felt they made a significant amount of concessions when the project was originally approved, and now feel that the residents of the SPA are being asked to make more concessions without any benefits. The Owners Group is proposing changes to reduce park acreage and eliminate several bike paths, but the changes proposed are within the minimum standards set forth for development within the General Plan. In addition, concern was expressed regarding impacts to the SPA area in terms of flooding and drainage. Staff indicated that the Owners Group has an approved drainage master plan and with each development proposal, the proposal will be analyzed to conform with the requirements of the Specific Plan, Development Agreement, master plans, and County codes and policies.

Planning Commission Action

On November 20, 2014, the Planning Commission considered the proposed amendments to the Placer Vineyards Specific Plan. Seven members of the public provided comments during the hearing. The comments centered on the following topics:

- Locust Road closure;
- Impacts to water;
- Loss of parks and trails, and more particularly loss of parks and trails adjacent to the SPA area; and
- General comments regarding traffic.

As discussed previously in this report, and based upon the approved Development Agreement and the Conditions of Approval for the Placer Vineyards project, preparation of the feasibility analysis for the potential closure of Locust Road is required prior to approval of improvement plans for any phase improvement to be constructed as part of the first Development Phase approved by the County. No Development Phase or Improvement Plans have been approved, nor are any Development Phase(s) slated to proceed to the Planning Commission for approval that would "trigger" the requirement for the submission of the roadway feasibility analysis. The Applicant has voluntarily begun preparing this study ahead of the "trigger" regarding the proposed northerly closure to Locust Road. At this time, that study does not include a separate closure near the County line (to the south of the Specific Plan Area). Department of Public Works staff has indicated its commitment to having a public discussion regarding the results of the analysis. The discussion will include potential impacts and mitigations to any potential closure as well as timing. Any action to close Locust Road will be subject to further consideration by the Board of Supervisors. Sacramento County residents appeared at the Planning

Commission and are also interested in the study and have expressed their desires to have an additional Locust Road closure (i.e., south of the Specific Plan Area).

The proposed amendment to the PVSP would not alter the water supply for the PVSP area. The project would be supplied water from surface water sources. Section 4.11.7 of the PVSP RDEIR and SPRRDEIR addressed this issue. In its deliberations on the project, the Planning Commission concluded that no impacts to existing groundwater wells resulted from any of the amendments currently being considered as a part of this application.

One commenter expressed concern regarding the decrease in park acreage and trail mileage, and loss of connectivity with adjacent residential areas. The commenter noted that the proposed amendment would eliminate three of the planned north-south Class I trail connections at the northwest corner of the PVSP area. The commenter also suggested that a Class I trail connection be established with a break in the berm at the PVSP boundary. Finally, the commenter asserted that the correct accounts for the reduction in park acreage should be from 6.6 acres (not 6.2 acres cited in the Addendum) per 1,000 residents under the approved PVSP to 5 acres per 1,000 residents under the amendment, because the population of the Special Planning Area (SPA) should be included in the calculation.

Regarding trail connections, currently there are no existing trail connections through the PVSP area from adjacent areas to the north and south. Therefore, the proposed amendment would not eliminate any existing connections or create new barriers to movement in the area. Further, the proposed amendment would not create any new circumstance involving new significant impacts or substantially more severe impacts that were analyzed in the EIR for the PVSP.

The assertion that the 2007 plan included 6.6 acres of active parkland may be clarified by two factors. First, the 2007 plan included 210 gross acres of active parkland. Of the 210 acres, 22 acres were to be privately owned and maintained. Consistent with other subdivisions in Placer County, private parkland is credited at 50% toward active parkland mitigation. Therefore, 11 acres of parks were not included in the net park acreage (resulting in a net acreage of 199 acres) used to calculate the active parkland mitigation ratio of 6.2 acres per 1000 residents. The parks and facilities provided in the 2007-approved PVSP are not intended to serve the SPA and the population used for purposes of computing the park to resident ratio did not include the SPA. The current proposed 159 acres of active parkland credit consisting of the on-site development of 150 acres of active parkland, 2 acre park maintenance yard, payment of in-lieu fees equivalent to 18 acres of active parks, and the credit reduction of 11 acres of private parkland as proposed by the PVSP amendment. This proposal would be consistent with the Placer County General Plan standard of 5 acres per 1,000 residents.

After receiving public comment, the Planning Commission unanimously adopted a motion (4-0-3-1, with Commissioners Gray and Roccucci absent and Commissioner Denio abstaining) to recommend approval of the proposed amendments to the PVSP. The Planning Commission concluded that proposed amendments to the Specific Plan were appropriate, and that adequate park and trail facilities would continue to be provided to the residents within the Specific Plan. The Planning Commission requested that, at such time the Locust Road study is completed, that the report be forwarded to the Planning Commission for its review.

PROJECT DESCRIPTION

As mentioned above, in 2012, the Applicant began in earnest to take steps to revise its project's financial feasibility. With the Placer County Board of Supervisors' policy direction on December 10, 2013 to change the way public facilities within the project are ultimately constructed and to reduce parkland obligations, the Applicant was able to formally begin the process to amend the Specific Plan to institute these changes to be considered today. Key elements of the originally approved 2007 Specific Plan that

remain unchanged include: the number of residential units, the amount of commercial / office square footage, school site locations, the requirement for a six-foot landscape berm buffering the SPA from new development, and the requirement for the Locust Road Circulation Study. The proposed amendments included with this current applicant are geared toward making the project implementable and improving the financial feasibility of the project; staff has concluded the proposed changes do not impact the main objectives of the Specific Plan as detailed in the original 2007 approval and as highlighted below:

- ▲ To protect the highest quality natural features and resources of the site and provide transitional buffers sensitive to the character of adjacent land uses.
- ▲ To promote compact mixed-use development that strives to provide a balance of uses, diverse housing and transportation choices and contributes to a jobs to housing balance within the region.
- ▲ To establish a pedestrian-friendly community and access to a regional system of trails that link neighborhoods together.
- ▲ To develop a series of neighborhood areas with their own unique site identity with urban centers and community serving facilities (schools, parks and public amenities).

The Specific Plan Amendment proposal is reflective of the Board's policy direction by reducing sizes of facilities to more closely fit within General Plan and service standards of adjacent jurisdictions and changing the way public facilities are financed and constructed.

If adopted, the Specific Plan amendment will supersede the original 2007 plan and associated approvals by the Board of Supervisors. The objectives of the amendments to the Specific Plan and the Finance Plan are as follows:

- ▲ To reduce the overall cost of developing the project while assuring that the County is able to ensure adequate levels of service.
- ▲ To reduce the overall cost of developing the project while assuring that future residents of the Specific Plan area will be served with public services and facilities that are commensurate with those of surrounding cities.
- ▲ Reduce maintenance and operational costs by consolidating public facilities.

The following provides more specific details of the proposed Specific Plan Amendment changes:

Parks and Trails

As noted in the description above, the applicant is applying for an amendment to the adopted Specific Plan and modification to the draft Finance Plan to allow a reduction in the parkland/population ratio and a consolidation of parks, park facilities and other public facilities that would reduce construction, maintenance and operational costs. At present, the Applicant proposes to satisfy the active park acreage requirement by dedicating a minimum of 139 acres (150 actual acres, with a reduction of 11 acres due to a private park = 139 actual acres), payment of an in-lieu fee for 18 acres and the remaining 2 acres to be satisfied through a credit for the park maintenance facility. As stated previously, even with this reduction in parkland, this proposal achieves the County General Plan requirement of 5.0 acres per 1,000 residents. The reduction in park acreage will largely be achieved by eliminating mini-parks within residential neighborhoods. The parks and facilities provided in the 2007-approved PVSP and as proposed in this specific plan amendment are not intended to serve the SPA and the population used for purposes of computing the park to resident ratio did not include the SPA in either the approved plan or this proposed amendment.

The proposed amendment would provide 698 acres of open space that would provide passive recreation land, habitat, drainage, and recharge areas. Therefore, the proposed amendment would be in compliance with the General Plan requirement for 5.0 acres/1,000 population passive recreation areas (a minimum of 159 acres of required open space).

The proposed amendment would alter the delivery method for development of parks from 100 percent developer-constructed to developer fee-funded with the County providing planning, design, and construction of community parks. This fee-funded proposal is consistent with the process used throughout the balance of the County and per direction received by the Board on December 10, 2013. The Applicant would still be responsible for the development of neighborhood parks and trails within each individual phase of the project.

While the length of Class I bike paths is proposed to be reduced from approximately 43.6 miles to approximately 35.1 miles, the combined length of the proposed Class I bike paths and multi-purpose trails is approximately 42.3 miles. With the proposed reduction in bike paths, the applicant is proposing to eliminate some of the redundant/parallel trails/paths that were approved with the original project. The proposed changes eliminate several areas of redundant paths while still providing for east – west connections and increasing north-south connections. The Applicant was also able to provide additional connections to the multipurpose trail around the southern boundary of the Specific Plan area to increase opportunities for equestrian riding and other trail experiences. With the new multipurpose trail connections provided by the Applicant, residents from the SPA area will now be able to ride horses around the entire western perimeter of the Specific Plan area to the Gibson Ranch Park located in Sacramento County.

The proposed amendments to the Specific Plan allow for the following:

Chapter 7 - Parks and Open Space Concepts

- Delete the requirement to construct the following stand-alone park facilities: 28,000 square foot community center, 8,000 square foot senior center, 8,000 square foot youth center and 12,000 square foot gymnasium and instead, pay the Placer Vineyards Specific Plan Public Facilities Impact Fee. The ultimate configuration and uses of the recreation center facility would be determined at the time of detailed design. In addition, one gymnasium located at a middle school will be upsized and planned as a joint use facility.
- Eliminate mini-parks and utilize larger neighborhood, and community parks to achieve a developed parkland standard of 5 acres per 1,000 residents as previously noted above.

Additional changes proposed to the Parks, Open Space, and Trails are noted below under the Land Use section.

Transportation

The proposed changes to the Specific Plan include the narrowing of landscaped medians in Base Line Road and Watt Avenue from 20 feet to 14 feet, and elimination of the pedestrian bridge over Base Line Road. The 2007 adopted Specific Plan indicated that construction of a bicycle/pedestrian crossing over or under Base Line Road was to be coordinated with the development to the north of the Specific Plan Area with the City of Roseville (in conjunction with the Sierra Vista Specific Plan). The proposed amendment would eliminate the requirement for a grade-separated pedestrian/bicycle crossing over or under Base Line Road due to the fact that such a facility was not required as a Condition of Approval when the Sierra Vista plan was adopted by the City of Roseville. Without the grade-separated crossing, all pedestrian crossing of Base Line Road would be occurring at and be controlled by traffic signals.

Landscaped median widths along Base Line Road and Watt Avenue are proposed for reduction from 20 to 14 feet. The reduction in median width will reduce long-term maintenance costs for the project. In addition, the reduced median widths are consistent with the landscaped median widths approved in the adjacent Sierra Vista Specific Plan by the City of Roseville.

The proposed amendments to the Specific Plan allow for the following:

Chapter 5 – Transportation and Circulation Changes:

- Reduce the median width of Base Line Road and Watt Avenue from 20 feet to 14 feet and the right-of-way width from 106 feet to 100 feet to conform to the City of Roseville standards for future extensions of these roads into the City.
- Delete the requirement for the construction of a bicycle/pedestrian crossing over or under Base Line Road.
- Reduce the length of Class I bike paths from approximately 43.6 miles to approximately 35.1 miles. The combined length of the proposed Class I bike paths and multi-purpose trails is approximately 42.3 miles (35.1 miles of Class I bike paths and 7.2 miles of multi-purpose trails). The proposed width of modified Class I bike paths are: 8 feet for 28.2 miles; 10 feet for 4.7 miles and 12 feet for 2.2 miles.

Land Use

Proposed amendments to the Specific Plan include re-designating underlying lands previously planned for eliminated park / recreation uses consistent with adjacent land uses and changing the land use designation of the 5-acre Town Center Recreation parcel to High Density Residential. It is important to note that, although parklands will be decreased and the land area dedicated to other land uses (i.e., residential and commercial) will be increased, there will be no increase in the overall density of the project. The previously approved maximum density of up to 14,132 units will be spread across more acreage, thereby resulting in a net decrease in the overall project density.

The proposed amendments to the Specific Plan allow for the following:

Chapter 3 - Land Use Changes:

- Reduce the amount of parkland to the County requirement of 5.0 acres per 1,000 residents, resulting in a reduction of park land from 210 gross acres (199 actual acres) to 170 gross acres (or 159 actual acres through a combination of dedicate parkland, payment of in-lieu fees, and credits for a park maintenance facility). While a reduction in parkland is proposed, it is important to note that the 5.0 acres per 1,000 resident's standard complies with the County's General Plan standard for the provision of parkland. The amount of required parkland for the proposed Specific Plan modifications is based on the following calculations:

Required Park Land

Specific Plan Population = 31,786 (excludes the SPA)
Required park land = $31,786 / 1,000 \times 5 = 158.93$ rounded to 159 acres
Park Credit for Payment of In-Lieu Fees = 18 acres
Credit for Park Maintenance Facility = 2 acres
Remaining park land required = 139 acres

The PVSP proposes 150 acres of on site development, which includes a 22-acre private park. Private parks only receive one-half credit towards the required park acreage, thus reducing the credible park acreage from 150 to 139 acres (a reduction of 11 acres). The SPA if developed

would be required to mitigate their own park and recreation amenities for any/all of the 411 residential units as they are developed.

- Change the land use designation of the 5-acre Recreation Center (RC) in the Town Center to High Density Residential (HDR).
- Eliminate portions of linear open space from the originally adopted Specific Plan resulting in a decrease of open space from 709 acres to 692.8 acres.
- Change the land use designations from Open Space to adjacent residential designations. (The passive park land standard of 5 acres/1,000 residents (159 acres total) will be met within portions of open space that provide public recreation opportunities.)
- Eliminate designated mini-parks from the adopted Specific Plan and instead provide a combination of neighborhood and community parks. Change the land use designations accordingly to adjacent residential designations.
- Revise the residential and commercial acres shown in the adopted Specific Plan. Please note that due to the proposed reduction in open space, the areas dedicated to residential areas will increase; however, the number of overall units throughout the Specific Plan (14,132) will remain the same. The proposed changes will result in a decrease in LDR density from 3.52 to 3.44 dwelling units/acre (allowed range 2 to 6 dwelling units/acre); a decrease in MDR density from 5.51 to 5.33 dwelling units/acre (allowed range 4 to 8 dwelling units/acre); and a decrease in HDR density from 15.08 To 13.96 dwelling units/acre (allowed range 7 to 21 dwelling units/acre). The Business Park area will increase by 1 acre; however, the allocated Gross Square Feet remains the same and the intensity utilized for purposes of distributing Commercial intensity to individual properties of record reduces slightly to a Floor Area Ratio of 0.246.

Other

The Applicant proposes to create a Parks and Recreation District, funded by the residents in the Plan Area to maintain parks, landscaping and open space and provide organized recreational activities not currently provided at the County level. On December 10, 2013, the Board took action to indicate that it was amenable to the concept of a Parks and Recreation District to oversee and run the park and open space programs and requirements. If the proposed amendments are approved, staff will continue to work with the Owners Group to vet the benefits and structural options for Park District formation. A formal recommendation on district formation options will be brought back to your board at a later date, outlining the available district types (Community Services District versus Park and Recreation District, independent versus dependent boards), timing, and next steps that would be needed including LAFCO actions.

In addition, on December 10, 2013, the Board took action to state it was amendable to a shift away from fully developer-delivered capital facilities to the more common model whereby the County collects fees and then plans, designs and constructs the capital facilities (i.e., similar to the way that park fees are collected for the balance of the County). The proposed amendments to the Specific Plan and Development Agreements allow for the following changes to the Public Utilities and Services section to change the way public facilities are paid for and constructed:

Chapter 8 – Public Utilities and Services

- Delete the requirement to construct a sheriff substation, delete the requirement to construct a 25,000 square foot library, delete the requirement to construct a stand-alone aquatic center, delete the requirement to construct a Government Center, delete the requirement to construct a transit facility, delete the requirement to construct fire stations, and delete the requirement to construct a corporation yard, pay the Placer Vineyards Specific Plan Supplemental Public Facilities Impact Fee and other County fees as further described below to go toward the design and ultimate construction of the facilities by the County.

Finance Plan

The purpose of the Financing Plan is to describe the financing strategy for backbone infrastructure, public facilities, and other capital facilities needed to serve the new development. The Finance Plan identifies potential funding sources to pay for backbone infrastructure, and includes discussion regarding future fee programs or financing districts to pay for parks and capital facilities. As mentioned above, the Board on December 10, 2013 provided policy direction to staff on specific aspects of the proposed amendments to the PVSP that pertained to the Finance Plan. The Board directed staff in several areas to reconcile proposed financial documents consistent with their direction and proceed with amendments and / or modification to the Development Agreement and Specific Plans and other appropriate documents consistent with their direction. The areas of key policy direction were as follows:

- *The County is amendable to proceeding with a change of the assumption that the Placer Vineyards Specific Plan may develop as an urban area within the county and not as an incorporated city.*
- *The County is amendable to a shift from fully developer-delivered capital facilities to the more common model whereby the County collects fees and then plans, designs and constructs the capital facilities.*
- *The County is amendable to the creation of a separate Parks and Recreation District to administer appropriate fee programs and the construction and operation of the parks and recreation facilities and programs within the Specific Plan area.*
- *The County is amendable to having a third-party administrator to manage the collection and distribution of capital fees for the construction of the developer's required backbone infrastructure improvements. The County would provide oversight to the third-party administrator.*
- *The County is amendable to a reduction of active parks facilities from 6.2 acres per 1,000 residents to the County's General Plan standard of 5.0 acres per 1,000 residents.*
- *The County is amendable to the concept of joint-use major parks amenities, including an aquatic center, baseball diamonds and gymnasiums, and sharing the use of these facilities with the School District. Such use would be subject to further negotiations to assure that the time of use, delivery costs and schedules were agreeable to the County.*
- *The County is amendable to the concept of extended-term financing as a tool to phase construction and potentially provide financing for future rehabilitation or facilities and other infrastructure.*

The PVSP Owners Group prepared and staff reviewed a Finance Plan (Attachment F) which includes components for the public facilities financing plan and urban service costs. The Owners Group's Finance Plan followed direction received from the Board on December 10, 2013 to echo the development's change away from a stand – alone city by reducing the mixture and size of capital facilities and parks and changing the delivery method of those facilities that is more particularly described below.

PUBLIC FACILITIES

In the original PVSP 2007 plan, public facility costs were estimated at \$229.3 million, which included the government center, parks and recreation facilities, on-site fire stations, sheriff facilities, transit, library, regional fire facilities and corporation yard. Consistent with the direction from the Board noted above, the Applicant proposed a change in the assumption that the PVSP may develop as an urban area within the County and not as an incorporated city, thus modifying the size and scope of capital facilities. In addition, the Applicant proposed, and your Board indicated its willingness, to a shift away from a fully delivered capital facility and park program to a hybrid program where the developer would construct certain park improvements, but pay a fee for all other capital facilities, thereby shifting the ultimate

responsibility for construction to the County for such facilities (as occurs throughout the balance of the County). The following provides a more detailed description of the proposed changes and resultant financial impacts to be assumed by the County for each facility type.

PARKS

The original 2007 PVSP proposed a parks and recreation program which included 210 gross acres (199 actual acres) of active parkland, 709 acres of open space areas, and 43.6 miles of Class I bike paths, and standalone park and recreation facilities. These facilities were approved to be "turn-key" facilities, with the Owners Group generally responsible for the design, planning and construction of trails, neighborhood and community parks and corresponding recreational facilities and public facilities included within the project. The total trails, parks, and recreation costs were estimated at \$118.9 million. The original plan envisioned 47 miles of trails in open space and landscape corridors, along with equestrian and park trails. The total estimated cost of the trail system was \$17.5 million. The original 2007 PVSP also contemplated a standalone aquatic center, 28,000 square foot community center, gymnasium, recreation center, senior center and youth center estimated to cost \$25 million to construct.

In an effort to reduce the overall costs of the project, this amendment submitted by the Applicant proposes a decrease in parkland acreage, trails and open space to levels consistent with current General Plan standards. The total reduction in active park acreage is from 199 acres to 159 acres or a 25 percent reduction, although the proposal complies with the County's General Plan requirement for the provision of parkland/open space. The Applicant still proposes to construct the neighborhood parks and trails as "turn-key" facilities, but proposes to eliminate "mini parks" and pay a fee to the County that would be due and payable at building permit issuance for the Community parks and recreation facility obligations. The developer proposes to consolidate the stand-alone recreation facilities originally contemplated as regional facilities that other residents outside the Specific Plan area would also enjoy into one 34,000 square foot recreation center to be ultimately located in the West Community Park. The Applicant agrees, as with the original proposal, to fund approximately 80 percent of the cost for the 34,000 square foot facility, but the cost of construction would be paid through a fee and the County would then be responsible for the construction of the facility (as occurs throughout the balance of the County).

In addition, in the 2007 plan, the park maintenance facilities were integrated into the two larger community parks. In this current proposal, the community parks remain the same size, but the maintenance facility has been relocated to the corporation yard area leaving more room in each of the community parks for recreation amenities.

The current Specific Plan amendment proposal estimates neighborhood parks and trail features costs at \$44 million and community parks and recreation costs at \$37.5 million, for a combined cost of \$81.5 million (or reduction in costs by \$37.4 million). It will remain the obligation of the Applicant to construct neighborhood parks and trails as each development phase proceeds through. The County will assume the obligations to construct the remaining proposed public facilities and community parks. Fees will be collected at building permit issuance as each dwelling unit equivalent constructs to support the park program. A more detailed discussion of the proposed fee programs is included below. However, it will be the County's responsibility to manage the fee collections and cash flow and construct facilities as service needs arise and funds are available to construct.

SHERIFF

The 2007 original approval estimated the cost of the sheriff substation at \$12.8 million. Initial services were to be provided in temporary office space, with permanent facilities in a 19,000 square foot substation. This current proposal contemplates the sheriff renting office space for an interim service center utilizing revenues accrued by the County from annual combined service assessments. The

Owners Group proposes reducing the size of the permanent facility to 15,000 square feet. The Sheriff department has previously stated it is in agreement on the reduction in size of the permanent facility. Estimated costs for the reduced permanent facility and equipment totaled \$10 million with PVSP picking up 94 percent (or \$9.3 million) of the costs and Riolo Vineyards estimated to pick up 6 percent (or \$700,000) of the costs. PVSP also anticipates sharing costs with Riolo Vineyards in comparable allocation for the interim center and Sheriff portion of the corporation yard. If the Board approves the division of costs between PVSP and Riolo Vineyards, staff would need to work with Riolo Vineyards to ensure that their proposed project amendment, development agreement and financing plan is consistent with these cost splits. Fees to cover the costs for the permanent Sheriff facility would be collected at building permit issuance via a Supplemental Facilities Fee discussed below. It will be the County's responsibility to manage the fee collections and cash flow and construct facilities as service needs arise and funds are available to construct. Discussion regarding the funding of the interim service is included below under Urban Services – Sheriff Subsection.

FIRE

Two additional fire stations (East and West Stations) were required in the original 2007 PVSP approval as well as a requirement to contribute its fair-share to a number of regional and development – specific support facilities including a regional training facility, County communication system, training maintenance and storage facilities at the corporation yard and administrative space in the “Town Center.” Funding for the on-site facilities, equipment and temporary facilities was estimated at \$15.3 million, with the developer obligated to construct these facilities. This current proposal includes consolidation of the regional facilities into one reduced contribution of \$4.4 million and incorporation into the Placer County Fire Capital Facilities Fee program to ensure Placer County has the greatest flexibility in managing timing associated with the delivery of Fire Service Infrastructure and equipment for the two 10,000 square foot planned PVSP stations. The Applicant will contribute toward the cost of the East Station a total of \$5.7 million at a ratio of 86 percent (or \$4.9 million) while Riolo Vineyard would share 14 percent of the costs (or \$800,000). The Owners Group for this Placer Vineyards project would be responsible for 100 percent of the cost for the West Station totaling \$4.7 million. The one time contribution to regional facilities totaled \$4.4 million, bringing the total overall contribution to the fire capital facilities to \$14 million.

Staff will bring back to your Board a subsequent agenda item to request inclusion of PVSP in the County Fire Capital Facilities Fee Program and work with Riolo Vineyards to ensure that its proposed amendment includes these aforementioned shared costs. Inclusion of PVSP in the County Fire Capital Facilities Fee will allow for County OES to support the removal of development triggers for the construction of the fire facilities that support the Plan Area.

TRANSIT

The original 2007 approval contemplated PVSP participation in the development of a regional transit serving the West Placer County area. Placer Vineyards share was estimated at \$7.7 million, which included equipment and vehicles along with the construction of a transit center. The current PVSP proposal for transit includes costs for transit equipment, vehicles, bus stops, and Corporation Yard transit facilities estimated at \$7.7 million. However, PVSP's estimated share of these facilities has been determined to be 88 percent (or \$6.8 million) and the remaining 12 percent (or \$900,000) will come from other projects. PVSP proposes to pay a fee due at building permit issuance for its transit capital obligations, and the County will be responsible for equipping and constructing necessary facilities as fees are generated. Staff will be working with other proposed developments (including Riolo Vineyard) to identify how the remaining 12 percent of the transit facility costs will allocated/divided. If alternative funds cannot be identified to fully fund the required facilities, the County may consider reducing the size of the facility commensurate with the estimated fee collections.

LIBRARY

The original 2007 PVSP set aside a five-acre parcel in the Town Center for a 25,000 square foot library facility. Estimated construction costs for the facility was \$25 million. The approved PVSP also required the Applicant to construct an interim library facility that could be used until such time that the permanent facility could be constructed. The current proposal eliminates the interim library requirement and reduces the estimated library facility square footage to 15,000 square feet, with estimated costs for construction and equipment of \$10.2 million and assumes PVSP's share of the facility costs at 60 percent (or \$6.3 million). The remaining share of costs would come from other developments including Regional University, Riolo Vineyards and Placer Ranch. Staff will work with these other projects to memorialize their fair-share in costs for the library facility. Instead of providing a turn-key facility, the Applicant proposes to pay an impact fee due at building permit issuance for its library facility obligation (consistent with the process used throughout the balance of the County).

OTHER COUNTY PUBLIC FACILITIES (Corporation Yard and Government Center)

The original 2007 approval provided for "turn-key" facilities for the development of a Corporation Yard and Government Center (that would be located in the future Town Center). The Applicant is now proposing that the project pay a capital facility fee that would require the County to take responsibility for constructing, administering and maintaining these public facilities (as occurs throughout the balance of the County). The corporation yard will accommodate facility needs of the County and Special Districts such as fleet / transit maintenance building space, yard and fueling facility, road maintenance yard, county fire department building space and training facility. The PVSP amendment proposes to eliminate the stand alone parks corporation yard and associated shop and combine it in the overall plan area corporation yard.

The original 2007 called for a two-acre government center site in the Town Center that would be constructed in conjunction with the library site. The estimated cost of the approximately 32,400 square foot general government facility was \$15.8 million. The current Specific Plan amendment proposal calls for the elimination of the requirement to construct the facility and instead pay a fee due at building permit issuance that would go toward the ultimate construction and equipping of the government center by the County. As noted previously, payment of an in-lieu fee is consistent with the manner in which impact fees are paid throughout the balance of the County.

Public Fee Burden Analysis:

The original 2007 plan showed a resulting public fee burden of all known public fees imposed on the PVSP development ranging from \$48,700 to \$77,400 for residential development, depending upon which school district the development is located in. Fees were estimated at \$166,900 and \$235,000 per retail and office acre, respectively.

The Applicant's current proposal depicts fee burdens for residential development ranging from \$52,572 to \$79,572 per unit, depending upon the school district the residential development is located in, and non-residential development fees ranging from \$400,798 to \$562,915 per acre. The fee cost burden as a percentage of unit sales prices ranges is estimated to range from 14.23 to 17.64 percent, which is within the range of standard industry metrics for fee burdens. The main reason for the fee increase between the two proposals is due to the inclusion of a PVSP Infrastructure Fee component to reimburse the developers for the construction of backbone infrastructure. Discussion of the infrastructure fee is included below.

The Applicant has proposed a fee deferral amount of approximately \$6,180 per unit and extended-term financing as possible alternatives to support the financial feasibility of the project. Such a fee deferral was utilized by the City of Roseville for the Sierra Vista Specific Plan project, and the Applicant proposes

to utilize a similar program for the Placer Vineyards project. Through the use of this fee deferral program, fees that would have normally been collected at the issuance of building permits would be deferred for a 20- to 30-year period. As a result, monies that would normally have been available when the residence/business is initially constructed would not be available for 20- to 30-years, thereby delaying when certain improvements/facilities can be constructed.

At this point in time, there is not sufficient information available for staff to make a recommendation to the Board on the viability of accepting the Applicant's proposal. Staff has committed to continuing to work with the Applicant to further vet this proposal pursuant to Board direction. Staff will work with the Applicant, outreach to the City of Roseville regarding their fee deferral program and how it has been implemented, and work with the County's Bond Screening Committee to continue to evaluate the fee deferral and extended-term financing alternatives consistent with County policies.

Capital Facility and Infrastructure Financing Strategy

The Owners Group proposes several fees to facilitate funding of necessary infrastructure and public facilities. The proposed fee programs are broken out into four components that make up the PVSP Fee: Infrastructure Fee, Supplemental Facility Fee, Neighborhood Park Fee; and Community Park Fee. The formation of the PVSP fee and framework to implement and manage the program is subject to a future action by the Board and a Nexus Study will be required to be developed and reviewed by staff in order to form the fee program.

The Financing Plan estimated backbone infrastructure to cost approximately \$371.6 million, with potential offset in credits from existing fee programs totaling \$135 million. The net cost is then proposed to be spread across the development as an Infrastructure Fee to be due at building permit issuance. The estimated Infrastructure Fee component for a low density residential unit is \$16,083. It is proposed that the SPA will be subject to this fee only upon election of a person or entity to rezone such property within the SPA to SPL-PVSP. Basically, if the SPA develops consistent with the PVSP and receives benefit from the backbone infrastructure that is required to be stubbed out to the SPA, then it should pay a proportional share of the costs associated with constructing the backbone infrastructure. If the SPA continues to develop under existing zoning allowances and not join or be a part of the Placer Vineyards Specific Plan project, then such development would not be subject to this fee.

The PVSP will also pay the Countywide Capital Facility Fee that is in effect pursuant to Placer County Code, Article 15.30 for its fair share of Countywide facilities to serve the Plan Area. The Capital Facilities Fee will be due at building permit issuance and will go toward funding PVSP's fair share of the government center, sheriff facilities, library, transit, corporation yard facilities needed to serve the development and consistent with the type of facility covered by the existing fee program. The PVSP proposes to form a Supplemental Facilities Fee to fund additional agreed upon costs above and beyond the Countywide Capital Facilities Fee for sheriff and transit facilities. The PVSP Supplemental Capital Facilities Fee will fund an additional \$3.7 million in sheriff facilities and \$6.8 million in transit facilities at full build out of the development. The SPA will not be subject to this proposed fee component of the PVSP Fee.

The third component of the PVSP Fee is the Neighborhood Park Fee. The Neighborhood Park is designed to fund the fair share contributions toward the design and construction of neighborhood park improvements and infrastructure, pedestrian, bike and multi-purpose trails, to be constructed by Developers. The Neighborhood Park Fee shall also include additional funding from the in-lieu park land dedication fee equivalent to 18 acres of dedicated and improved parkland (which funding may be used

for parkland acquisition and/or additional park improvements, at the Park Agency's discretion) and additional funding allocated under the Finance Plan for joint use facilities (which funding may be used by the Park Agency to finance joint use facilities in collaboration with the School District or additional neighborhood park improvements). The Center Joint Unified School District sent a letter dated October 2, 2014 which is included as Attachment G indicating its support of joint use facilities and willingness to enter into Joint Use Agreements to provide more opportunities for the PVSP residents. The SPA will not be subject to this proposed fee component of the PVSP Fee.

The last component of the PVSP Fee is the Community Park Fee which is meant to fund the fair share contributions toward the design and construction of Community Park Improvements, infrastructure and facilities and provide additional funding that could provide, for a joint use community/high school swimming pool and/or joint use community/middle school gymnasium. The SPA will not be subject to this proposed fee component of the PVSP Fee.

FISCAL PLAN

A fiscal plan was developed by Goodwin Consulting Group to delineate the annual service costs for both Countywide services (such as Health and Human Services) and project-specific urban services (such as for the Sheriff). Goodwin utilized assumptions contained within the EPS peer review report mentioned above to determine the Countywide service costs and utilized individual department negotiations to determine urban service costs. The projected total Countywide and Urban service costs showed a gross annual deficit of \$10.9 million. The following provides a breakdown in the fiscal plan discussion by category: Countywide service cost versus urban service cost.

Countywide Service Costs

Staff analyzed the Applicant's proposed assumptions for the Countywide and Urban Service fiscal analysis. Based upon the Applicant's proposed assumptions, the net fiscal deficit (excluding costs for Parks and Recreation operations and maintenance) was approximately \$3,076,990. Based upon an estimated net deficit of \$3,076,990, the Applicant proposed a CFD fee of approximately \$224 per unit to cover the projected deficit.

The costs for the operations and maintenance of the parks and recreation component totaled approximately \$4,864,961, or approximately \$354.56 per unit and is treated separately. A separate parks and recreation CFD will be formed to cover the costs of the annual operations and maintenance of the parks system.

The fiscal analysis utilized the assumptions recommended by EPS in its peer review supported by the Board in April 2014. However, there were several areas in the fiscal analysis where staff expressed concerns that sufficient safeguards may not be available to assure the County's costs are fully covered. One area staff expressed concerns was the treatment of real estate values. The applicant commissioned a real estate market assessment dated July 2014 and performed by The Gregory Group. While staff was largely in agreement with the conclusions contained within the report, staff was concerned with the values of the for-sale residential products.

Treatment of Countywide versus Unincorporated Costs was another area staff had concerns. The EPS peer review brought forward and supported by the Board in April 2014 recommended a change in the way the County allocated costs on a Countywide versus Unincorporated basis. EPS recommended that costs that can be attributed 100 percent toward the unincorporated population (such as Sheriff Patrol or animal control) should be categorized as unincorporated costs, and all other costs should be categorized as Countywide costs. In applying the recommendation to the Countywide model, staff

expressed concern that the treatment of other County costs for departments such as planning, building, CDRA (planning, building, and engineering services), and public works administration that were largely unincorporated functions were now shifted to the Countywide population base due to the recommendation of EPS. The literal interpretation of the EPS recommendation left little leeway to apply a more common sense approach to the allocation of costs.

As a result of these concerns from staff, the Applicant proposed the creation/payment of an additional "buffer" or an increase in assessment to mitigate staff's concerns. A portion of the overall "buffer", totaling \$576,442, will be attributed to the property tax line item to provide a buffer to absorb potential shortfalls in revenue due to the potential fluctuations in real estate values. The property values proposed by the Applicant also carried through to revenue calculations for the Fire Fund and Library Fund. As a result, the Applicant has proposed that a portion of the "buffer", totaling \$140,180 and \$19,188, respectively, will be attributed toward those revenue funds to absorb potential shortfalls in revenue in these funds due to the residential values proposed.

To mitigate staff's concern relative to Countywide costs, the Applicant proposed to provide a buffer in the amount of \$2,270,385 to account for the difference of opinion in how costs should be allocated. All totaled, the approximate amount of the "buffer" was \$3,006,195, bringing the cumulative net fiscal deficit to \$6,083,185 which equates to an approximate annual assessment per dwelling unit of \$443.35 (excluding parks and recreation operations and maintenance costs). Staff has concluded that the "buffer" will provide sufficient additional monies to mitigate several areas in the fiscal model where staff is concerned that, over the life of this project, some of the projected costs may not be adequate to fully cover the costs of the project.

Urban Service Costs are costs specifically attributable to the need created by the proposed development for services such as Sheriff, Fire, Transit, Roads, Library and Parks. County staff from various departments worked diligently over the past year fine tuning cost models and providing for a cost-effective and efficient cost proposal accepted by the Owners Group. More specific discussion for each cost category is included below.

The Applicant proposes to eliminate the Urban Services shortfall fee which was originally designed to provide revenue payable at building permit issuance to cover any revenue annual shortfalls to fund services (i.e., a contingency fund). The proposed Development Agreement, section 1.4.3 provides for the ability to "true - up" the Fiscal assumptions if a property rezones at a later date. Specifically, the language states that, "If a proposed amendment or minor modification for the Property, or any portion thereof, will reduce the amount of revenue anticipated to be received by County from the Property to fund or maintain facilities and/or services, Developer agrees that the County may adjust or modify any fee or assessment allocable to the Property, or portion thereof that is the subject to the amendment, to mitigate the impact associated with such anticipated loss of revenue." This will ensure necessary fiscal protections are in place in case rezones are proposed which intensify needs for service (e.g., should a property owner propose a future rezone to change a land use from commercial to residential, which would result in additional needs for County services).

Sheriff

The 2007 PVSP approved plan contemplated a ratio of 1.36 sworn officers for every 1,000 persons of population. Through discussions with the Sheriff's Department and Owners Group, it was agreed that a lower sworn officer ratio per 1,000 persons could be supported while still maintaining an appropriate level of service to serve the Plan Area. The General Plan requirement calls for a sworn officer ratio of 1.0 per 1,000 population. The proposed change in the service ratio to 1.20 sworn officers per 1,000 residents, while lower, still exceeds the General Plan requirement and is consistent with the goals of the

City of Roseville in terms of police protection service levels. It is estimated that annual budget for Sheriff services will be \$10.6 million after accounting for revenue adjustments. The budget includes costs for 38 sworn officers and 6 non-sworn staff for a total staffing level of 44. Population for the Special Planning Area was not included in the calculation.

Fire

Two fire stations are required within the PVSP, east and west stations. County staff worked with the Owners Group to develop a budget for each station to meet the service levels needs of the Plan Area. An annual budget of \$4.3 million is projected to serve the Plan Area. While the original project approval required the Applicant to fund the entire cost of a ladder truck for the Plan Area within the Countywide Fire Facilities Fee structure, the Owners Group is now proposing to fund one-half of its obligation for the ladder company operations. One ladder company already operates out of Station 77 adjacent to the Thunder Valley Resort off Athens Avenue. Another ladder company was contemplated with the original approval of the Regional University Specific Plan. Rather than have two ladder trucks within two miles of each other, the Applicant proposed, and staff concurred, that it would be appropriate for the Placer Vineyards project to fund its proportional share of one-half of a ladder truck, and the Regional University project to fund the other half of the ladder truck. The remaining share of costs for the ladder company would come from the Riolo Vineyards project. Staff is currently working with the Regional University project team on a request for a Specific Plan Amendment, and staff will work with the Regional University team to memorialize its fair-share costs to share the operational costs of the ladder company.

Transit

On June 3, 2014, the Board approved the Transit Master Plan for PVSP. The approved plan laid out the framework for the transit system. Annual costs at build out to service PVSP were based upon service levels described with the approved transit plan. Gross costs to serve PVSP were estimated at \$2.9 million, however, after accounting for estimated fare box recovery revenues and other sources of potential transportation funding, the net estimated cost of the transit system is estimated at \$1.9 million. If anticipated revenues do not materialize as projected, service levels will be adjusted commensurate with revenues received.

Roads

The Public Works Department estimated road maintenance costs at \$34,000 per mile and landscape median costs at \$11,500 per mile. Landscape median costs assume contract labor performs the median landscape maintenance within road rights of way. Gross costs to maintain 131 miles of roads and 23.5 acres of landscape medians are estimated at \$4.7 million at full build out. After accounting for projected revenues to offset costs, a total road and median landscape maintenance budget is projected at \$3.7 million.

Library

The Library Director worked with the Owners Group and staff to adjust the operational budget for the proposed 15,000 square foot library to account for the proposed reduction in the facility size. The library is anticipated to serve Western Placer County. A projected operational budget of \$1.2 million was derived and it was determined that PVSP's share was approximately \$738,000. The remaining revenues to operate the library and fill the operational funding gap are projected to come from Riolo Vineyards, Regional University and Placer Ranch. Riolo Vineyards and Regional University have submitted Specific Plan Amendment applications and staff will work with each development group to memorialize its obligations to fund a portion of the library's operational costs. Placer Ranch has submitted an application with the City of Roseville. The City of Roseville operates its own library system. If Placer Ranch were ultimately developed within City limits, there are several options to explore to serve the County's proposed library which include working with the City to provide funds to

the County for the proposed library to serve as a joint use library serving the needs of the aforementioned projects.

Parks

The Owners Group proposes to form a separate park district to ultimately operate the PVSP park system. County park staff worked with the Owners Group to develop a proposed operational budget to operate the park system and recreation program. It is important to note that costs were calculated assuming contract labor would be used to perform maintenance duties. An annual estimated budget at full build out is projected to be \$4.8 million. The budget contemplated maintenance of landscape corridors, park maintenance, ranger patrol, open space maintenance, trail maintenance, etc. These costs will require revisiting once the Open Space and Management Plan has been formally submitted to the County and elements negotiated between the Owners Group and Army Corp of Engineers pertaining to the open space elements can be more accurately quantified. Provisions within the proposed Second Amended and Restated Development Agreement have been incorporated to allow for the necessary protections to the County for the Owners Group / Developer to assume full obligation of the requirements of the Fill Permits and backfill any necessary funding gaps.

The Applicant and/or the Development Group will be responsible, at its expense, for satisfying all conditions of the Fill Permit and the Park Agency, (as later defined on page 18, 3rd bullet point), will only be responsible, from and after acceptance by the Park Agency of each of the open space area within the Specific Plan, for complying with the terms and conditions of the Open Space Management Plan that are assigned to the Park Agency as the Park Agency's responsibility and applicable to such accepted open space areas. The County may delay formation of the Park Services CFD until after approval of the Fill Permit and Open Space Management Plan in order to assure that the maintenance costs allocable to the Park Agency under the Open Space Management Plan can be estimated and included within the financing to be provided by the Park Services CFD.

DEVELOPMENT AGREEMENT

To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the County of Placer and an applicant for a development project to enter into a development agreement, establishing certain development rights in the Property which is the subject of the development project application. The following highlights key provisions of the proposed Development Agreement.

Due to the legal challenges filed against the County's approval of the project entitlements, the Developer exercised the tolling provision of the Original Development Agreements. Therefore, the Term of this Agreement was extended by such tolling to October 29, 2032. The Development Agreement included as Attachment E has been agreed upon by the Owners Group and includes technical changes largely related to fee program clarifications that arose subsequent to the Planning Commission action.

The Development Agreement is proposed to be amended to reflect the proposed changes to the Specific Plan including changes to the following key sections:

- Elimination of the following fee programs:
 - Additional Walerga Road Bridge Construction Fee which is now fully funded through the City / County fee program.
 - Elimination of the Subsequent Traffic fee in the amount of \$165 per residential unit.
 - Elimination of the Southwest Placer Fee, which has now been incorporated into the PVSP Fee Program.

- Elimination of Urban Services Shortfall Fee.
- Elimination of the Interim Library Facilities Payment due to changes on the delivery of library facilities.
- Elimination of the Regional Fire Facility Payment and instead the Developer will pay the countywide Fire Fee as later amended and adopted which includes a Regional Fire Facility component.
- Elimination of the Transit Center payment due to changes in the delivery of the transit facility.
- Provision for Placer Vineyards to be included within the Countywide Fire Facility Fee program (**Section 2.5.4**).
- Changes to the Regional Traffic Tier II Fee to reflect terms and conditions of the program that went into effect after adoption of the original Specific Plan in 2007 (**Section 2.5.5.2**).
- Changes to the PVSP Fee program (**Section 2.5.6**) to establish a fair share mechanism whereby the costs of the infrastructure, public facilities and associated equipment necessary for the plan area are allocated to and fairly shared by the benefitted land uses. General elements and guidelines for possible formation of the PVSP fee program are outlined in Exhibit 2.5.6 but will be subject to further refinement and ultimate adoption by the Board of Supervisors at a later date.
 - Description of Infrastructure Fee component of the PVSP Fee (**Section 2.5.6.1**)
 - Description of Supplemental Capital Facility Fee component of the PVSP Fee (**Section 2.5.6.2**)
 - Description of Neighborhood Park Fee component of the PVSP Fee (**Section 2.5.6.3**)
 - Description of Community Park Fee component of the PVSP Fee (**Section 2.5.6.4**)
- Introduction of a new term "Park Agency," which shall mean and refer to the County, unless and until the County forms the Park District. If and when the Park District is formed by the County, the Park District will assume all of the County's rights and obligations with respect to the ownership and maintenance of the open space, trails and parks within the Plan Area.
- Changes to Wetland Fill Permits (**Section 2.7**) to clarify timing, obligations and responsibility of funding obligations related to Wetland Fill Permits.
- Eliminate the requirement to submit a Public Facilities and Parks Master Plan and instead rely on the previously submitted Public Facilities Concept Plan. Staff is supportive of this change due to the change in funding of Public Facilities (**Section 3.2.1**).
- Revision of **Section 3.3.5** to reflect active parkland dedication totaling 159 active, which includes credit for an 18 acre in lieu fee payment, and 2 acre credit for providing a parks maintenance facility.
- No change to requirement for Locust Road Circulation Study (**Section 3.5.6**).
- Clarification of the roles, obligations and responsibilities of the Park Agency, County and Developer for parks and open space (**Section 3.13**). Included in this section is a discussion of Park District formation and clarification on the responsibility of construction for neighborhood parks and trails by the developer, payment of an in-lieu fee, payment of the Neighborhood and Community Park fees in the PVSP Fee Program and elimination of the requirement to construct mini parks.
- Discussion of Joint Use Facility contribution (**Section 3.13.15**).
- Discussion of In-Lieu Fee for 18-acre park dedication credit (**Section 3.13.16**).
- Addition of **Section 3.18.2**, Deferral of Fees for Extended CFD Term to allow in the future, and subject to Placer County Bond Screening Committee Rules and Procedures and separate approval to defer fees in an extended term Community Facilities District (CFD). The Board indicated its amenability to the concept of extended term financing as a tool to phase construction and potentially provide financing for future rehabilitation or facilities and other infrastructure.

- In connection with the formation of the Infrastructure CFD and pursuant to the Placer County Bond Screening Committee Rules and Procedures, the Developer may request and support that the term for the authorized levy of special taxes be extended beyond the term otherwise required to support the initial bond sale to finance the CFD Improvements (such as 20 or more years beyond). The special taxes to be levied and collected by the Infrastructure CFD during any such extended term, after payment in full of the initial bond sale thereby, are intended by Developer to be available to provide additional special tax revenues and/or support the sale of supplemental bonds (“**Extended Term Revenues**”) that could be used to fund the costs of other authorized facilities, including without limitation, facilities that would otherwise be funded by Developer’s payment of Project Impact Fees. The commitment to provide such Extended Term Revenues is intended to enable Developer to defer payment of certain Project Impact Fees (the “**Deferred Fees**”) from payment at building permit to payment from the Extended Term Revenues, subject to the County’s review and approval of any such deferral and the amount thereof in the County’s sole discretion. County reserves, in its sole discretion, the right to determine at the time of formation of the Infrastructure CFD which Project Impact Fees, if any, and which portions (amounts) thereof, if any, may be included in the list of Deferred Fees for deferral to the Extended CFD Revenues.
- Discussion of Park Services CFD Formation. (**Section 3.20**).

DISCUSSION OF ISSUES

Staff analyzed each area in which the applicant has proposed changes to the Specific Plan to ensure its compliance with General Plan policies.

Parks and Trails

Active parkland is proposed to be reduced from 210 acres to 159 acres to meet the minimum General Plan requirement of 5 acres of active parkland per 1,000 residential population. The applicant proposes to meet this requirement by providing 139 acres of parkland on-site and paying an in-lieu fee equivalent to an 18-acre parkland credit and receiving a 2-acre parkland credit through the provision of a park maintenance corporation yard. It is the intent of the County to use the in-lieu fees to support joint use opportunities with the Center Unified School District as each school site is developed. The County received a letter from the Center Joint Unified School District (Center) dated October 2, 2014 (Attachment G) which affirmed Center’s support and willingness to enter into Joint Use Agreements for Center facilities with the future parks and recreation district. Center indicated its intent to work collaboratively to establish a usage schedule that will provide opportunities for the residents within the Specific Plan area.

Secondly, the SPA is within the Specific Plan area that was adopted in 1996, but was not included in the PVSP area approved in 2007. The parks and facilities provided in the 2007-approved PVSP are not intended to serve the SPA, and the population used for purposes of computing the park to resident ratio did not include the SPA. As noted in the Environmental Checklist for Supplemental Environmental Review, Section 14(iv), the dwelling unit mixes of the adopted PVSP results in a projected population of 31,786 residents. Therefore, the proposed 159 acres of active parkland credit consisting of the on-site development of 150 acres of active parkland, 2 acre park maintenance yard, payment of in-lieu fees equivalent to 18 acres of active parks, and the credit reduction of 11 acres of private parkland as proposed by the PVSP amendment would meet the Placer County General Plan standard of 5 acres per 1,000 residents.

Regardless of whether the parkland acreage is being reduced from 6.6 or 6.2 acres per 1,000 residents to the Applicant’s proposal of 5.0 acres of parkland for every 1,000 residents, the fact is that the 5.0 acres of parkland per 1,000 residents complies with the County’s General Plan standard for provision of

parkland, and the Board needs to concluded whether or not it is appropriate for the project to provide parkland acreage in a manner consistent with the standards set forth in the County's General Plan.

Transportation

The proposed changes to the Specific Plan include the narrowing of landscaped medians in Base Line Road and Watt Avenue from 20 feet to 14 feet and the elimination of the pedestrian bridge over Base Line Road. The 2007 adopted Specific Plan indicated that construction of a bicycle/pedestrian crossing over or under Base Line Road shall be coordinated with the development in the north with the City of Roseville, in conjunction with the Sierra Vista plan. Because the proposed bicycle/pedestrian crossing was not approved by the City of Roseville with the approval of the City's Sierra Vista Specific Plan (located north of Base Line Road), the applicant is proposing, and staff concurs, to eliminate the bicycle/pedestrian crossing requirement from this project. In lieu of the grade-separated crossing, all pedestrian crossing of Base Line Road would be controlled by at-grade traffic signals.

The environmental analysis included in the Addendum indicated that elimination of the grade-separated crossing would not adversely affect pedestrian and bicycle safety, and would not adversely affect intersection operations for motorized vehicles. Therefore, the conclusions of the 2007 EIR remain valid, and approval of the proposed amendment would not result in any new significant impacts.

Landscaped median widths along Base Line Road and Watt Avenue are proposed for reduction from 20 to 14 feet. The reduction in median width will reduce long-term maintenance costs for the project. In addition, the reduced median widths will conform to the City of Roseville's standards for future extensions of these roads into the City.

Land Use

Proposed amendments to the Specific Plan include designating in the Development Standards underlying lands previously planned for eliminated park / recreation uses consistent with adjacent land uses and changing the land use designation of the 5-acre Town Center Recreation parcel to High Density Residential, with no proposed increase in the overall units.

Because of the proposed reduction in open space and park acreage, the residential areas are proposed to increase; however, the number of total residential units will remain unchanged. The Business Park area would increase by 1 acre; however, the allocated Gross Square Feet would be unchanged and the intensity utilized for purposes of distributing Commercial intensity to individual properties of record reduces slightly to 0.246.

Build-out under the proposed amendments to the Specific Plan would result in the same number of residential units and same population as would the adopted Specific Plan. Overall land use, land use patterns would not be altered substantially from the adopted Specific Plan.

Finance

As noted in the project description above, the Applicant is applying for an amendment to the adopted Specific Plan and modification to the draft Finance Plan to allow a reduction in the parkland/population ratio and a consolidation of parks, park facilities and other public facilities that would reduce construction, maintenance and operational costs. The proposed amendment would alter the delivery method for development of parks from 100 percent developer-constructed to developer fee-funded with the County providing planning, design, and construction of community parks (while developers would be responsible for the development of neighborhood parks and trails). The delivery method for County facilities such as the sheriff substation, library, and fire stations would also change from 100 percent developer-constructed to developer fee fund with the County providing the planning, design, and ultimate construction of these facilities. This change in delivery method for government facilities is

consistent with the Board's direction received on December 10, 2013 (allowing the Placer Vineyards project the option of paying an in-lieu impact fee instead of constructing the public facilities.

Other

The applicant proposes to form a Parks and Recreations District to oversee the maintenance and operation of the community's park programs. The Placer County Board of Supervisors indicated on December 10, 2013 that it was amendable to considering the applicant's request to form a separate Parks and Recreation District. The recreation district formation is subject to the Local Agency Formation Commission process. Staff is supportive of working with the applicant to change the method of implementation of park programs and services from a County obligation to a Park and Recreation District obligation.

CEQA COMPLIANCE

These proposed revisions to the Specific Plan include changes to land use designations, reductions in park and open space acreages, the mix and size of capital facilities, and the funding mechanisms for capital facilities. The proposed revisions would not alter any of the conclusions of the certified EIR regarding the significance of environmental impacts nor alter the PVSP boundaries, or the amount of development, including off-site infrastructure. The impacts on the physical environment would be unchanged. The timing and obligation for construction of certain public facilities would change from the developer to the County, but the facilities that would ultimately be built meet the requirements of the General Plan and would adequately serve the plan area. The PVSP applicant and subsequent developers would still be required to implement all required mitigation for impacts.

Although the proposed revisions to the project would not create any new impacts or make impacts identified in the EIR more severe, several mitigation measures were revised to reflect that change in required acreage for parks and the way the public facilities would be constructed (i.e., changing from the previous approval where all public facilities were to be constructed by the developer, to the current proposal where the developer will dedicate land and pay a fee, with the County assuming the obligation to construct said facilities). For instance:

- Mitigation Measure 4.11.13-1 was revised to reflect the fact that the developer will meet its obligation to provide 159 acres of active/passive parkland by providing the following: dedication and improvement of a minimum of 139 acres of active parkland; 2 acre credit for a park maintenance facility; receipt of active parkland credit of 18 acres through payment of in-lieu fees; and dedication of 159 acres of passive parkland, where the previous mitigation measure required the developer to dedicate and improve a minimum of 174 acres of active and passive parkland, respectively.
- To reflect changes in the obligation to construct public facilities, several mitigation measures were revised. For example, Mitigation Measure 4.11.3-2a was revised to reflect the requirement for a smaller sheriff substation and change the way the construction of the substation is funded from a developer-construct obligation to a developer fee obligation. The aforementioned mitigation measure was revised such that the project developer(s) shall comply with Placer County Policy 4.H.4, which requires that all future development either fund or develop law enforcement facilities by dedicating land and paying a proportionate share of a fee for development of a 15,000 square foot substation as specified by the Development Agreements.

Consistent with the requirements of CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), an environmental checklist was prepared to determine if any circumstances changed or new information of substantial importance would trigger the need for a subsequent EIR. As provided for in Section 15164 (Addendum to an EIR or Negative Declaration), an Addendum to the previously certified EIR was prepared because:

- No substantial changes are proposed in the project which will require major revisions of the previous EIR;
- No substantial changes would occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR; and
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete.

An Addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168. Staff has concluded that an Addendum is appropriate for the proposed PVSP amendments.

PUBLIC CORRESPONDENCE

As of the writing of this report, the County has received several correspondences regarding the proposed amendments to the Placer Vineyards Specific Plan.

Staff received an e-mails from Bruce and Sheri Greco dated November 4, 2014, December 1, 2014, December 2, 2014, and December 21, 2014 (refer to Attachment H) expressing concern regarding the following issues:

- Closure of Locust Road
- Elimination of the mini parks and open space areas near the Special Planning Area
- Modification to the trails system throughout the Specific Plan Area
- Buffers to the agricultural residential area
- Questions regarding the calculation of park acreage
- Questions regarding General Plan Consistency
- Questions regarding fee calculations and what fees would be attributable to the SPA.

Mr. and Mrs. Greco contend the feasibility analysis regarding the potential closure of Locust Road should have been conducted years ago. Based upon the approved Development Agreement and the Conditions of Approval for the Placer Vineyards project, preparation of the feasibility analysis for the potential closure of Locust Road is not required to be submitted until such time that the first set of Improvement Plans are submitted to the County for review. No Improvement Plans have been submitted to date, and the "trigger" to require the submission of the roadway feasibility analysis has not yet occurred. The Owners Group has voluntarily initiated the study ahead of the "trigger." County staff is committed to having a public discussion regarding the results of the analysis.

As noted in their e-mail, Mr. and Mrs. Greco expressed disappointed with the elimination of four mini-parks near the Special Planning area. As discussed in this report, while some of the parks within the project area have been eliminated, the provision of open space still complies with the County's General Plan requirement of having five acres of open space for every 1,000 residents. Additionally, as discussed in this report, staff has concluded that the elimination of the mini-parks and the consolidation of open space within larger neighborhood parks is a better design solution for the project that will result in improved, usable open space areas. It should also be noted that, , while the parks proposed with this

project may be used by residents of the Special Planning Area, the parks are not designed to serve the residents of the Special Planning Area (nor would the Special Planning Area pay assessments that will cover the long term maintenance of these parks). Should residents within the SPA propose to develop in a manner consistent with this Specific Plan, those development proposals will have their own open space/park requirements. The Greco's questioned the calculation of park acreage. A detailed breakdown of the calculation for required park acreage is discussed previously in this report.

As noted in Mr. and Mrs. Greco's e-mail, this revision to the Specific Plan does in fact eliminate certain on- and off-street trails. As discussed in this report, the trails that were eliminated were redundant, and the applicant concluded – and staff agreed – that these monies could be better spent in other areas of the Specific Plan area. It is important to acknowledge that there are several areas within the Specific Plan where the trail system has been expanded and improved, most notably for the multi-use trail system adjacent to the Special Planning Area (where the Greco's live). These trail improvements were included by the applicant to address deficiencies and missing linkages from the originally approved trail system. In addition, while the Special Planning Area will have access and use of the trail system, they will not be required to pay assessments that will cover the long term maintenance of the trail systems.

The Greco's expressed concern regarding the buffers to the Special Planning Area and contended that the buffers as originally approved in the Specific Plan do not meet General Plan requirements. The Owners Group has not proposed any changes to the originally approved buffers. At the time the 2007 project was approved, significant time and attention was given to the buffers within the Special Planning Area, and the 2007 approval include buffers specifically reviewed and supported by residents within the SPA. Based upon support from the residents of the SPA for the buffers, the Board of Supervisors approved the original project in 2007. With this current application, the Development Group is not proposing any changes to the previously approved buffer conditions as adopted within the original Specific Plan. At the time of original approval, the Board made all required findings of General Plan consistency as it related to the project (and the associated buffers).

The Greco's also raised concern regarding what type of fees and / or assessments would be sought from the Special Planning Area. To clarify, Countywide services assessments to cover the cost of funding the Countywide and Urban Service costs for fire, sheriff, library, transit and roads will not be assessed to the Special Planning Area, although the Special Planning Area will certainly benefit from increased Fire and Sheriff presence as the Plan Area builds out. Also, as mentioned above, the Park Services Assessments will not be attributable to the Special Planning Area, although they will receive benefit and use of these facilities. The Special Planning Area will not be subject to the Supplemental Capital Facility Fee to fund augmented Sheriff and Transit facilities for the Plan Area. The Owners Group is required to stub out infrastructure to the Special Planning Area. The PVSP Infrastructure Fee, as discussed above, is meant to reimburse the Owners Group and individual developers for the costs after other fee program credits / reimbursements, for the backbone infrastructure. The Development Agreement has been clarified to note that if the Special Planning Area rezones to SPL-PVSP, and develops consistent with the zoning of the Plan Area, then staff would seek to include the Special Planning Area into the PVSP Infrastructure Fee Program as it would receive benefit from the infrastructure stubbed to service its area. However, if the Special Planning Area develops as it currently is zoned, then it would not be subject to this fee.

Staff also received several letters included in Attachment H, from individuals along Locust Road in support of its closure. As mentioned above, the Locust Road Circulation Study is underway and the Public Works Department is committed to providing an open public process to discuss the results of the study and next steps. Any proposed action to close Locust Road is subject to further consideration by the Placer County Board of Supervisors.

Other public correspondence received raised concern regarding the availability of water for the project. The proposed amendment to the PVSP would not alter the water supply for the PVSP area. The project would be supplied water from surface water sources.

As of the preparation of this report, no other correspondences from the public have been received. Should any new correspondences be received prior to the Board of Supervisors hearing, staff will forward the correspondences to the Board of Supervisors.

RECOMMENDATION

Staff requests that the Board of Supervisors accept the recommendations of the Planning Commission and approve the amendments to the Placer Vineyards Specific Plan by taking the following actions:

1. Adopt a Resolution approving an addendum to the certified Placer Vineyards Specific Plan Final Environmental Impact Report; and amendments to the Mitigation Monitoring and Reporting Program based on the following findings:
 - A. The proposed project will not result in substantial changes that would lead to the identification of new or previously unidentified significant environmental effects that would require major revisions of the previously certified Final Environmental Impact Report for the Placer Vineyards Specific Plan.
 - B. No new information of substantial importance which was not known, and could not have been known with the exercise of reasonable diligence at the time the Final Environmental Impact Report for the Placer Vineyards Specific Plan was certified, has been discovered which would require major revisions of the previously certified Environmental Impact Report.
 - C. There is no substantial evidence in the record as a whole that the project as revised may have a significant effect on the environment. With the incorporation of all previously approved mitigation measures and minor amendments thereto, the project will not result in any new or additional significant adverse impacts.
 - D. The Addendum to the previously certified Final Environmental Impact Report for the Placer Vineyards Specific Plan has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA Guidelines and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of the preparation of the Addendum..
 - E. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.
2. Adopt a Resolution approving amendments to the Placer Vineyards Specific Plan based on the following findings:
 - A. The proposed amendments to the Placer Vineyards Specific Plan are consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan.
 - B. The proposed amendments are internally consistent with the remaining provisions of the 2007 approved Placer Vineyards Specific Plan.

- C. The Specific Plan as amended is not within the area of any airport land use plan.
 - D. The proposed amendments to the Placer Vineyards Specific Plan are in compliance with Government Code section 65451.
3. Adopt an Ordinance approving amendments to the Placer Vineyards Specific Plan Land Use Development Standards based on the following findings:
- A. The proposed amendments to the Placer Vineyards Specific Plan Land Use and Development Standards are consistent with Placer County General Plan.
 - B. The proposed amendments to the Placer Vineyards Specific Plan Land Use and Development Standards are consistent with and implement the Placer Vineyards Specific Plan, as approved in 2007 and as herein amended.
 - C. The proposed amendments to the Placer Vineyards Specific Plan Land Use and Development Standards will implement the Placer Vineyards Specific Plan policies and goals and will ensure orderly development of the Specific Plan Area.
4. Adopt an Ordinance approving the Second Amended and Restated Development Agreement based on the following findings:
- A. The proposed Second Amended and Restated Development Agreement Relative to the Placer Vineyards Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan and the Placer Vineyards Specific Plan, as approved in 2007 and as herein amended.
 - B. The proposed Second Amended and Restated Development Agreement Relative to the Placer Vineyards Specific Plan is compatible with the uses authorized in and the regulations prescribed for the Placer Vineyards Specific Plan, as approved in 2007 and as herein amended.
 - C. The proposed Second Amended and Restated Development Agreement relative to the Placer Vineyards Specific Plan is in conformity with public convenience, general welfare and good land use practice.
 - D. The proposed Second Amended and Restated Development Agreement Relative to the Placer Vineyards Specific Plan will not be detrimental to the health, safety and general welfare of persons residing in the County.
 - E. The proposed Second Amended and Restated Development Agreement Relative to the Placer Vineyards Specific Plan will not adversely affect the orderly development of property or the preservation of property valued in the Placer Vineyards Specific Plan area

In association with the foregoing, the Board is being asked to consider the Finance Plan which includes the Public Facilities Financing Plan and Urban Services Plan prepared for this project.

ATTACHMENTS

- Attachment A: Resolution adopting an Addendum to the Certified Final Environmental Impact Report and Amending the Mitigation, Monitoring and Report Program
 - Exhibit A: Addendum to Certified Final Environmental Impact Report

- Exhibit B: Amendment to the Placer Vineyards Specific Plan Mitigation Monitoring and Reporting *(Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office)*
- Attachment B: Environmental Checklist *(Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office)*
- Attachment C: Resolution adopting amendments to the Placer Vineyards Specific Plan
 Exhibit A: Placer Vineyards Specific Plan, revised November 2014 *(Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office)*
- Attachment D: Ordinance adopting amendments to the Placer Vineyards Specific Plan Land Use Development Standards
 Exhibit A: Land Use and Development Standards to the Placer Vineyards Specific Plan, revised November 2014. *(Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office)*
- Attachment E: Ordinance adopting the Second Amended and Restated Development Agreement
 Exhibit 1-22: Second Amended and Restated Development Agreement - All material terms, with the exception of the real property legal description and signature pages are identical for each individual agreement. *(Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office)*
- Attachment F: Finance Plan *(Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office)*
- Attachment G: Center Joint Unified School District letter dated October 2, 2014
- Attachment H: Public Correspondence received

cc: Engineering and Surveying Division
 Environmental Health Services
 Air Pollution Control District
 Andy Fisher - Parks Department
 Gerald Cardin - County Counsel
 Karin Schwab - County Counsel
 Michael Johnson - CDRA Director
 Paul Thompson - Deputy CDRA Director
 EJ Ivaldi - Deputy CDRA Director
 Holly Heinzen - Chief Assistant County Executive Officer

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

Reso. No. 2015-_____

A RESOLUTION ADOPTING AN ADDENDUM
TO THE CERTIFIED FINAL ENVIRONMENTAL
IMPACT REPORT FOR THE PLACER VINEYARDS
SPECIFIC PLAN AND AMENDING THE PLACER
VINEYARDS SPECIFIC PLAN MITIGATION,
MONITORING, AND REPORTING PROGRAM

The following Resolution was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held _____, by the
following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Chair Signature

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF
PLACER, STATE OF CALIFORNIA, AS FOLLOWS:**

WHEREAS, on July 16, 2007, in Resolution No. 2007-229, the Board of Supervisors certified the Placer Vineyards Specific Plan Final Environmental Impact Report (State Clearinghouse #1999062020, "PVSP FEIR") as adequate and complete.

WHEREAS, on July 16, 2007, the Board of Supervisors adopted the Mitigation Monitoring and Reporting Program for the Placer Vineyards Specific Plan ("PVSP MMRP").

WHEREAS, the Placer Vineyards Property Owners Group (“Applicant”) has requested amendments to the adopted Placer Vineyards Specific Plan, Land Use and Development Standards and the Placer Vineyards Specific Plan First Restated Development Agreement (“proposed PVSP Amendments”), and

WHEREAS, the County determined that the proposed PVSP Amendments constitute a “Project” (“proposed Project”) for purposes of the California Environmental Quality Act (“CEQA”--Public Resources Code sections 21000 et seq.) and CEQA Guidelines Section 15378, and

WHEREAS, an environmental analysis of the proposed Project was performed and it was concluded that the preparation of an Addendum to the PVSP FEIR is appropriate pursuant to CEQA Section 21166 and Guidelines sections 15162, 15163, 15164 and 15168, and

WHEREAS, necessary revisions and updates were also made to the PVSP MMRP, and

WHEREAS, on November 20, 2014, the Placer County Planning Commission (“Planning Commission”) held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(1) to consider the Addendum, the amendments to the PVSP MMRP and the proposed Project, and

WHEREAS, on November 20, 2014, the Planning Commission made written recommendations to the Placer County Board of Supervisors to adopt the Addendum, approve the amendments to the PVSP MMRP and to the proposed Project, and

WHEREAS, on _____(date), the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission, staff’s presentation, report and all supporting studies and documents, including written and oral testimony, related to the proposed Addendum and the amendments to the PVSP MMRP and to the proposed Project, and

WHEREAS, the Board has duly considered the Addendum, the comments of the public, both oral and written, and all written materials in the record connected therewith, and finds as follows:

1. The proposed Project will not result in substantial changes that would lead to the identification of new or previous unidentified significant environmental effects that would require major revisions of the previously certified Final Environmental Impact Report for the Placer Vineyards Specific Plan.
2. No new information of substantial importance which was not known, and could not have been known with the exercise of reasonable diligence at the time the Final Environmental Impact Report for the Placer Vineyards Specific

Plan was certified, has been discovered which would require major revisions of the previously certified Environmental Impact Report.

3. There is no substantial evidence in the record as a whole that the proposed Project may have a significant effect on the environment or result in any new or additional significant adverse impacts.
4. The Addendum has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA Guidelines and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of the preparation of the Addendum. The Board has reviewed the Addendum, and bases its findings on such review and other substantial evidence in the record.
5. The custodian of records for the proposed Project is the Placer County Planning Director, 3091 County Center Drive, Auburn CA, 95603.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

1. The Board of Supervisors hereby adopts the Addendum to the Placer Vineyards Specific Plan Final Environmental Impact Report, dated October 31, 2014, as set forth in Exhibit A and hereby incorporated herein, and
2. The Board of Supervisors hereby approves the amendments to the Placer Vineyards Specific Plan Mitigation Monitoring and Reporting Program as set forth in Exhibit B and hereby incorporated herein, and
3. This resolution shall become effective immediately upon adoption.

EXHIBIT A

Addendum to the Placer Vineyards Specific Plan Final Environmental Impact Report

October 31, 2014

State Clearinghouse No. 1999062020

BACKGROUND AND ACTION TRIGGERING THE ADDENDUM

This addendum to the Final Environmental Impact Report (FEIR) for the Placer Vineyards Specific Plan (PVSP) evaluates an amendment to the PVSP and modifications to the financing plan. Specifically, this addendum analyzes the effects of reduction of park acreage consistent with the Placer County General Plan park acreage requirements; the reduction in acreage of linear and passive open space consistent with the Placer County General Plan open space acreage requirements; and the revision of land use designations on adjacent parcels to residential and commercial land use with no change to the number of dwelling units or commercial square foot allocations. Additionally the addendum evaluates the effects of changes to the size and mix of capital facilities and modifications to the financing plan that would change the financing mechanisms for capital facilities, parks, and open space.

As the lead agency under the California Environmental Quality Act (CEQA), Placer County has determined that, in accordance with Section 15164 of the State CEQA Guidelines, the proposed reductions in parks and open space area, changes to capital facilities, and modifications to the financing plan differ enough from the development scenario described in the FEIR for the adopted PVSP to warrant preparation of an addendum, but do not represent substantial changes or involve new information of substantial importance that would warrant preparation of either a subsequent or supplemental EIR under Section 15162.

PREVIOUS ENVIRONMENTAL ANALYSES

The environmental process for the Specific Plan involved the preparation of the following documents that are relevant to the consideration of the proposed specific plan amendment.

- ▲ Revised Draft EIR (RDEIR) for the Placer Vineyards Specific Plan, Volumes I-III and appendices, March 2006;
- ▲ Partially Recirculated Revised Draft EIR (PRRDEIR) for the Placer Vineyards Specific Plan, July 2006;
- ▲ Second Partially Recirculated Revised Draft EIR (SPRRDEIR) for the Placer Vineyards Specific Plan, March 2007;
- ▲ FEIR for the Placer Vineyards Specific Plan, October 2006;
- ▲ Supplement to the Final EIR (SFEIR) for the Placer Vineyards Specific Plan, June 2007; and
- ▲ Findings of Fact and Statement of Overriding Considerations for the Placer Vineyards Specific Plan, July 2007;
- ▲ Addendum to the Final EIR, February 2012; and
- ▲ Addendum to the Final EIR and Revised Mitigation Monitoring and Reporting Program, September 2012.

In its final form, the FEIR for the project, originally published in part prior to release of the SPRRDEIR, consists of the RDEIR, the Partially Recirculated Revised Draft EIR, the SPRRDEIR, the FEIR, and the SFEIR to the Specific Plan. The original Final EIR included responses to comments on the RDEIR and PRRDEIR. The SFEIR included responses to comments on the SPRRDEIR.

CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES REGARDING AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT

Altered conditions, changes, or additions to the description of a project that occur after certification of an EIR may require additional analysis under CEQA. The legal principles that guide decisions regarding whether additional environmental documentation is required are provided in the State CEQA Guidelines, which establish three mechanisms to address these changes: a subsequent environmental impact report (SEIR), a Supplement to an EIR, and an Addendum to an EIR.

Section 15162 of the State CEQA Guidelines describes the conditions under which a SEIR would be prepared. In summary, when an EIR has been certified for a project, no Subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the State CEQA Guidelines states that a lead agency may choose to prepare a supplement to an EIR rather than a Subsequent EIR if:

- (1) any of the conditions described above for Section 15162 would require the preparation of a SEIR; and

(2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

An addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168.

This addendum is intended to evaluate and confirm CEQA compliance for the proposed amendment to the PVSP and proposed modifications to funding of capital facilities, which would be a change relative to what is described and evaluated in the PVSP FEIR. These proposals include changes to land use designations, reductions in park and open space acreages, the mix and size of capital facilities, and the funding mechanisms for capital facilities. This addendum is organized as an environmental checklist, and is intended to evaluate all environmental topic areas for any changes in circumstances or the project description, as compared to the approved FEIR, and determine whether such changes were or were not adequately covered in the certified FEIR. This checklist is not the traditional CEQA Environmental Checklist, per Appendix G of the CEQA Guidelines. As explained below, the purpose of this checklist is to evaluate the checklist categories in terms of any "changed condition" (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion from the PVSP FEIR. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to CEQA Section 21166 and State CEQA Guidelines Section 15162, 15163, 15164 and 15168.

EXHIBIT B

Amendment to the Placer Vineyards Specific Plan Mitigation Monitoring and Reporting Program

Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office.

Environmental Checklist

Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office

Before the Board of Supervisors County of Placer, State of California

In the matter of:
A RESOLUTION AMENDING THE
PLACER VINEYARDS SPECIFIC PLAN

Reso. No. 2015-_____

The following Resolution was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held _____, by the
following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Chair Signature

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF
PLACER, STATE OF CALIFORNIA, AS FOLLOWS:**

WHEREAS, on July 16, 2007, the Placer County Board of Supervisors adopted the Placer Vineyards Specific Plan by Resolution No. 2007-232. ("Adopted Plan"), and

WHEREAS, on November 20, 2014, the Placer County Planning Commission ("Planning Commission") held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(1) to consider proposed amendments to the Adopted Plan, and

WHEREAS, on November 20, 2014, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed amendments to the Adopted Plan, and

WHEREAS, on _____ (date), the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents related to the proposed amendments, and to receive written and oral testimony on the same, and

WHEREAS, having considered the recommendations of the Planning Commission, reviewed the proposed amendments to the Adopted Plan, received and considered written and oral comments and testimony of the public thereon, the Board finds as follows:

1. The proposed amendments to the Adopted Plan are consistent with the objectives, goals and policies of the Placer County General Plan;
2. The proposed amendments are internally consistent with the Adopted Plan;
3. The amendments to the Adopted Plan comply with all requirements of Government Code Section 65450 et seq., and Placer County Code Section 1758.200;
4. The County has conducted environmental review of the proposed amendments pursuant to the California Environmental Quality Act ("CEQA") and the Board has adopted by Resolution No. _____ an Addendum to the Certified Final Environmental Impact Report for the Placer Vineyards Specific Plan supported by findings thereto;
5. The Adopted Plan and the proposed amendments thereto are not within the area of any adopted airport land use plan; and
6. Notices of all hearings required by Section 17.60.140 have been given and all hearings required pursuant to Section 17.58.200 have been held.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

1. The amendments to the Placer Vineyards Specific Plan, dated November 2014 ("Amended Plan"), a true and correct copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, is hereby approved in accordance with Placer County Code Section 17.58.200(H).
2. The Amended Plan shall take effect and be in full force and effect upon the effective date of the Ordinance adopting amendments to the Placer Vineyards Specific Plan Land Use and Development Standards.

(EXHIBIT A - Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office)

Before the Board of Supervisors County of Placer, State of California

In the matter of:
AN ORDINANCE AMENDING THE LAND USE
AND DEVELOPMENT STANDARDS FOR THE
PLACER VINEYARDS SPECIFIC PLAN

Ord. No. _____
First Reading _____

The following Ordinance was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held _____, by the
following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Chair Signature

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, on July 16, 2007, the Placer County Board of Supervisors adopted the Placer Vineyards Specific Plan by Resolution No. 2007-232. ("Adopted Plan"), and the Land Use and Development Standards for the Placer Vineyards Specific Plan by Ordinance No. 5475-B ("Adopted Development Standards") and

WHEREAS, the Adopted Development Standards serve as the zoning and use regulations within the Adopted Plan area, outside of the Special Planning Area, and

WHEREAS, on November 20, 2014, the Placer County Planning Commission ("Planning Commission") held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(1) to consider proposed amendments to the Adopted Plan and Adopted Development Standards, and

WHEREAS, on November 20, 2014, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed amendments to the Adopted Plan and Adopted Development Standards, and

WHEREAS, on _____(date), the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.200(E)(2) to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents related to the proposed amendments to the Adopted Plan and Adopted Development Standards , and to receive written and oral testimony on the same, and

WHEREAS, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance, and

WHEREAS, having considered the recommendations of the Planning Commission, reviewed the proposed amendments to the Adopted Development Standards, received and considered written and oral comments and testimony of the public thereon, the Board finds as follows:

1. The proposed amendments to the Adopted Development Standards are consistent with the objectives, goals and policies of the Placer County General Plan;
2. The proposed amendments to the Adopted Development Standards are consistent with the objectives, goals and policies of the Placer Vineyards Specific Plan, as amended;
3. The County has conducted environmental review of the proposed amendments pursuant to the California Environmental Quality Act ("CEQA") and the Board has adopted by Resolution No. _____ an Addendum to the Certified Final Environmental Impact Report for the Placer Vineyards Specific Plan supported by findings thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

Section 1: The amendments to the Land Use and Development Standards to the Placer Vineyards Specific Plan, dated November 2014 ("Amended Development Standards"), a true and correct copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, are hereby adopted and shall serve as the zoning and use regulations within the Placer Vineyards Specific Plan area outside of the Special Planning Area.

Section 2: The Amended Development Standards are hereby incorporated herein by reference into Chapter 17 of the Placer County Code in accordance with Subsection (E) of Section 17.51.010 thereof and once effective shall replace and supersede the Adopted Development Standards.

Section 3: To the extent that a provision contained in the Amended Development Standards is in conflict with a provision that may be contained within Placer County Code Chapter 17 or within the Placer County Land Development Manual, the provision of the Amended Development Standards shall apply and shall take precedence. To the extent no specific provisions within the Amended Development Standards is applicable, the County Codes shall apply and shall take precedence.

Section 4: This ordinance shall apply upon its effective date to each of the following properties within the Placer Vineyards Specific Plan, as identified by Placer County Assessor Parcel Number: 023-200-037, 023-200-041, 023-200-045, 023-010-004, 023-010-006, 023-010-013, 023-010-014, 023-010-021, 023-010-022, 023-010-023, 023-010-026, 023-010-029, 023-150-026, 023-150-027, 023-160-004, 023-160-011, 023-180-005, 023-180-006, 023-180-007, 023-180-008, 023-190-016, 023-200-006, 023-200-008, 023-200-009, 023-200-010, 023-200-011, 023-200-012, 023-200-013, 023-200-017, 023-200-018, 023-200-068, 023-200-067, 023-200-005, 023-200-071, 023-200-069, 023-200-066, 023-221-002, 023-221-057, and 023-221-058.

Section 5: This ordinance shall apply to each of the following properties within the Placer Vineyard Specific Plan upon the effective date of an ordinance adopted by the Board of Supervisors which rezones the property or any portion thereof, to SPL-PVSP (Specific Plan – Placer Vineyards Specific Plan, as identified by Placer County Assessor Parcel Number: 023-200-062, 023-200-063, 023-200-015, 023-200-028, 023-010-024, 023-200-060, 023-200-042, 023-200-029, and 023-010-028.

Section 6: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage.

Section 7: The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code Section 25124.

EXHIBIT A

Land Use and Development Standards to the Placer Vineyards Specific Plan,
revised November 2014

*Delivered under separate cover, available online at www.placer.ca.gov and on
file with the Clerk of the Board's office*

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:
AN ORDINANCE APPROVING THE
SECOND AMENDED AND RESTATED
DEVELOPMENT AGREEMENT FOR THE
PLACER VINEYARDS SPECIFIC PLAN

Ordinance No.: _____
First Reading: _____

The following Ordinance was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held _____, by the
following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Board of Supervisors

Clerk of the Board Signature

Chair Signature

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, on July 16, 2007, the Placer County Board of Supervisors ("Board") approved the Placer Vineyards Specific Plan ("Specific Plan") and, pursuant to adoption of Ordinance 5477-B, the County entered into twenty-one (21) separate development agreements (individually a "Development Agreement" and collectively the "Development Agreements") with certain of the landowners owning property within the boundaries of the Specific Plan, and

WHEREAS, on February 14, 2012, pursuant to adoption of Ordinance 5665-B, the County entered into twenty-two (22) separate Amended and Restated Development Agreements (individually a "Development Agreement" and collectively the "Development Agreements") with certain of the landowners owning property within the boundaries of the Specific Plan, and

WHEREAS, on September 11, 2012, pursuant to adoption of Ordinance 5686-B, the County entered into twenty-two (22) separate First Amendment to the Amended and Restated Development Agreements (individually a "Development Agreement" and collectively the "Development Agreements") with certain of the landowners owning property within the boundaries of the Specific Plan, and

WHEREAS, on November 20, 2014, the Placer County Planning Commission ("Planning Commission") held a duly noticed public hearing pursuant to Placer County Code Section 17.58.240 to consider the terms of the proposed Second Amended and Restated Development Agreement, which if approved would replace and supersede all prior Development Agreements for the Specific Plan area and bind through the execution of twenty-two (22) separate agreements those landowners and real properties identified below who own property within the boundaries of the Specific Plan (collectively referred to as "Second Amended and Restated Development Agreement"), and

WHEREAS, on November 20, 2014, the Planning Commission made written recommendations to the Placer County Board of Supervisors to approve said proposed Second Amended and Restated Development Agreement, and

WHEREAS, on _____ (date), the Board held a duly noticed public hearing pursuant to Placer County Code Section 17.58.240 to consider the recommendations of the Planning Commission, staff's presentation, report and all supporting studies and documents related to the proposed Second Amended and Restated Development Agreement, and to receive written and oral testimony on the same, and

WHEREAS, notice of all hearings required by Section 17.58.240 of the Placer County Code and Section 65867 of the Government Code have been given and all hearings have been held as required by statute and ordinance to adopt this ordinance and approve each of the Second Amended and Restated Development Agreements, and

WHEREAS, having considered the recommendations of the Planning Commission, having reviewed the terms of the proposed Second Amended and Restated Development Agreement, which terms will be identical for each of the twenty-two (22) separate agreements for those landowners and real properties identified below, having received and considered the written and oral comments submitted by the public thereon, the Board finds as follows:

- a. The County has conducted environmental review of the proposed Second Amended and Restated Development Agreement pursuant to the California Environmental Quality Act ("CEQA") and the Board has adopted by Resolution No. _____ an Addendum to the Certified Final Environmental Impact Report for the Placer Vineyards Specific Plan supported by findings thereto;
- b. The Second Amended and Restated Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan and the Placer Vineyards Specific Plan as amended;
- c. The Second Amended and Restated Development Agreement is compatible with the uses authorized in, and the regulations proscribed for, the land use district in which the real property subject to the Second Amended and Restated Development Agreement is located;
- d. The Second Amended and Restated Development Agreement is in conformity with public convenience, general welfare and good land use practice;
- e. The Second Amended and Restated Development Agreement will not be detrimental to the health, safety and general welfare of persons residing in Placer County;
- f. The Second Amended and Restated Development Agreement will not adversely affect the orderly development of property or the preservation of property values.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:

Section 1: The Second Amended and Restated Development Agreement by and between the County of Placer and Placer 400 Investors, LLC, a California limited liability company, a true and correct copy of which is attached hereto as Exhibit 1 and incorporated herein by reference, is hereby approved. (Property 1A)

Section 2: The Second Amended and Restated Development Agreement by and between the County of Placer and Hodel Family Enterprises, LP, a California limited partnership, a true and correct copy of which is attached hereto as Exhibit 2 and incorporated herein by reference, is hereby approved. (Property 1B)

Section 3: The Second Amended and Restated Development Agreement by and between the County of Placer and John L. Mourier III, as Trustee of the Mourier Family Revocable Lifetime Trust, UTA dated April 13, 1989, a true and

correct copy of which is attached hereto as Exhibit 3 and incorporated herein by reference, is hereby approved. (Property 2)

Section 4: The Second Amended and Restated Development Agreement by and between the County of Placer and Baseline & Watt, LLC, a California limited liability company, a true and correct copy of which is attached hereto as Exhibit 4 and incorporated herein by reference, is hereby approved. (Property 3)

Section 5: The Second Amended and Restated Development Agreement by and between the County of Placer and B and W 60, LP, a California limited partnership, a true and correct copy of which is attached hereto as Exhibit 5 and incorporated herein by reference, is hereby approved. (Property 4A)

Section 6: The Second Amended and Restated Development Agreement by and between the County of Placer and LDK-AREP III Placer Owner, LLC, a Delaware limited liability company, a true and correct copy of which is attached hereto as Exhibit 6 and incorporated herein by reference, is hereby approved. (Property 4B)

Section 7: The Second Amended and Restated Development Agreement by and between the County of Placer and Frances E. Shadwick; Ellen G. O'Looney as Trustee of the John P. O'Looney and Ellen G. O'Looney 1991 Living Trust, dated October 9, 1991; John P. O'Looney as Trustee of the John P. O'Looney and Ellen G. O'Looney 1991 Living Trust, dated October 9, 1991; and Susan K. Pilarsky; a true and correct copy of which is attached hereto as Exhibit 7 and incorporated herein by reference, is hereby approved. (Property 6)

Section 8: The Second Amended and Restated Development Agreement by and between the County of Placer and BHT II Northern Cal 1, LLC, a Delaware limited liability company, a true and correct copy of which is attached hereto as Exhibit 8 and incorporated herein by reference, is hereby approved. (Property 7)

Section 9: The Second Amended and Restated Development Agreement by and between the County of Placer and Spinelli Investments, LLC, a California limited liability company, and Millspin Investments, LLC, a California limited liability company, a true and correct copy of which is attached hereto as Exhibit 9 and incorporated herein by reference, is hereby approved. (Property 8)

Section 10: The Second Amended and Restated Development Agreement by and between the County of Placer and Placer 1 Owners' Receivership, a true and correct copy of which is attached hereto as Exhibit 10 and incorporated herein by reference, is hereby approved. (Property 9)

Section 11: The Second Amended and Restated Development Agreement by and between the County of Placer and Frank Stathos, a true and correct copy of

which is attached hereto as Exhibit 11 and incorporated herein by reference, is hereby approved. (Property 10)

Section 12: The Second Amended and Restated Development Agreement by and between the County of Placer and P.G.G. Properties, a General Partnership, a true and correct copy of which is attached hereto as Exhibit 12 and incorporated herein by reference, is hereby approved. (Property 11)

Section 13: The Second Amended and Restated Development Agreement by and between the County of Placer and IL Centro, LLC, a California limited liability company, a true and correct copy of which is attached hereto as Exhibit 13 and incorporated herein by reference, is hereby approved. (Property 12A)

Section 14: The Second Amended and Restated Development Agreement by and between the County of Placer and PLACER 102, LLC, a California limited liability company, a true and correct copy of which is attached hereto as Exhibit 14 and incorporated herein by reference, is hereby approved. (Property 12B)

Section 15: The Second Amended and Restated Development Agreement by and between the County of Placer and DF Properties, a California corporation, a true and correct copy of which is attached hereto as Exhibit 15 and incorporated herein by reference, is hereby approved. (Property 14)

Section 16: The Second Amended and Restated Development Agreement by and between the County of Placer and Palladay Greens, LLC, a California limited liability company, a true and correct copy of which is attached hereto as Exhibit 16 and incorporated herein by reference, is hereby approved. (Property 15)

Section 17: The Second Amended and Restated Development Agreement by and between the County of Placer and Placer Vineyards Development Group, LLC, a California limited liability company, a true and correct copy of which is attached hereto as Exhibit 17 and incorporated herein by reference, is hereby approved. (Property 16)

Section 18: The Second Amended and Restated Development Agreement by and between the County of Placer and Ezra Nilson, Trustee of the Nilson Family Trust, a true and correct copy of which is attached hereto as Exhibit 18 and incorporated herein by reference, is hereby approved. (Property 17)

Section 19: The Second Amended and Restated Development Agreement by and between the County of Placer and Lennar Winncrest, LLC, a Delaware limited liability company, and Baseline A&B Holding, LLC, a California limited liability company, a true and correct copy of which is attached hereto as Exhibit 19 and incorporated herein by reference, is hereby approved. (Property 19)

Section 20: The Second Amended and Restated Development Agreement by and between the County of Placer and John Petros Pandeleon, Nicholas Pandeleon and Contilo K. Pandeleon, a true and correct copy of which is attached hereto as Exhibit 20 and incorporated herein by reference, is hereby approved. (Property 21)

Section 21: The Second Amended and Restated Development Agreement by and between the County of Placer and PMF5C, LLC, a California limited liability company, a true and correct copy of which is attached hereto as Exhibit 21 and incorporated herein by reference, is hereby approved. (Property 23)

Section 22: The Second Amended and Restated Development Agreement by and between the County of Placer and Nicolas Pandeleon and Contilo K. Pandeleon, as Trustees of the Pandeleon Family Trust dated May 18, 1999; Nick J. Pantis, as Trustee of the Nick J. Pantis Revocable Trust dated July 1, 2003; Nick Galaxidas; Constantino Galaxidas and Stelene D. Galaxidas, as Trustees of the Galaxidas Family Trust dated May 21, 2007; and Anna Galaxidas, as Trustee of the Anna Galaxidas Living Trust, UTA dated July 5, 2007, a true and correct copy of which is attached hereto as Exhibit 22 and incorporated herein by reference, is hereby approved. (Property 24)

Section 23: The Chair of the Board of Supervisors is hereby authorized to execute one (1) original of each of the Second Amended and Restated Development Agreements on behalf of the County.

Section 24: The Planning Director is directed to record each of the Second Amended and Restated Development Agreements at each landowner's cost within ten (10) days in accordance with Section 17.58.240(D) of the Placer County Code.

Section 25: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage. The Clerk is directed to publish a summary of this ordinance within fifteen (15) days in accordance with Government Code Section 25124.

EXHIBITS 1-22

NOTE: Exhibits 1-22 are the separate Second Amended and Restated Development Agreements with the 22 individual properties identified in this Ordinance. Originals executed by each property owner are on file with the Clerk of the Board. Copies will be attached upon approval of this Ordinance by the Board and execution of all agreements by the Chair.

A copy of the Second Amended and Restated Development Agreement was delivered under separate cover, is available online at www.placer.ca.gov and is on file with the Clerk of the Board's office. All material terms, with the exception of the real property legal description and signature pages are identical for each individual agreement.

FINANCE PLAN

Delivered under separate cover, available online at www.placer.ca.gov, and on file with the Clerk of the Board's office

Center Joint Unified School District



Established 1858

8408 Watt Avenue * Antelope, California 95843
(916) 338-6330 * Fax (916) 338-6411

BOARD OF TRUSTEES

Nancy Anderson
Kelly Kelley
Delrae Pope
Jeremy Hunt
Donald E. Wilson

SUPERINTENDENT

Scott A. Loehr

October 2, 2014

Placer County Planning Commission
Michael Johnson, Director
3091 County Center Drive
Auburn, CA 95603

Dear Mr. Johnson,

The intent of this letter is to demonstrate the Center Joint Unified School District's support and willingness to enter into Joint Use Agreements between the Center Joint Unified School District facilities and the future parks and recreation district that will be established within the Placer Vineyards Specific Plan of the Center Joint Unified School District boundaries. Furthermore, it is our intent to work collaboratively with the future parks and recreation district within this area to:

- 1) establish a usage schedule to meet the needs of the Center Joint Unified School District and the future parks and recreation district.
- 2) meet all conditions outlined by our current Placer Vineyards Specific Plan Development Agreement.
- 3) meet all required conditions set for by the California Department of Education relating to school facilities.
- 4) provide more opportunities for the residents within our community.

If I can be of any further assistance, please do not hesitate to contact me. The Center Joint Unified School District is excited about this future partnership and looks forward to working together.

Sincerely,

Scott A. Loehr
Superintendent

cc: Mary Dietrich, Placer County Facilities and Planning
Al Johnson, Al Johnson Consulting

ATTACHMENT G

56

Michele Kingsbury

From: Cristina Rivera
Sent: Monday, December 22, 2014 10:12 AM
To: Michele Kingsbury
Subject: FW: PVSP Finance Plan
Attachments: Exhibit_2.5_Impact_Fee.pdf; Table_14A,_Taxes.pdf; MAC_Presentation.pdf; West_Placer_Plan.pdf

From: bcgreco@aol.com [mailto:bcgreco@aol.com]
Sent: Sunday, December 21, 2014 2:41 PM
To: Jack Duran; Cristina Rivera; BCGreco@aol.com
Subject: PVSP Finance Plan

Dear Supervisor Duran,

This email is just to you. I have done as you requested, I submitted my questions to county staff and have received their responses. I hope you and the other District Supervisors have been following our communications.

I would like you to do the following in order to protect the rights of your constituents. I hope you will be willing to do this for us.

1. At the next Board of Supervisors Meeting, I would like you to make a motion directing Staff and the Developer to create an Amendment removing the SPA from the PVSP. Exhibit 2.5, Placer Vineyards Public Facilities Financing Plan, Development Impact Fee Summary (Attached) proposes an over **300%** increase in home construction Fees for SPA property owners; Current Fees total about \$9,561 and the Financing Plan proposes an additional \$29,245 specifically to SPA property owners who would like to build a house. In addition, Table 14A (Attached) from a Dec. 10, 2013 Staff Memorandum to the Board of Supervisors states an increase of \$2,785.92 in yearly Special Taxes and Assessments specifically for SPA residents to support the Placer Vineyards Development. This represents a 50% increase in yearly Taxes to SPA residents. This information, which is extremely important to the SPA Community, was not presented at all to the community during 3 separate MAC meetings in which County Staff was suppose to be educating the community and MAC board members on the Proposed Financing Plan. This information was also not talked about at all during the November 20 Planning Commission Hearing. This Omission of vital information during presentations to Board Members and the Community is completely **UNACCEPTABLE**. The SPA has been a successful rural community for over 50 years and their relationship to the Placer Vineyards Development should be equal to their relationship with Roseville over the Past 50 years. The SPA residents moved to the area to be surrounded by farmland, they don't want any of the large scale development planned for that region of the County to occur, you certainly are not going to approve an increase in their taxes to specifically finance the

Development. The SPA needs to be removed from the PVSP. (Yes, I would like you to say all that)

2. I would like you to make a motion directing Staff and the Developer to create an Amendment describing the construction of a road pathway around the north west SPA neighborhood. This new road pathway is to be constructed as part of the initial infrastructure. The road pathway is to be completed before any new development homes or buildings are ready to be occupied. Locust Road will be closed at the north boarder of the Placer Vineyards Development with the south boarder of the north west SPA neighborhood when daily traffic volumes reach 2000 vehicles per day or sooner if the community desires. You expect to see this Amendment on the Board of Supervisors Agenda as soon as possible, certainly within 3 months because it is already 7 years overdue.

3. I would like you to make a motion directing Staff and the Developer to create Amendments correcting issues of consistency between the Placer County General Plan and the PVSP. The California Government Code states the laws governing a County's General Plan and Specific Plans. In particular, Section 65300.5 states "the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency". Basically all the rules for development need to be clearly explained within the General Plan, so everyone has a clear rulebook to refer to. Section 65454 Consistency with the General Plan, states that: "No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan". This all relates to the buffer zone requirements clearly described as necessary in the County's General Plan between property with agriculture zoning and new housing developments. It is clear that the SPA is involved with all the agricultural uses described in the General Plan. The General Plan states, "The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses". We have all driven past the small acreage strawberry farms and stands along Baseline Road. The SPA qualifies for a 400' residential exclusion buffer zone. To have provided them with only 50 feet of buffer in the 2007 PVSP was an error that needs to be corrected. To have amended the General Plan with phrases stating that a Specific Plan can override the General Plans stated requirements and policies was an error according to The California Government Code.

I realize these motions are quite wordy but I don't know how else you can officially communicate what you expect of them on our behalf. The County Staff has recently said that they think they have done everything right in the past and they will not further address issues 1 and 3. Here are some more of my thoughts on the above points.

1. I just started looking at the Financial aspects of the PVSP Proposed Amendment. Attachment Exhibit 2.5 Impact Fee is part of the Proposed Amendment. Here you will see that the SPA has been included. Existing City/County impact Fees are listed for SPA as \$35,373. I noted on the document that the total should

be \$9,561 because we don't have sewer or water Fees. Each SPA home has its own water well and septic system. Looking under the Development Agreement/Plan Area Fees you will see that a SPA property owner will have to pay an additional \$29,245 to build a house if the Amendment is approved. This information was buried in the 187 page staff report and never verbally mentioned.

The only thing the SPA was excluded from was the parks, trails and recreation fees; this is the source for our exclusion from the population count for determining 5 park acre/ 1000 population minimum. Since a house is rarely built in the SPA (maybe 1 new home every 2 or 3 years), Developer makes more money by not charging us the park fee so that he can build houses on that extra land that otherwise would have been parkland.

This got me thinking about how this development might be planned to effect our yearly taxes. I have never heard this topic discussed. The County just gave 3 presentations to the community at 3 MAC meetings to inform us about the Financial Plan. If the Plan Contained Taxes to the current community, that would have been explained to us right? Wrong. Please refer to Attachment (MAC Presentation). This is all the text that was provided to the community and MAC Board. The County Staff report and the Proposed Amendment text was not publically available yet. The only financials mentioned are parks and recreation which the SPA is excluded from. County staff in their presentations of the projects financial plan amendment thought it was not important to explain to the existing community that their yearly taxes would be increased by **50%** and there would be a **300%** increase cost in fees for building a house on their SPA lot. The County Staff did not mention that the Propose Amendment released the Developer from the obligation to completely build the infrastructure before turning it over to the County. The County Staff did not mention that the Proposed Amendment stated a new requirement that the SPA community would be Taxed and charged Fees to pay for the Developments infrastructure.

This information was not presented to the Planning Commission either. I assume the Planning Commission approves 99% of what is put in front of them. However, do you really believe that the Planning Commission would have approved the Taxes and Fees charged to the current existing SPA community as a result of the Proposed Amendment? Why wasn't Exhibit 2.5 Impact Fee and Table 14A Yearly taxes put up on the screen and spoken about in regard to the effect on current SPA residents? Whenever the government discusses financial plans isn't the effect on the public's Taxes the most important detail to explain?

Attachment Table 14A is from a Placer Planning Memorandum to the Board of Supervisors from Dec. 10, 2013. The Memorandum was an about 85 page Draft of the current Proposed Amendment. The same Exhibit 2.5 Impact Fee Summary is in the Memorandum except we are charged the parks, trails, and recreation fees. However, I have not found Table 14A in the current Proposed Amendment. I think it is still their plan to implement it, and it would be a natural extension of the Fees described in Exhibit 2.5 of the proposed Amendment. Basically, they hide the yearly effect on our Taxes from us by

omitting Table 14A, yet completely establish the foundation for imposing those taxes with the inclusion of Exhibit 2.5.

The best we could hope for if the Proposed Amendment was passed is elimination of the Parks and Rec. District Special Tax and we already pay Mosquito Abatement. So best case scenario is \$2,448 of additional taxes per year for me and my SPA neighbors.

Seeing these things made me realize that the SPA needs to be completely removed from the PVSP. Our SPA communities relationship to Placer Vineyards needs to be the same as our relationship to Roseville has been for the past 50 years. We are a very old and successful community. Prior to 1994, the Placer Vineyards area was purely zoned as farmland. Most of us have been here since before 1994. The Developer has been crying about the recession and needing to have Amendments allowing them to build a development with minimal niceties; Roseville and Rocklin have been filled with foreclosed homes and vacant buildings. We faired much better than them during the recession; a successful rural community. However, we have many old timers in the SPA that don't have 2 extra nickels to rub together, to increase their yearly taxes by \$2,448 (50%) is unacceptable. If I were to distribute this information completely throughout the SPA community, my neighbors would be camped out in front of your County and Legal offices everyday until the SPA was officially removed from the PVSP. I am trying to settle these issues quietly without having to upset my community with this news of Tax and Fee increases.

Can you imagine if the Proposed Amendment had not been continued (postponed) a month. The County Staff would **not** have revealed these Tax and Fee issues to you. You would have unknowingly approved them as part of the Proposed Amendment. There would be 50 SPA residents in front of your County Office everyday with signs and giving television interviews about how you personally raised their property Taxes by **50%**. Whenever you are trying to get elected and someone Google's your name, this is the newspaper story that pops up.

2. The Locust Road Closure issue seems to be finally progressing, however, I think its a good idea to officially tell staff the outcome Staff should be shooting for.

3. The General Plan Buffer Amendments of 2007 are an example of gross incompetence of County Staff. They refused to respond to my specific demonstration of how they were in violation of The California Government Code and said they currently support what was done in 2007. Staff needs to study The State of California General Plans Guidelines 2003. As an additional example of inconsistence please refer to the recent September 2011 Placer County Equine Management Regulations of the Placer County Code Appendix G it states on the last page that a horse "shall be located no less than 100 feet from any residence, swimming pool, outdoor spa or patio or deck area on an adjoining parcel". These regulations would be used by new PVSP residents to file nuisance claims against SPA horse owners 50 feet away.

Attached are a few pages from the Dry Creek/West Placer Community Plan (West Placer Plan). These Plans were prepared in the 1990's and provided the foundations for development of the specific area of the Placer Vineyards Development. You will notice that buffers are specifically mentioned as required according to the Placer County General Plan against agriculturally zoned property. It states a specific policy to "discourage the subdivision of property into parcels less than 2.3 acres in size if the property seeking entitlements abuts designated agricultural parcels." Please make the County Staff and Developer follow the General Plan, California Government Law, and the foundation of the Dry Creek/West Placer Community Plan.

The SPA qualifies for 400' Buffers. Come see my acres of irrigated vegetables (pumpkins, cucumbers, tomatoes) this spring. The new development homes bordering the SPA should be on about 2 acre lots. This will allow some of the residential buffer zone to be part of the new home owners lot rather than completely open space. This will also fulfill the goal of providing housing at a variety of density levels. The 2007 PVSP provides no homes with lot sizes over 1 acre when there is obviously a strong demand for large lot homes in Placer County.

I was last told that the Proposed Amendment was going to be on the Board of Supervisors Agenda for Jan. 6. With the holidays and all, I would quickly like official confirmation that the Proposed Amendment will be continued to sometime in February at the earliest or better yet, confirmation that the Proposed Amendment has been fully withdrawn for revision and will have to be submitted to the MAC board and have another Planning Commission Hearing before being eligible for the Board of Supervisors Agenda. If that cannot be provided quickly, I will have to inform my community of the Planned Taxes and Fees which will ruin their Christmas cheer, but will be necessary so we can all show up at the Jan. 6 Board of Supervisors Hearing.

I hope you will support your constituents on these issues. It is an opportunity to demonstrate your understanding of community concerns and prevent unfair taxation, while enforcing the Placer County General Plan and California Government Code Law. This is the right thing to do.

Please provide immediate acknowledgement of receiving this email and daily updates on your position in these matters since the Jan. 6 Board of Supervisors Meeting date is rapidly approaching.

Sincerely,

Bruce Greco
916-992-6511

**Exhibit 2.5
Placer Vineyards Public Facilities Financing Plan
Development Impact Fee Summary**

	Residential						Non-Residential	
	SPA	LDR - AA	LDR	MDR	HDR	CMU	Commercial	Office
Unit Sales Price/Per Acre	\$525,000	\$375,000	\$525,000	\$430,000	\$315,000	\$315,000	\$2,984,176	\$2,610,112
Assumptions								
Density/FAR	0.42	0.53	0.41	0.33	0.36	0.36	0.30	0.29
Unit Size/Sq. Ft. per Acre	3,000	2,400	2,400	2,000	1,800	1,800	13,263	12,732
Garage	400	400	400	400				
Building Valuation (unit/acre) ¹	\$434,198	\$350,900	\$350,900	\$294,368	\$214,452	\$214,452	\$919,259	\$882,472
Existing City/County Impact Fees								
Building Permit	\$1,520	\$1,226	\$1,226	\$1,030	\$751	\$751	\$2,599	\$2,548
Plan Review Fee	\$1,520	\$1,226	\$1,226	\$1,030	\$751	\$751	\$2,599	\$2,548
Energy Compliance Review	\$153	\$109	\$109	\$109	\$109	\$109	\$201	\$197
Accessibility Compliance Review	\$153	\$109	\$109	\$109	\$109	\$109	\$197	\$194
Strong Motion	\$43	\$35	\$35	\$29	\$21	\$21	\$193	\$185
Building Standards Commission SB1473	\$17	\$14	\$14	\$12	\$9	\$9	\$37	\$35
Electrical Inspection Fee	\$434	\$350	\$350	\$294	\$214	\$214	\$743	\$728
Mechanical Inspection Fee	\$434	\$350	\$350	\$294	\$214	\$214	\$743	\$728
Plumbing Inspection Fee	\$434	\$350	\$350	\$294	\$214	\$214	\$743	\$728
Grading Fee	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37
Administration Fee	\$109	\$109	\$109	\$109	\$109	\$109	\$109	\$109
Fire-Safe (Driveway) Regulation Fee	\$91	\$91	\$91	\$91	\$91	\$91	\$0	\$0
Regional Sewer Connection Fee	\$9,711	\$6,711	\$6,711	\$6,711	\$6,711	\$6,711	\$29,689	\$28,482
Local District Sewer Connection Fee	\$1,488	\$1,488	\$1,488	\$1,488	\$1,488	\$1,488	\$6,490	\$6,230
PCWA Water Connection Charge	\$17,807	\$17,807	\$17,807	\$17,807	\$8,923	\$8,923	\$43,268	\$43,268
PCWA Meter Set Fee	\$326	\$326	\$326	\$326	\$326	\$326	\$383	\$383
Placer County CIP - Dry Creek Zone	\$3,010	\$804	\$3,010	\$3,010	\$1,848	\$1,848	\$8,375	\$13,032
SPRTA - Dry Creek Zone	\$667	\$178	\$667	\$667	\$410	\$410	\$11,828	\$33,689
City/County Baseline Road Fee	\$727	\$194	\$727	\$727	\$448	\$448	\$12,892	\$36,720
Drainage - Dry Creek Watershed	\$212	\$212	\$212	\$212	\$135	\$135	\$491	\$471
Subtotal Existing City/County Impact Fees	\$35,373	\$31,208	\$34,438	\$33,869	\$20,897	\$20,897	\$166,598	\$309,314
Development Agreement/Plan Area Fees								
Enhancement of Agricultural Water Supply Fee ⁴	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	-	-
Highways 99 / 70 Riego Road Interchange Fee ⁴	\$300	\$300	\$300	\$300	\$184	\$184	\$5,755	\$5,526
Roseville Traffic Mitigation Fee ⁴	\$313	\$313	\$313	\$313	\$192	\$192	-	-
Tier II Regional Traffic Fee	\$6,180	\$1,650	\$6,180	\$6,180	\$3,794	\$3,794	\$109,582	\$312,190
PVSP Fee - Infrastructure Fee (Net)	\$18,188	\$9,810	\$18,188	\$18,501	\$10,901	\$11,972	\$151,475	\$140,506
PVSP Fee - Capital Facilities Fee	\$3,990	\$2,620	\$3,990	\$3,990	\$2,864	\$2,864	\$7,186	\$11,064
PVSP Fee - Neighborhood Parks & Trails ⁵	N/A	\$2,464	\$3,837	\$8,300	\$2,769	\$2,763	-	-
PVSP Fee - Community Parks & Recreation	N/A	\$2,128	\$3,275	\$2,817	\$2,358	\$2,358	-	-
Placer County Fire Impact Fee	\$1,275	\$1,020	\$1,020	\$850	\$765	\$765	\$9,179	\$3,052
Annexation To CSA 28 (Sewer Maint. District) ⁶	TBD	TBD						
Subtotal Development Agreement/Plan Area Fees	\$29,245	\$21,336	\$36,102	\$34,249	\$24,821	\$25,292	\$276,879	\$472,277
School Fees								
Center USD; Twin Rivers USD/Everts JESD ⁷	\$9,810	\$1,128	\$7,848	\$6,540	\$5,886	\$5,886	\$6,234	\$5,984
Subtotal School Fees	\$9,810	\$1,128	\$7,848	\$6,540	\$5,886	\$5,886	\$6,234	\$5,984
Total Cost Burden (per Unit/Acre)	\$74,429	\$53,672	\$78,386	\$74,638	\$51,604	\$52,075	\$449,710	\$787,575
Proposed Fee Deferral⁸	(\$6,180)	(\$1,650)	(\$6,180)	(\$6,180)	(\$3,794)	(\$3,794)	(\$109,582)	(\$312,190)
Net Cost Burden (per Unit/Acre)	\$68,249	\$52,022	\$72,206	\$68,478	\$47,809	\$48,281	\$340,128	\$475,446
Cost Burden as a % of Unit Sales Price	14.18%	14.31%	14.99%	17.99%	16.38%	16.53%		

Each SPA w/ a house has m/a septic system m/a & water well m/a

Footnotes:

- ¹ Assumes V-B Wood Frame construction type.
- ² Estimate from MacKey & Soms, exact amount TBD.
- ³ Assumes a 1" meter for non-residential.
- ⁴ Assumes rates from Placer County PVSP Development Agreement, January 2007.
- ⁵ Assumes deferral of a portion of Tier II and any other agreed upon fees.
- ⁶ Assumes active adult will pay neighborhood park fee. Only 11 of the 22 acres is included in the fee program. Additional 11 acres is a cost burden born by the Developer. This fee also includes the Dedication In-Use for 18 acres of parkland and funding for potential joint use facilities (excluding potential shared pool and gym facilities, which are included in the Community Park Fee).
- ⁷ Does not include any supplemental funding for Twin Rivers/Everts. Subject to negotiations between the School District and the PVSP.

Dec. 10, 2013

Table 14A
Placer Vineyards Public Facilities Financing Plan
Annual Special Taxes and Assessments - Center IUSD

	Rate	Residential					
		SPA	LDR - AA	LDR	MDR	HDR	CMU
Unit Price Estimate		\$500,000	\$400,000	\$400,000	\$320,000	\$140,000	\$140,000
Homeowner's Exemption		(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)
Assessed Value		\$493,000	\$393,000	\$393,000	\$313,000	\$133,000	\$133,000
Property Taxes							
General Property Tax	1.0000%	\$4,930.00	\$3,930.00	\$3,930.00	\$3,130.00	\$1,330.00	\$1,330.00
Other Ad Valorem Taxes							
Center Joint Unified B&I 1992	0.1282%	\$632.03	\$503.83	\$503.83	\$401.27	\$170.51	\$170.51
Total Property Taxes	1.1282%	\$5,562.03	\$4,433.83	\$4,433.83	\$3,531.27	\$1,500.51	\$1,500.51
Special Taxes and Assessments							
Placer County Mosquito and Vector Control		\$24.76	\$24.76	\$24.76	\$24.76	\$24.76	\$24.76
Placeholder Placer Vineyards Community Services CFD ¹		\$343.00	\$343.00	\$343.00	\$200.00	\$100.00	\$100.00
Proposed Placer Vineyards Parks & Rec. District CFD		\$313.16	\$225.47	\$313.16	\$313.16	\$250.53	\$250.53
Proposed Placer Vineyards CFD (Infrastructure)		\$2,105.00	\$1,655.00	\$1,570.00	\$1,265.00	\$465.00	\$465.00
Total Special Taxes and Assessments		\$2,785.92	\$2,248.23	\$2,250.92	\$1,802.92	\$840.29	\$840.29
Total Tax Burden		\$8,347.94	\$6,682.06	\$6,684.74	\$5,334.18	\$2,340.79	\$2,340.79
Tax Burden as % of Home Price		1.67%	1.67%	1.67%	1.67%	1.67%	1.67%

Source: Placer County.

Footnotes:

¹Placeholder, pending outcome of Fiscal Impact Analysis and Urban Services Plan. Based on comparable projects in the City of Roseville as a general shortfall funding.

This is the only text provided to MAC Board during recent Community Presentations.

**SUMMARY OF PROPOSED CHANGES TO
2007 PLACER VINEYARDS SPECIFIC PLAN**

Purpose: Improve Long-Term Community Sustainability, Efficiency and Consistency

I. Plan Elements Remaining Unchanged

- A. Number of Residential Units and Amount of Commercial/Office Square Footage;
- B. School Site Locations and Acreage and Shared Park Acreage Adjacent to School Sites;
- C. 6' Landscape Berm Buffering SPA from New Development; and
- D. Locust Road Study

II. Changes to Improve Long-Term Sustainability/Efficiency

- A. Consolidate Mini-Parks Into Neighborhood Parks;
- B. Consolidate/Coordinate Public Activity Facilities (Senior, Youth, Recreation) Into Single Recreation Facility in West Community Park;
- C. Create a Parks and Recreation District funded by residents in Plan Area to maintain parks, landscaping and open space and provide organized recreational services not currently provided at the County level;
- D. Add Shared Joint Use Facilities with School District to provide enhanced pool and gymnasium facilities and lighted fields/courts for student and shared community use;
- E. Replace Bike Paseo (to reduce inefficient/expensive linear landscape maintenance) with Class 1 Bike Path Separate from Roadway;
- F. Relocate Redundant Bike Paths along Open Space Areas to Improve Internal Bike Circulation System and Add North-South Bike Routes; and
- G. Enhance Multi-Purpose Trail, with Additional Linkages to Riolo Vineyards.

III Changes to Improve Consistency with County and Neighboring Standards

- A. Make Neighborhood and Community Park Acreage Consistent with County Standard (5 Acres Per Thousand);
- B. Reduce Mileage of Class 1 Bike Paths Nearer to County Standard (1 Mile Per Thousand);
- C. Narrow Landscape Medians in Baseline Road and Watt Avenues from 20' to 14' (Consistent with City of Roseville 14' Median for Baseline Road Adjacent to Sierra Vista and Consistent with County Standards to Accommodate Turn Lanes At Intersections);
- D. Eliminate Shared Pedestrian Bridge Over Baseline Road (Consistent with City of Roseville Election Not to Require Sierra Vista to Share in Bridge); and
- E. Rezone underlying lands previously planned for eliminated park/recreation uses consistent with adjacent land uses (resulting in conforming land uses and minor density adjustments, but no increase in development).

This covers the specific area of the PVSP.

Exhibit 1

The following discussion is to be added to the Dry Creek/West Placer Community Plan to address the area generally west of Watt Ave and south of Baseline Road. The Community Plan Land Use diagram and all appropriate exhibits will also be amended to designate the area as the West Placer Specific Plan Area. Additional minor text changes shall be made elsewhere in the Plan to reflect this amendment.

The West Placer Specific Plan Area is located in the southwest corner of unincorporated Placer County, adjacent to the Sacramento and Sutter County lines and is the western-most half of the Dry Creek/West Placer Community Plan area. The Specific Plan Area is approximately four miles west of Roseville and 10 miles north of the City of Sacramento. The site is approximately 5,150 acres. The plan area is envisioned as a mixed-use community including residential, retail commercial, and business/professional uses, as well as public facilities such as parks, schools, and open space. This Specific Plan area was identified in the Dry Creek/West Placer Community Plan (1990) as an area to be examined as part of the Countywide General Plan Update and that update resulted in this designation for the area.

The West Placer Specific Plan Area shall be subject to the following development standards:

1. Residential uses: A maximum of 14,132 dwelling units, although this number may not be realized due to site constraints, inclusion of buffers, and other factors that may limit developable land.
2. Commercial and industrial uses: The following acreage shall serve as approximations of an acceptable mix of on-residential uses: a maximum of 80 acres of commercial, 160 acres of office and professional development, and up to 300 acres of professional/light industrial development.
3. Open space: Open space shall be provided for drainageways, floodplains, recreation areas, parks, undeveloped buffers, trail corridors, and natural areas.
4. Required buffers: Proposed development within the West Placer Specific Plan Area shall incorporate the following land use buffers, according to the standards of buffer zones contained in the Placer County General Plan, Part I (page 19).
 - Agricultural/Timberland
 - Industrial/Residential
 - Sensitive Habitat

In addition, the project shall include elements in its design which provide buffers between urban areas within the boundaries of the Specific Plan Area and rural residential development in Sacramento County.

5. Transit: A public transit system shall consist initially of an express bus system and dedication of right-of-way corridor for possible future light rail transit with

consist of high-density single-family (with or without carriage or secondary dwelling units) and multi-family units.

(2) Single-family Residential. These areas should surround village residential areas at densities consistent with suburban residential development (e.g., 4 to 7 dwellings per acre). Subdivision design should provide opportunities for pedestrian and bicycle access to village core areas. Physical separation of single-family residential areas by such means as sound walls, berms, and major roads should be discouraged. Single-family residential areas should be incorporated into their village so village residential and single-family residential areas function as a single unit and are not separated by physical or design characteristics.

(3) Rural Residential. These areas should be located in buffer zones within the specific plan boundaries. Rural land uses shall only be considered in areas where residential land use is consistent with the standards in Part I for buffers (page 19). Rural residential densities of 0.2 dwellings per acre or more shall be allowed only when public sewer and water facilities are provided.

i. Open space corridors. Existing and proposed linear open space corridors should be developed as a pedestrian, equestrian, and/or bicycle trail system. Existing corridors include, but are not limited to, stream and riparian areas (e.g.; the Dry Creek corridor), power line easements, abandoned rail rights-of-way, existing public trails, and existing public roads and bridges that may be ultimately abandoned. The Dry Creek corridor shall be designed to provide bicycle/equestrian/pedestrian connections to similar facilities in Sacramento County near Gibson Ranch Park.

j. Roadway corridors. Collector and arterial roads shall be designed as landscaped corridors, including separated bicycle and pedestrian facilities within landscaped or native open space corridors and landscaped berms and medians.

7. Phasing of Development: Phasing shall maintain a balanced mix of land uses throughout development of the plan area and shall address necessary infrastructure and other relevant issues. Development in the West Placer Specific Plan Area shall be required to proceed in a logical fashion.

8. Agricultural water supply: Development within the Specific Plan Area should assist in the provision of affordable agricultural water to surrounding agricultural lands. Sources of such agricultural water include reclaimed and retained water

2. Discourage proposals which are not part of a cohesive transportation network and which do not make possible a diversity of transportation systems.
3. Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically.

GOAL: PROVIDE HOUSING TO MEET FUTURE NEEDS ANTICIPATED IN CURRENT POPULATION PROJECTIONS FOR ALL ECONOMIC SEGMENTS ANTICIPATED WITHIN THE PLAN AREA WHILE ENSURING CONSISTENCY WITH EXISTING LAND USES.

Policies

1. Encourage innovative development techniques to assure a wide diversification of housing types.
2. Limit high and medium density residential development to areas which have available public services and are compatible with surrounding land uses.
3. Discourage the subdivision of property into parcels less than 2.3 acres in size if the property seeking entitlements abuts designated agricultural parcels.
4. Ensure that state mandated housing goals are satisfied by reviewing the consistency of these policies in 1992 when the County-wide housing element is updated as required by State Law.

GOAL: PROVIDE SAFE, INNOVATIVE AND ENERGY EFFICIENT RESIDENTIAL DEVELOPMENTS.

Policies

1. Replace or renovate all substandard housing and improve deteriorating residential areas through continued enforcement of building, zoning, health and seismic safety codes.
2. Encourage developments which create a sense of community by fostering human interaction through subdivision design, pathways, interconnecting trail systems, in-tract recreation opportunities, etc.

RECEIVED

DEC 17 2014

CLERK OF THE
BOARD OF SUPERVISORS

December 15, 2014

To Placer County Board of Supervisors,

This letter is in regards to the Placer Vineyards Project and the desire that my neighborhood not be subjected to increased traffic volume as a result of the development of this region. My neighborhood is at the south side of the Placer Vineyards Development on Locust Rd. Our rural neighborhood road is Elwyn Avenue just across the Placer/Sacramento County line. Originally, this was a rural two lane country road, however, now it is busy with people using Elwyn Avenue driving to Baseline Road from Sacramento County and those from Placer County using Locust Rd./Elwyn Avenue to get to Sacramento traveling at speeds in excess of 50 mph. There are many sections of our street which are difficult to see oncoming traffic and often flood. According to Sacramento Department of Community Development, there is no plan to develop the Elwyn Avenue area; in fact, I was told that never has there been a discussion of Locust Rd. /Elwyn Avenue ever being a North/South thorough way. Sacramento County officials said that the main roadways discussed for use in the Placer Vineyards Development, for North-South travel are to be Palladay, Tanwood, 16th Street, and Watt Avenue not Elwyn Avenue/Locust Rd.

Part 4 Community Design Figure 7.1 diagram shows the Special Planning Area south of the Placer Vineyards Development on Locust Rd. where ranches currently exist in our Elverta Community. At the top of the diagram in orange we are directed to see figure 7.10 for examples of the buffers to be used adjacent to the Special Planning Areas which includes the areas between the existing ranches and the Placer Vineyards Development. Extend the construction of the "berm" placed at the ranch Special Planning Area or the Placer/Sacramento County line to close the road to through traffic. This will ensure the traffic from the Placer Vineyards Development does not negatively impact our neighborhood. It is the only way to prevent massive north south through traffic in my residential neighborhood as urbanization occurs in this region of Placer County. This will also be an added protection to our local middle school students attending Alpha Charter School, located at 8920 Elwyn Avenue in the Elverta Joint Elementary School District.

There are several roads, which end at the county line or have actually been closed off to use after years of through traffic. We would like Locust Rd. /Elwyn Avenue to be a "dead end" road. Per the Placer Vineyards maps and diagrams, if South Locust Rd. /Elwyn Avenue is a "dead end" road or a "berm" constructed, there will be sufficient road entries and exits in and out of the Placer Vineyard development without needing to use existing neighborhoods north or south on Locust Rd./Elwyn Avenue.

We are a low-density residential agricultural neighborhood. Even though we are not located in Placer County, we deserve to receive the most fundamental and universally accepted design principles of residential neighborhoods, which is the absolute prevention of through traffic. We hope to receive the same respect and benefits granted to the residential neighborhoods of Placer Vineyards and Placer County residents and communities. With south Locust Rd./Elwyn Avenue blocked off we become a nice residential rural neighborhood where it is safe to walk, bike and horse ride, without fear of being run over by someone "just" passing through. Please grant us this request. It is what is right and what is best for our community.

In this packet you will find letters from my neighbors both in Placer County and Sacramento County who are affected by the Placer Vineyards Development.

Thank you---

Kellie Welty
8815 Elwyn Avenue,
Elverta, Ca 95626

68

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the Special Planning Area (SPA), I,

JAMES C. STEWART, am in favor of closing

Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic and dangerous roadways have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

James C. Stewart
9820 - Colburn St
Elverta, Ca 95626

Address

(916) 991-7175

Phone number

November 24, 2014

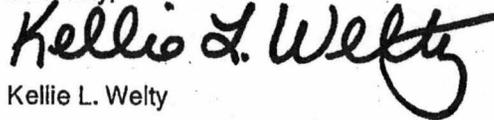
To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

Subject: Placer Vineyards Development- Closing Locust Road

I have reviewed much of the material available to me about the Placer Vineyards development project. I am not against the development or the developers. I do see a solution to the increased traffic that will inevitably flow along south Locust Rd. and on to Elwyn Avenue, my street and into my community. This will be dangerous to my family and neighborhood. The traffic should be controlled within the Placer Vineyards development and not impact our existing rural neighborhood or quality of life. I do see a solution. As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I am requesting consideration in the matter of closing Locust Rd. south of the Placer Vineyards project. The project has two roads that cross Locust Rd., either of which could be designed to carry the increased traffic from the project northward. These roads already have been planned with the necessary lanes and side walks to move cars north without impacting the new Vineyard neighborhoods. Please consider providing a solution to the impact this development will have on the safety and well being of my existing neighborhood.

Sincerely,



Kellie L. Welty

8815 Elwyn Avenue,

Elverta, CA 95626

916-803-6059

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler.
Jennifer Montgomery

As a member of the Special Planning Area (SPA), I,

Gregory & Eleanor Garcia, am in favor of closing

Locust Rd. south of the proposed Placer Vineyard development. My

concerns over increased traffic and dangerous roadways have lead

me to this conclusion. This would maintain the quality of life and

neighborhood feel of my community. Thank you for your consideration

and understanding in this matter.

Sincerely,

Gregory Garcia
439 W Las Arcias Lane
Elberta, Ca 95626

Address

916-505-8112

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Mr and Mrs Joseph M Garcia am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Joseph M Garcia
9030 Elwyn Ave
Elverta, Ca 95626

Address

916-991-6835

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

ISAAC GARCIA, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Isaac Garcia

PLEASE TAKE THIS
IN CONSIDERATION.

319 LOS GARCIA'S LN
ELVERTA CA 95626

THANK YOU, AND MAY GOD
THE FATHER, AND OUR LORD
JESUS CHRIST BLESS YOU.

Address

916-432-9085

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Ami Garcia, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Ami Garcia
319 Los Garcias Ln.
Elverta CA. 95626

Address

916 - 432 - 9099

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

William Lawton, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Wm. Lawton

245 Los Garcias Ln
Elverta, Cal, 95626

Address

916 - 212 - 8922

Phone number

November 24, 2014

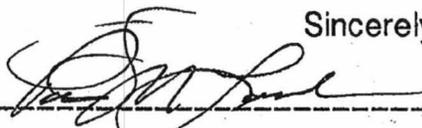
To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

PATRICIA M. LAWLER, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,


245 LOS GARCIAS LN
ELVERTA, CA 95626

Address

916-992-8922

Phone number

November 24, 2014

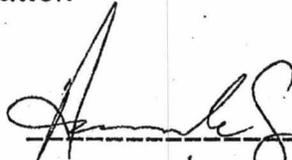
To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

ARMANDO GARCIA....., am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,



Los Garcia Rd.
Elverta, CA 95626

Address

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Leticia Vega _____, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Leticia Vega
8430 Elwyn Ave,
Elverta, CA 95626

Address

916-289-0790

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

ED & DEANA SMITH, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Edward Smith
Deana Smith

8905 Elwyn Ave, Elverta, 95626

Address

916 - 238 - 4766

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

ED & DEANA SMITH, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Ed & Deana Smith
Deana Smith

8905 Elwyn Ave, Elverta, 95626

Address

916 - 238 - 4766

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Craig Kelly, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Craig Kelly
8815 Elwyn Ave.
Elverta, CA 95626

Address

916 -769 -6059

Phone number

November 24, 2014

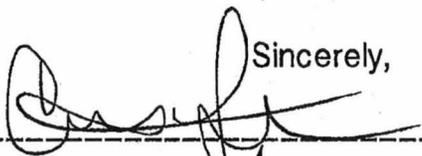
To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Curtis Foster, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,



8430 Elwyn Ave

Elverton, CA 95826

Address

209-605-4853

Phone number

November 24, 2014

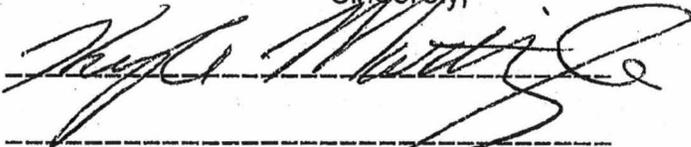
To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

KYLE MARTINEZ, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,



8430 ELWYN AVE

Address

916-529-3633

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Ann Johnson, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Ann Johnson
2431 Elwyn Ave
Elverta, CA 95626

Address

916-991-3327

Phone number

November 24, 2014

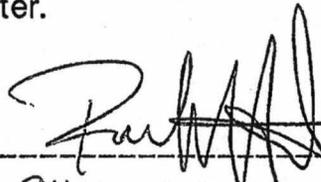
To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Paul Lacitola, am in favor of closing

Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

 Sincerely,

8416 Elwyn Ave

Elverta, CA 95626

Address

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Caroline Lacitola, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,
Caroline Lacitola
8416 Elwyn Ave
Elverta, CA 95626

Address

916-992-1427

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Cal Carmical, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

8606 Elwyn Ave.
Elverta, CA 95626

Address

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Juli Carmical, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

8606 Elwyn Ave.
Elverta, CA 95626

Address

Phone number

November 24, 2014

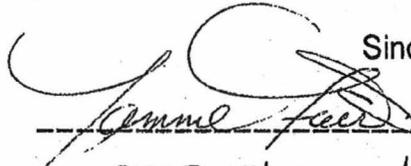
To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Tamme Fair, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,



8915 Elwyn Ave

Elverta CA 95626

Address

916 - 216 - 0163

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

RICKEY HILL _____, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

RICKEY HILL _____
8840 ELWYN AVE. _____
ELVERTA, CA 95626 _____

Address

916-991-7911 _____

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Joshua Lee Erwin, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Joshua Erwin
8721 Elwyn Ave
Elverta CA 95626

Address

916 - 889 - 9384

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Rita Erwin, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Rita Erwin
8721 Elwyn Ave
Elverta Calif 95626

Address

916613 7214

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Dell Erwin, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Dell Erwin

8721 ELwyn ave

ELVERTA CA 95626

Address

916-613-7214

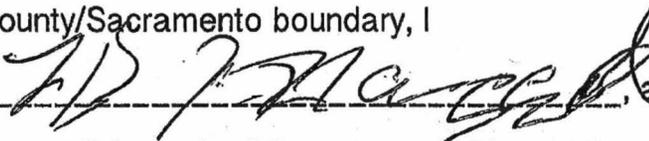
Phone number

November 24, 2014

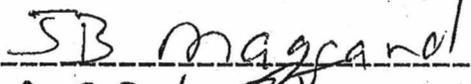
To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I


I am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,


8721 Elwyn Ave
Elverta Cal. 95628

Address

916-613-7214

Phone number

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a member of the community and neighborhood just south of the Special Planning Area (SPA) south of Locust Road near the Placer County/Sacramento boundary, I

Angel Miranda, am in favor of closing Locust Rd. south of the proposed Placer Vineyard development. My concerns over increased traffic, dangerous roadways and the safety of our families and the school children at Alpha Charter School have lead me to this conclusion. This would maintain the quality of life and neighborhood feel of my community. Thank you for your consideration and understanding in this matter.

Sincerely,

Angel Miranda

201A Artesia RD
Blount, Calif

Address

916 - 969 - 3601

Phone number

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran

Robert Weygandt

Jim Holmes

Kirk Uhler

Jennifer Montgomery

In the following documents you will find the concerns of the enclosed residents regarding the closure of Locust Rd:

As residents of the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan we feel our concerns should be heard. **We are in favor of closing Locust Road north of the proposed Vineyard development** to preserve the safety, quality of life, and community feel of my neighborhood. We are concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I Elizabeth N. Gulino,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,

Elizabeth N. Gulino

Name

8595 LOCUST RD

ELVERTA, CA 95626

address

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I Domenic Gulino,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,

Domenic Gulino

Name

8595 Locust Rd

Elverta, Ca

address

(916) 992-9290

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I  WALTER IVY,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,

WALTER H. IVY
Name

8399 LOCUST RD.

EVERETT, CA. 95626
address 916-991-0879

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I Suzan Wyllie,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,

Suzan Wyllie
Name

8399 Locust Rd
address

December 6, 2014

To the Placer County Board of Supervisors:

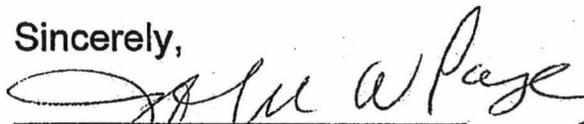
Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I JOHN & LINDA PAGE,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,


Name JOHN W. PAGE

8581 LOCUST RD
address

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I Raymond Clemens,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,

Raymond Clemens

Name

8382 Locust RD

916 240-0195

address

December 6, 2014

To the Placer County Board of Supervisors:

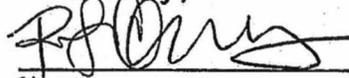
Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I REBECCA CLEMENS,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,



Name

8382 LOCUST RD.

ELVERTA CA 95626

address

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I KEITH NORMAN LETTICZ,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,

Keith Norman Lettitz

Name

8314 LOCUST RD

CLVERTA CA 95626

address

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I Laurie A. Hord,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,



Name

8314 Locust Rd

address

Elverta CA 95726

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I W.G. McPherson,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,

W.G. McPherson
Name
8272 Locust Rd.
Elverta, CA 95626
address
914 698-3251

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I Joseph Sandbakken,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,



Name

82715 Locust Rd

Elverta CA 95626

address

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I CRICKET TAXARA,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,


Name

8215 LOCUST ROAD

ELVERTA CA 95626
address

775 340 0270

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I Linda Page,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,

LINDA PAGE

Name

8581 LOCUST ROAD

ELVERTA CA 95626

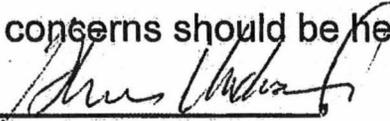
address

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I GLENN UNDERWOOD 

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,

GLENN UNDERWOOD

Name

10665 BRAUNING ST.

ELVERTA, CA 95626

address

glennunderwood@yahoo.com
916-709-8733

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I Jenny Underwood Underwood,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,

J Underwood
Name

10665 Browning St.

Elverta, CA 95626
address

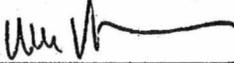
916-599-8733

December 6, 2014

To the Placer County Board of Supervisors:

Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I Wes Wilkinson  _____,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,

Wes Wilkinson

Name

10565 Browning Street

Elverta, CA 95626

address

Wesinsac@aol.com
h9992@yahoo.com

December 6, 2014

To the Placer County Board of Supervisors:

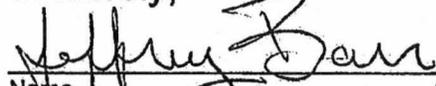
Jack Duran
Rober Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

As a resident in the Special Planning Area (SPA) of the proposed Placer Vineyard Specific Plan I feel my concerns should be heard.

I JEFFREY BARR,

am in favor of closing Locust Road north of the proposed Vineyard development to preserve the safety, quality of life, and community feel of my neighborhood. I am concerned about the increased traffic and dangerous roadway conditions when the estimated 7000 additional vehicles use Locust Road north to exit the Vineyards project. Thank you for your consideration in this matter.

Sincerely,



Name

10565 BROWNING ST.

ELVERTA, CA 95626

address

Michele Kingsbury

From: bcgreco@aol.com
Sent: Friday, December 05, 2014 10:36 PM
To: Andy Fisher
Cc: Michele Kingsbury; Mark Rideout; John Ramirez; Mary Dietrich; BCGreco@aol.com; Jack Duran; Cristina Rivera; Jim Holmes; Jennifer Montgomery; Kirk Uhler; Robert Weygandt; Michael Johnson; Jennifer Merino; Lyndell Grey; Linda Brown; Brittany Weygandt; Heidi Paoli; EJ Ivaldi
Subject: Re: PVSP Park Acres
Attachments: PVSP_2007_vs_2014_park_calcs.pdf

Mr. Fisher, Board of Supervisors, and Planning Staff,

I appreciate you providing the Attached Table to show how park service level ratios have been calculated for both the 2007 and 2014 plans. It appears that the difference in my earlier calculations compared to yours is that the 210 acres from 2007 represents full credit for the 22 acres of private parks while the 159 acres of the 2014 Proposed Amendment represents half credit for the 22 acres of private parks. I can accept your calculations, but please also understand that my calculations are purely based on the information provided through publically available county documents. Below is a quote from page 7 of the 187 page County Planning Division Staff Report on the Proposed Amendment.

"The proposed amendments to the Specific Plan and Development Agreements allow for the following:

Chapter 3- Land Use Changes:

Reduce the amount of park land from 6.2 acres per 1,000 residents to the County requirement of 5.0 acres per 1,000 residents, resulting in a reduction of park land from 210 acres to 159 acres. While a reduction in parkland is proposed, it is important to note that the 5.0 acres per 1,000 resident's standard complies with the County's General Plan standard for the provision of parkland. The amount of required park land for the proposed Specific Plan modifications is based on the following calculations:

Required Park Land

Specific Plan Population = 31,786 (excludes the SPA)

Required park land = $31,786 / 1,000 \times 5 = 158.93$ rounded to 159 acres

Park Credit for Payment of In-Lieu Fees = 18 acres

Credit for Park Maintenance Facility = 2 acres

Remaining park land required = 139 acres"

1. Will you agree that where the County says "210 acres to 159 acres" it is a mistake and it should have read (199 acres to 159 acres)?

2. Will you agree that there should be language in the Proposed Amendment stating that the County will only use the In-Lieu Fees to actually produce 18 acres of parkland? Without specific

language requiring it the County could use the money to, I believe, provide enhanced amenities instead of actual parkland.

3. Will you agree that the Placer County General Plan page 102 Table 5-1 Park Classification System Lists the park types and there is no mention there or anywhere in the General Plan that a Park Maintenance Facility can qualify as actual park acres? This seems to be the equivalent of saying the development requires 50 miles of sewer, but if the developer provides some land for the County sewer maintenance equipment, then the developer can just install 48 miles of sewer and 2 miles of homes just don't get sewer systems.

4. Will you agree that the SPA is included within the PVSP?

Placer Vineyards Specific Plan (Revised November 2014) ii-1

"The Placer Vineyards Specific Plan is intended to provide a mechanism to ensure that the entire 5,230 acre Placer Vineyards Specific Plan Area, henceforth called the Plan Area, will be comprehensively planned."

Placer Vineyards Specific Plan (Revised November 2014) 3-9, Table 3-2: Land Use Summary
This Table clearly states the 979 SPA acres are included in the 5,230 total acres of the Placer Vineyards Specific Plan Area.

Placer Vineyards Specific Plan (Revised November 2014) 3-21, Table 3-4: Population and Housing Summary

This table clearly shows the SPA population of 1,028 as included in the Placer Vineyards Plan Area and a **Total Population Of 32,814.**

5. Will you agree that the Proposed Amendment reduces the PVSP active park acres to 4.8 per 1000 population because it is improper to remove the SPA population from the calculations.

Placer County General Plan, Section 5, Public Recreation and Parks, Policies 5.A.1.

"The County shall strive to achieve and maintain a standard of 10 acres of improved parkland per 1,000 population. The standard shall be comprised of the following:

- * 5 acres of improved active parkland per 1,000 population
- * 5 acres of passive recreation area or open space per 1,000 population"

Placer Vineyards Specific Plan (Revised November 2014) 7-1, 7.1 Parks and Open Spaces Concepts

"Based on a projected population in the Plan Area of 31,786 people (exclusive of the SPA), approximately 159 acres of improved parkland and 159 acres of passive recreation area must be provided in the Placer Vineyards community,"

They have removed the SPA population of 1,028 in order to reach the 5 acres of improved active parkland per 1,000 population requirement. However, the SPA is a portion of the PVSP and cannot be excluded from this calculation.

The Proposed Amendment has 159 acres of improved parkland so that works out to (159/32.814) **4.8 acres per 1,000 population.**

6. Will you agree that the full area of the PVSP would **not** be in compliance with the County General Plan if the Proposed Amendment is adopted?

If the County wants to shoot for just the minimal park acres, it is certainly entitled to do so. However, I feel they need to add about 7 acres of park land to the Proposed Amendment in order for there to be no doubt in regard to compliance with their General Plan.

I look forward to hearing your thoughts on these details.

Sincerely,

Bruce Greco
916-747-5996

-----Original Message-----

From: Andy Fisher <AFisher@placer.ca.gov>

To: bcgreco <bcgreco@aol.com>

Cc: Michele Kingsbury <MKingsbu@placer.ca.gov>; Mark Rideout <MRideout@placer.ca.gov>; John Ramirez <JRamirez@placer.ca.gov>; Mary Dietrich <MDietric@placer.ca.gov>

Sent: Fri, Dec 5, 2014 10:38 am

Subject: FW: Buffers PVSP more information

Mr. Greco, Michele has forwarded your December 1 and December 2 email messages to the Parks Division for review of park and trail related issues. One of the more technically complex questions you have raised concerns the calculation of park acreage service level ratios. To attempt a tool in sorting this out, I have attached a table to show how park service level ratios have been calculated for both the 2007 and 2014 plans. Please feel free to contact me directly about any park and trail related questions you may have in preparation of the January 6 Board hearing.

Andy Fisher, Parks Planner
Placer County Department of Facility Services
Parks and Grounds Division
11476 C Avenue
Auburn, CA 95603
Office (530) 889-6819
Cell (530) 613-5568
fax (530) 889-6809

Michele,

Thanks so much for letting me know that my emails were received. I appreciate the informative note. I am looking forward to the County's comments and response. Will my emails be attached to your staff report in a manner that will allow the public to (this is my wish) access them via your website? Will the county's response to my emails be supplied directly to me and the District Supervisors and also be accessible to the public through the county website? When should I expect to hear a response from the County?

I appreciate your efforts to resolve the issues I presented in my emails.

Sincerely,

Bruce Greco
916-747-5996

-----Original Message-----

From: Michele Kingsbury <MKingsbu@placer.ca.gov>
To: bcgreco <bcgreco@aol.com>; Jack Duran <JDuran@placer.ca.gov>; Cristina Rivera <CRivera@placer.ca.gov>; Jim Holmes <JHolmes@placer.ca.gov>; Jennifer Montgomery <JenMonten@placer.ca.gov>; Kirk Uhler <KUhler@placer.ca.gov>; Robert Weygandt <RWeygand@placer.ca.gov>; wwyllie5 <wwyllie5@gmail.com>; Michael Johnson <MJohnson@placer.ca.gov>; Jennifer Merino <JMerino@placer.ca.gov>; Lyndell Grey <LGrey@placer.ca.gov>; Linda Brown <LBrown@placer.ca.gov>; Brittany Weygandt <BWeygand@placer.ca.gov>; Heidi Paoli <HPaoli@placer.ca.gov>; EJ Ivaldi <EJIvaldi@placer.ca.gov>
Sent: Wed, Dec 3, 2014 4:43 pm
Subject: RE: Buffers PVSP more information

Thank you for the email. Yes, I am in receipt of this email and the email dated December 1, 2014 that was received at 11:08 pm and will review them. We will ensure that your comments (both emails) are included as attachments in our staff report as public comment. Please also note that the Placer Vineyards Specific Plan Amendment item will be continued from the December 9, 2014 Board of Supervisors Agenda to Tuesday, January 6, 2015. The December 9, 2014 Board Agenda will be finalized Friday afternoon and available on our website (www.placer.ca.gov).

*Michele Kingsbury
Senior Planner
County of Placer
3091 County Center Drive
Auburn, CA 95603
(530) 745-3166
mkingsbu@placer.ca.gov*

From: bcgreco@aol.com [mailto:bcgreco@aol.com]
Sent: Tuesday, December 02, 2014 8:14 PM
To: BCGreco@aol.com; Jack Duran; Cristina Rivera; Jim Holmes; Jennifer Montgomery; Kirk Uhler; Robert Weygandt; wwyllie5@gmail.com; Michele Kingsbury; Michael Johnson; Jennifer Merino; Lyndell Grey; Linda Brown; Brittany Weygandt; Heidi Paoli
Subject: Buffers PVSP more information

Dear District Supervisors and Placer County Planning Staff,

I would like to provide some additional information on the topic of SPA area buffers of the Placer Vineyards Specific Plan. Please also refer to the email I sent last night and the "General Plan" Attachment of last nights email.

I have been reading through the State of California General Plans Guidelines 2003. I have Attached 3 pages from that document which address the Amendments made to the Placer County General Plan in 2013 specifically to deny SPA residents the proper buffers in which they are entitled. Below I have quoted text from

the 2013 Placer County General Plan. Underlined text was amended into the document in 2013.

Page 37 of Placer County General Plan, Agricultural Land Use, Policies

"1.H.5 The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses, except as may be determined to be necessary or inappropriate within a Specific Plan as part of the Specific Plan approval." (I believe the county made a typo and meant to print unnecessary in place of necessary)

"1.H.6 The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses, except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. Such setback or buffer areas shall be established by record easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval."

It is perfectly clear that the text that was amended into the 2013 Placer County General Plan is not consistent with the General Plan and the PVSP is not consistent with the Placer County General Plan in regard to buffers.

The State of California General Plans Guidelines 2003 and California Law discuss in detail the requirements of consistency. Below are quotes summing up this requirement.

Page 13 of The State of California General Plans Guidelines 2003:

"Without consistency in all five of these areas, the general plan cannot effectively serve as a clear guide to future development. Decision-makers will face conflicting directives; citizens will be confused about the policies and standards the community has selected; findings of consistency of subordinate land use decisions such as rezonings and subdivisions will be difficult to make; and land owners, business, and industry will be unable to rely on the general plan's stated priorities and standards for their own individual decision-making. Beyond this, inconsistencies in the general plan can expose the jurisdiction to expensive and lengthy litigation."

The California Government Code, TITLE 7. Planning and Land Use, DIVISION 1. Planning and Zoning, CHAPTER 3. Local Planning, Article 8. Specific Plan:

"Section 65454. Consistency with the General Plan

No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

(Added by Stats. 1984, Ch. 1009)"

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"Specific plans must be consistent with all facets of the general plan, including the policy statements."

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2003, Policy:

"A policy is a specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a general plans objectives."

"When writing policies, be aware of the difference between "shall" and "should". "Shall" indicates an unequivocal directive. "Should" signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations. Use of the Word "should" to give the impression of more commitment than actually intended is a common but unacceptable practice. It is better to adopt no policy than to adopt a policy with no backbone."

Page 127 of Placer County General Plan, Agricultural Land
Use, Policies

"7.A.3. The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses."

County and State Documents clearly support that the SPA community should receive a 400' buffer width. Although my community may be willing to compromise with a 200' buffer/berm combination in place of the 50' buffer/berm of the PVSP, I am not sure if it is legally possible for the County to do that when 400' is specified in the General Plan.

The evidence supports that the County made a mistake in 2007 when they Approved the PVSP which did not have consistency with the General Plan in regard to buffers. The evidence also supports that the County made a mistake in 2013 when it amended phrases into the General Plan stating that a Specific Plan can override the requirements of the General Plan.

I feel the best course for the County to take at this time is to reject the PVSP Proposed Amendment on Dec. 9. The above mistakes need to be corrected. The Locust road Closure issue needs to be resolved. The calculations for acres of parks per 1000 residents need to be verified and properly explained. Since 3 of the 4 class 1 trails coming up to my neighborhoods border are proposed to be removed, it is certainly reasonable to request a Class 1 trail at the Locust Road closure site. I feel these things can all be incorporated into one PVSP Amendment and one General Plan Amendment that can be approved by everyone in February.

Please provide acknowledgement of receipt of this email and last night's email.

Bruce Greco
916-747-5996

Placer Vineyards Specific Plan - Active Parkland Calculations - 2007 vs. 2014

2007 Park Acreage Calculations

A	Total Population	32814
B	SPA Populaiton	1027
C	Non-SPA Populaiton (A-B)	31787
D	Total Active Parkland (Park Zoning)*	210 acres
E	Private Parks	22 acres
F	Credit for Private Parks	50%
G	Acreage Credit Reduction for Private Parks (E*F)	11 acres
H	Net Active Parkland (D-G)	199 acres
I	Parkland Ratio (H/C*1000)	6.26 acres/1000 residents

*Note - 210 acres was erroneously shown on 2007 plan. 2014 Plan Modification shows corrected value of 211 acres. 210 acre value is retained here to show how ratio of 6.26 acres / 1000 residents was derived.

2014 Park Acreage Calculaitons

J	Total Population	32814
K	SPA Populaiton	1027
L	Non-SPA Populaiton (J-K)	31787
M	Active Parkland (Park Zoning)	150 acres
N	Private Parks	22 acres
O	Credit for Private Parks	50%
P	Acreage Credit Reduction for Private Parks (N*O)	11 acres
Q	Credit for Payment of In-Lieu Fees	18 acres
R	Credit for Maint. Yard (in CY zoning)	2 acres
S	Net Active Parkland (M-P+Q+R)	159 acres
T	Parkland Ratio (S/L*1000)	5.00 acres/1000 residents

Michele Kingsbury

From: bcgreco@aol.com
Sent: Tuesday, December 02, 2014 8:14 PM
To: BCGreco@aol.com; Jack Duran; Cristina Rivera; Jim Holmes; Jennifer Montgomery; Kirk Uhler; Robert Weygandt; wwyllie5@gmail.com; Michele Kingsbury; Michael Johnson; Jennifer Merino; Lyndell Grey; Linda Brown; Brittany Weygandt; Heidi Paoli
Subject: Buffers PVSP more information
Attachments: Calif_General_Plan_Guidelines.pdf

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Please provide acknowledgement of receipt of this email and last nights email.

Bruce Greco
916-747-5996

eral plan must resolve potential conflicts among the elements through clear language and policy consistency.

Consistency Between Elements

All elements of a general plan, whether mandatory or optional, must be consistent with one another. The court decision in *Concerned Citizens of Calaveras County v. Board of Supervisors* (1985) 166 Cal.App.3d 90 illustrates this point. In that case, the county land use element contained proposals expected to result in increased population. The circulation element, however, failed to provide feasible remedies for the predicted traffic congestion that would follow. The county simply stated that it would lobby for funds to solve the future traffic problems. The court held that this vague response was insufficient to reconcile the conflicts.

Also, housing element law requires local agencies to adopt housing element programs that achieve the goals and implement the policies of the housing element. Such programs must identify the means by which consistency will be achieved with other general plan elements (§65583(c)).

A city or county may incorporate by reference into its general plan all or a portion of another jurisdiction's plan. When doing so, the city or county should make sure that any materials incorporated by reference are consistent with the rest of its general plan.

Consistency Within Elements

Each element's data, analyses, goals, policies, and implementation programs must be consistent with and complement one another. Established goals, data, and analysis form the foundation for any ensuing policies. For example, if one portion of a circulation element indicates that county roads are sufficient to accommodate the projected level of traffic while another section of the same element describes a worsening traffic situation aggravated by continued subdivision activity, the element is not internally consistent (*Concerned Citizens of Calaveras County v. Board of Supervisors* (1985) 166 Cal.App.3d 90).

Area Plan Consistency

All principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan.

The general plan should explicitly discuss the role of area plans if they are to be used. Similarly, each area plan should discuss its specific relationship to the general plan. In 1986, the Court of Appeal ruled on an area plan that was alleged to be inconsistent with the larger

general plan. The court upheld both the area plan and the general plan when it found that the general plan's "nonurban/rural" designation, by the plan's own description, was not intended to be interpreted literally or precisely, especially with regard to small areas. The court noted that the area plan's more specific "urban residential" designation was pertinent and that there was no inconsistency between the countywide general plan and the area plan (*Las Virgenes Homeowners Federation, Inc. v. County of Los Angeles* (1986) 177 Cal.App.3d 300). However, the court also noted that in this particular case the geographic area of alleged inconsistency was quite small.

Text and Diagram Consistency

The general plan's text and its accompanying diagrams are integral parts of the plan. They must be in agreement. For example, if a general plan's land use element diagram designates low-density residential development in an area where the text describes the presence of prime agricultural land and further contains written policies to preserve agricultural land or open space, a conflict exists. The plan's text and diagrams must be reconciled, because "internal consistency requires that general plan diagrams of land use, circulation systems, open-space and natural resources areas reflect written policies and programs in the text for each element." (*Curtin's California Land-Use and Planning Law*, 1998 edition, p. 18)

Without consistency in all five of these areas, the general plan cannot effectively serve as a clear guide to future development. Decision-makers will face conflicting directives; citizens will be confused about the policies and standards the community has selected; findings of consistency of subordinate land use decisions such as rezonings and subdivisions will be difficult to make; and land owners, business, and industry will be unable to rely on the general plan's stated priorities and standards for their own individual decision-making. Beyond this, inconsistencies in the general plan can expose the jurisdiction to expensive and lengthy litigation.

LONG-TERM PERSPECTIVE

Since the general plan affects the welfare of current and future generations, state law requires that the plan take a long-term perspective (§65300). The general plan projects conditions and needs into the future as a basis for determining objectives. It also establishes long-term policy for day-to-day decision-making based upon those objectives.

The time frames for effective planning vary among issues. The housing element, for example, specifically

until a study has been completed determining its exact configuration.

- ◆ During the interim zoning period, the city shall adopt a special regional shopping center zoning classification that permits the development of the proposed downtown mall.
- ◆ Upon completion of the study, the city council shall select a site for the downtown mall and shall apply the shopping center zone to the property.

Goal:

- ◆ Affordable, decent, and sanitary housing for all members of the community.

Objective:

- ◆ 500 additional dwelling units for low-income households by 2010.

Policy:

- ◆ When a developer of housing within the high-density residential designation agrees to construct at least 30 percent of the total units of a housing development for low-income households, the city shall grant a 40 percent density bonus for the housing project.

Implementation measure:

- ◆ The city shall amend its zoning ordinance to allow for a 40 percent density bonus in the high-density residential zone.

COMMUNITY PLANS, AREA PLANS, AND SPECIFIC PLANS

Area and community plans are part of the general plan. A specific plan, on the other hand, is a tool for implementing the general plan but is not part of the general plan. The following paragraphs look briefly at each of these types of plans.

“Area plan” and “community plan” are terms for plans that focus on a particular region or community within the overall general plan area. An area or community plan is adopted by resolution as an amendment to the general plan, in the manner set out in §65350, et seq. It refines the policies of the general plan as they apply to a smaller geographic area and is implemented by ordinances and other discretionary actions, such as zoning. The area or community plan process also provides a forum for resolving local conflicts. These plans are commonly used in large cities and counties where there are a variety of distinct communities or regions.

As discussed earlier, an area or community plan must be internally consistent with the general plan of which it is a part. To facilitate such consistency, the general plan should provide a policy framework for the detailed treatment of specific issues in the various area or community plans. Ideally, to simplify implementation, the area or community plans and the general plan should share a uniform format for land use categories, terminology, and diagrams.

Each area or community plan need not address all of the issues required by §65302 when the overall general plan satisfies these requirements. For example, an area or community plan need not discuss fire safety if the jurisdiction-wide plan adequately addresses the subject and the area or community plan is consistent with those policies and standards. Keep in mind that while an area or community plan may provide greater detail to policies affecting development in a defined area, adopting one or a series of such plans does not substitute for regular updates to the general plan. Many of the mandatory general plan issues are most effectively addressed on a jurisdiction-wide basis that ties together the policies of the individual area or community plans.

A specific plan is a hybrid that can combine policy statements with development regulations (§65450, et seq.). It is often used to address the development requirements for a single project such as urban infill or a planned community. As a result, its emphasis is on concrete standards and development criteria. Its text and diagrams will address the planning of necessary infrastructure and facilities, as well as land uses and open space. In addition, it will specify those programs and regulations necessary to finance infrastructure and public works projects. A specific plan may be adopted either by resolution, like a general plan, or by ordinance, like zoning.

Specific plans must be consistent with all facets of the general plan, including the policy statements. In turn, zoning, subdivisions, and public works projects must be consistent with the specific plan (§65455). See Chapter 9 for more about specific plans. The publication *A Planner's Guide to Specific Plans*, by the Governor's Office of Planning and Research (OPR), is another good source of information.

ELEMENTS, ISSUES, AND FLEXIBILITY

In statute, the general plan is presented as a collection of seven “elements,” or subject categories (see §65302). These elements and the issues embodied by each are briefly summarized below. They are discussed in detail in Chapter 4.

A goal is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time-dependent.

Although goals are not mentioned in the description of general plan contents in §65302, they are included here for several reasons. First, defining goals is often the initial step of a comprehensive planning process, with more specific objectives defined later, as discussed in Chapter 3. Second, goals are specifically mentioned in the statutes governing housing element contents (§65583). Third, while the terms “goal” and “objective” are used interchangeably in some general plans, many plans differentiate between broad, unquantifiable goals and specific objectives. Either approach is allowable, as flexibility is a characteristic of the general plan.

Examples of goals:

- ◆ Quiet residential streets
- ◆ A diversified economic base for the city
- ◆ An aesthetically pleasing community
- ◆ A safe community

Goals should be expressed as ends, not actions. For instance, the first example above expresses an end, namely, “quiet residential streets.” It does not say, “Establish quiet residential streets” or “To establish quiet residential streets.”

Objective

An objective is a specified end, condition, or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

Examples of objectives:

- ◆ The addition of 100 affordable housing units over the next five years.
- ◆ A 25 percent increase in downtown office space by 2008.
- ◆ A 50 percent reduction in the rate of farmland conversion over the next ten years.
- ◆ A reduction in stormwater runoff from streets and parking lots.

Principle

A principle is an assumption, fundamental rule, or

doctrine guiding general plan policies, proposals, standards, and implementation measures. Principles are based on community values, generally accepted planning doctrine, current technology, and the general plan’s objectives. In practice, principles underlie the process of developing the plan but seldom need to be explicitly stated in the plan itself.

Examples of principles:

- ◆ Mixed use encourages urban vitality.
- ◆ The residential neighborhoods within a city should be within a convenient and safe walking distance of an elementary school.
- ◆ Parks provide recreational and aesthetic benefits.
- ◆ Risks from natural hazards should be identified and avoided to the extent practicable.

Policy

A policy is a specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a general plan’s objectives.

A policy is carried out by implementation measures. For a policy to be useful as a guide to action it must be clear and unambiguous. Adopting broadly drawn and vague policies is poor practice. Clear policies are particularly important when it comes to judging whether or not zoning decisions, subdivisions, public works projects, etc., are consistent with the general plan.

When writing policies, be aware of the difference between “shall” and “should.” “Shall” indicates an unequivocal directive. “Should” signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations. Use of the word “should” to give the impression of more commitment than actually intended is a common but unacceptable practice. It is better to adopt no policy than to adopt a policy with no backbone.

Solid policy is based on solid information. The analysis of data collected during the planning process provides local officials with the knowledge about trends, existing conditions, and projections that they need to formulate policy. If projected community conditions are not in line with a general plan’s objectives, local legislative bodies may adopt policies that will help bring about a more desirable future.

Examples of policies:

- ◆ The city shall not approve a parking ordinance vari-

Michele Kingsbury

From: bcgreco@aol.com
Sent: Monday, December 01, 2014 11:08 PM
To: Michele Kingsbury; Michael Johnson; Jennifer Merino; Lyndell Grey; Linda Brown; BCGreco@aol.com
Subject: Placer Vineyards Development
Attachments: Class 1 Trails.pdf; General Plan.pdf

Dear District Supervisors and Placer County Planning Department,

This letter addresses the Placer Vineyard Specific Plan (PVSP) Amendments that I believe will be placed on the Dec. 9 Board of Supervisor agenda. My neighborhood is at the north/west edge of the Placer Vineyards development, consists of about half of the SPA acreage and contains the majority of homes within the planned development. I have lived here 20 years.

My community rejects the Proposed Amendments, our MAC board has rejected the Proposed Amendments, and now we urge you to reject the Proposed Amendments. I would like to make the following 3 points. **Please be extra careful considering my 3rd point which involves direct violation of the Placer County General Plan.**

1. The 4 parks (1 to 6 acres each) closest to my neighborhood within properties #19 and #23, have been removed. We would like them to stay or be replaced with a park to insulate my neighborhood from the Business Park at our north east corner (Newton Street and Base Line Road).

On Dec. 10, 2013 the Board of Supervisors said they were amenable to reduction of active parks from **6.2** acres per 1000 residents to County General Plan Minimum of **5.0** acres per 1000 residents; that represents less than **20%** decrease. However, the in force PVSP, Table 3-2 states **210** active park acres and the Proposed Amendment states an obligation of **159** active park

acres. Thus, the Proposed Amendment results in a closer to **25%** reduction in active park acres. PVSP, Table 3-4 states estimated population of 32,814; there has been no change proposed for the number or type of dwelling units. Thus, the Proposed Amendment would reduce active park acres from **6.4** (6.399) down to **4.8** (4.845) acres per 1000 residents; and this far exceeds what the Board of Supervisors said they were amenable to. **In order to claim the County General Plan Minimum they removed the SPA area population numbers (PVSP, Table 3-4).** Total population (32,814) minus SPA population (1,028) equals 31,786 population; when computed it works out to **6.6** existing and **5.0** proposed active park acres. I don't understand why staff is not advising the Supervisors that when they are looking at the amount of dark green parks on the PVSP maps, it represents **6.6** and not **6.2** acres per 1000 population. All the decision makers have been told that it is just a decrease from **6.2** to **5.0**, but that is not true; it is a decrease from **6.6** to **5.0**! **How often has the SPA area acreage, housing and/or population been included or not included specifically to make it appear that the Placer Vineyards Development is achieving some minimum requirement?**

2. My north/west SPA neighborhood had 4 class 1 paved trails leading from its borders into the nice network of PVSP trails. The south/west SPA had about 3 Class 1 paved trails leading from it's borders. Refer to Figure 5.6 Off-Street Trails Diagram, Specific Plan Modification Exhibit; I Attached the West half of the map which shows adopted and proposed versions. The Proposed Amendment removes about 5 of the 7 SPA access points. We feel the Proposed Amendment should at least also provide a Class 1 trail leading from the spot where the Locust Road closure has been requested (study in progress) and connecting with the PVSP class 1 trails. We anticipate a break in the buffer berm to occur there anyway as emergency vehicle access.

The Miles of Off-Street Class 1 paved trail system has been decreased by 20% (43.6 miles adopted and down to 35.1 miles proposed). I spent many afternoons riding bikes with my twins along the open space paved trails through Roseville traveling from park to park to park. With the proposed Amendment, many of the large PVSP open spaces will no longer be explore able.

3. If the County insists on transforming what was going to be a truly beautiful development into a bare bones minimal development, then my community with its Agriculture zoning requests that we be provided the buffers that the Placer County General Plan discusses in detail. I have highlighted and Attached the relevant pages from the Placer County General plan. I brought this issue up in 2007, but did not have my former District Supervisors support. I am hopeful that my current District Supervisor's legal background will enable him to educate staff that the Placer County General Plan is a rule book that needs to be followed.

The first page of the "General Plan" Attachment is from the 2007 Placer County General Plan; notice the paragraph where the blue arrow is pointed at its base. The 2nd page is from the revised May 21, 2013 Placer County General Plan and you will notice the same paragraph however half a sentence has been added specifically to address my 2007 request for buffers according to the Placer County General Plan. **This new additional language in no way agrees with the theme and requirements expressed in page after page of the Placer County General Plan.** The 3rd attached page, Amendment Standards for the Placer County General Plan, states, "New development areas must include appropriate buffer zones to provide separation between potential incompatible land uses, consistent with the standards for buffer zones specified in Part 1 of this Policy Document". To amend the following 2 phrases into the 2013 Placer County General Plan: "provided, however, different buffer zone standards may be established within a Specific Plan as part of the Specific Plan approval" (on 2nd page of

General Plan Attachment) and ", except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval" (9th and 11th page of Attachment) was a flagrant, shameful, and perhaps illegal thing to do. I doubt that the Board of Supervisors were really aware of these phrases or the ramifications of it. There might as well be a blanket statement at the end of the Placer County General Plan stating that all requirements of the Placer County General Plan may be violated as part of any development approval!

Quote from 4th page of General Plan Attachment, "The general plan provides the framework for the exercise of these powers by local officials. By virtue of state law and case law, all zoning, subdivision approvals, and public works projects must be consistent with the general plan." In regard to SPA Buffers, the county made a mistake in the 2007 PVSP, and another mistake was made with the buffer phrases added to the 2013 Placer County General Plan. I ask that these errors be corrected.

Referring to the 6th page of the General Plan Attachment, Table 1-4, I feel the SPA area qualifies for a 400' buffer. I personally have a fruit tree orchard along one edge of my property and bare root nut trees are going in near my back property line this winter. I have an irrigated vegetable garden area about the size of 5 or 6 PVSP size house lots (pumpkins, watermelons, cucumbers, tomatoes). I had about 50' of grapes, but we put a pool there during our remodel. My neighbor across the street has a fruit/vegetable stand, goats, and horse. My neighborhood covers pretty much the entire agricultural spectrum. Some do a lot, some do less, but are looking forward to retirement when they will have more time to tend to their agricultural interests. Just drive down Baseline Road and look at all the strawberry stands and berries growing. With varieties available now they can nearly be grown year round. The bottom line is that my community is living here because we are into agriculture and

the Placer County General Plan clearly states in page after page (General Plan Attachment) that the County shall encourage agriculture; and it clearly defines appropriate buffers in relation to possible agricultural activities (Table 1-4). These standards are probably based on case law. If the County deviates from them, and an incident occurs, the County will be liable. There will be no excuse when the County's own clearly stated requirements were not adhered to and the incident itself will be evidence that the buffers should have been provided. There are a lot of homes planned to border the agriculturally zoned SPA.

I think it is obvious that we have irrigated vegetables and with most of the farmland along Base Line Road scheduled to be replaced with new developments, there will be wonderful opportunity to grow and sell to the hundreds of thousands of new residents that will be moving in around us over the next 30 years. Pumpkin patches for Halloween fun. Pick your own fresh grapes off the vine in the Placer Vineyards Development. Fresh Vegetable crops sold from a roadside stand. Table 1-4 of Placer County General Plan clearly states that we should be required to receive a 400' distance between our property line and the nearest new PVSP residence. However, my community would accept a 200' buffer/berm combo if the county provided good documentation that SPA residents are encouraged to develop rural agricultural uses of their lands right up to their property lines and paperwork stating that was required to be signed by any purchaser of any homes or building near the SPA area for all time. From our perspective 200' is better than 50', but from a legal perspective the County may feel upon careful analysis that 400' is the only proper buffer.

If the county has a rebuttal to my arguments, please provide them to me so that I may specifically address them. For example, I anticipate someone claiming we don't qualify because we are not farming on hundreds of acres. My response would be 400' distances are stated as required to avoid conflict, thus agricultural

activities are not likely to cause conflict beyond that 400' distance. I am on a common size 5 acre SPA lot with a depth of 638' which certainly covers the band of agricultural area which would be causing any conflict with new development. I think some SPA lots are as much as 40 acres. If anything, our SPA style of agriculture is more likely to produce conflict than very large scale agriculture. It takes me a couple full days to disk up my back 2.5 acres with my loud 1960's tractor and squeaky 1950's disk; a large scale farmer can fully disk up 2.5 acres in less than 30 minutes. When one of my neighbors tries to treat a problem with their fruit trees, they will likely work their way through several different chemicals and over apply each of them; a large scale farmer knows the exact chemical to use and applies it with specialized equipment at the lowest effective rate. Even if we are not growing something in a particular area, we are frequently disking that area for fire prevention.

The current longtime residents of the south west part of Placer County should be protected and encouraged to pursue the agricultural uses of our land under the Placer County General Plan. The rules were all known when the developers began pursuing the rezoning of agricultural lands to enable their housing developments. All we ask is that Placer County's own rules be enforced.

I look forward to your reply.

Bruce Greco
916-747-5996

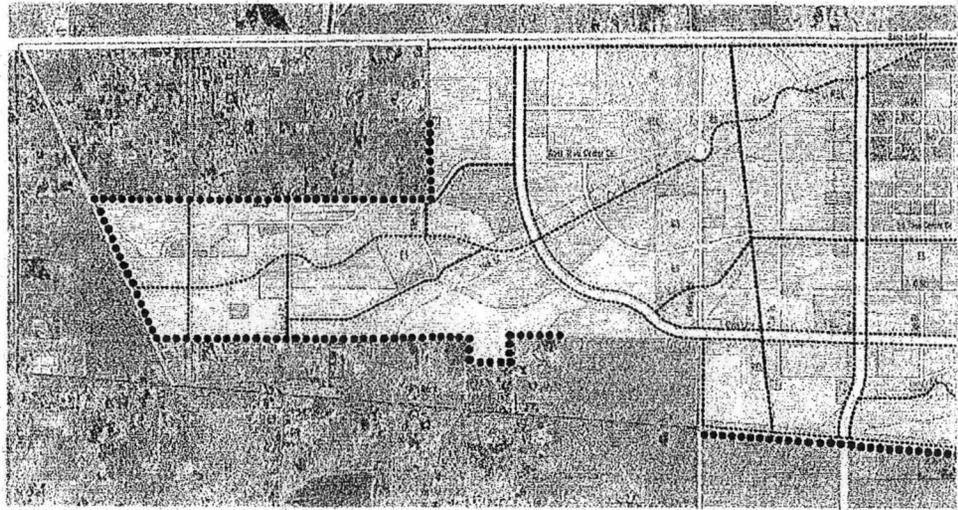


FIGURE 5.6 OFF-STREET
ADOPTED SPECIFIC PLAN

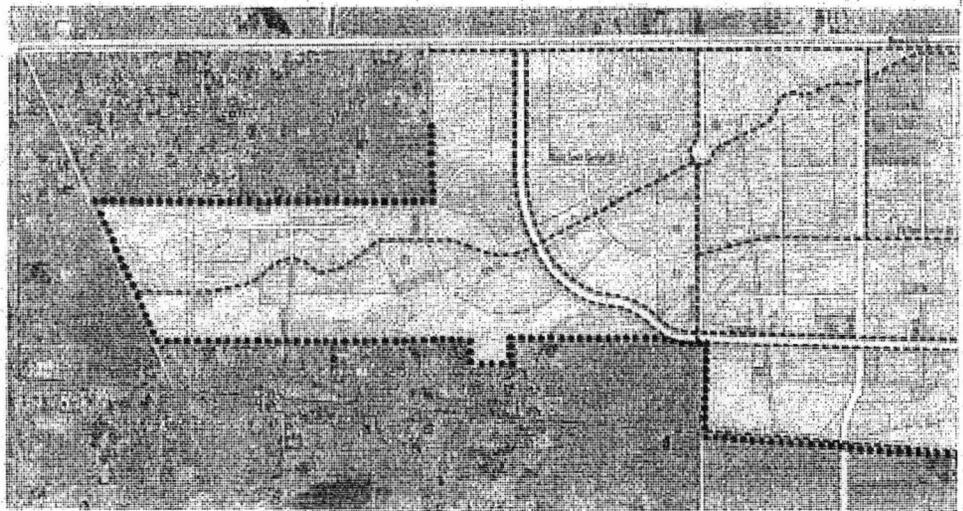


FIGURE 5.6 OFF-STREET
PROPOSED SPECIFIC PLAN



0 1500

SPECIFIC PLAN MODEL

Placer Vineyard

Placer County, CA

MACKAY & ASSOCIATES
PLANNING
1522 Europa Road, Suite 100, Roseville, CA 95678

Placer County General Plan in 2007

Policy Document

Land Use/Circulation Diagrams and Standards

1

LAND USE BUFFER ZONE STANDARDS

The General Plan and the development review and approval process generally seek to locate land uses adjacent to one another that are compatible, related, mutually supportive, and similar in the amount of traffic they generate and types of transportation facilities they need. Thus, industrial uses are often located near commercial rather than residential uses; higher-density multi-family residential uses are often located between commercial or office uses and single-family residential uses; and low density or rural residential uses are often located between single-family residential and agricultural land uses. In some cases, however, existing land use or circulation patterns, the timing of development on properties with different owners, environmental constraints or other factors prevent new land use patterns from providing a "gradation" of uses to ensure compatibility and thus necessitate the use of other tools. One of the most commonly used and effective means of minimizing conflicts between potentially incompatible land uses is to provide a "buffer zone" between the uses.

This General Plan requires the use of buffer zones in several types of development. While the exact dimensions of the buffer zones and specific uses allowed in buffer zones will be determined through the County's specific plan, land use permit, and/or subdivision review process, buffer zones must conform to the following standards (as illustrated conceptually in Figures I-2 through I-7).

PLANNING STANDARDS

1. **Agriculture/Timberland Buffers.** These buffer zones are required to separate urban uses (particularly residential) from lands designated Agriculture or Timberland on the Land Use Diagram, where noise from machinery, dust, the use of fertilizers and chemical sprays, and other related agricultural/timber harvesting activities would create problems for nearby residential and other sensitive land uses. These buffers also serve to minimize disturbance of agricultural operations from nearby urban or suburban uses, including trespassing by nearby residents and domestic animals. Figures I-2 and I-3 illustrate how these buffer zones might be used.
 - a. **Buffer Dimensions:** Timber harvesting and agricultural practices associated with crop production can contribute to land use conflicts when development occurs adjacent to agricultural and timberland areas. Since production practices vary considerably by crop type, buffer distances may vary accordingly. The separations shown in Table I-4 are required between areas designated Agriculture or Timberland and residential uses, commercial/office uses, business park uses, and some types of recreational uses; no buffers are required for other uses. The buffer widths are expressed as ranges because of the possible influences of site or project-specific characteristics.
 - b. **Uses Allowed in Buffer:** Low-density residential uses on parcels of one to 20 acres or open space uses are permitted within the buffer, although the placement of residential structures is subject to the minimum "residential exclusion areas" shown in Table I-4. Non-habitable accessory structures and uses may be located in the exclusion area, and may include barns, stables, garages, and corrals.

May 21, 2013

2

General Plan Land Use Designation	Existing Consistent Zoning Districts
Business Park/Industrial (BPI) 10,000 sq. ft. to 6 acres	Airport (AP) Business Park (BP) Industrial (IN) Industrial Park (INP)
Public Facility (PF)	Any zoning classification
Regional University Specific Plan	
All General Plan Land Use Designations	Combining Agriculture (-AG) Combining Aircraft Overflight (-AO) Combining Building Site (-B) Combining Conditional Use Permit (-UP) Combining Density Limitation (-DL) Combining Design Review (-Dc, -Ds, -Dh) Combining Development Reserve (-DR) Combining Flood Hazard (-FH) Combining Geological Hazard (-GH) Combining Mineral Reserve (-MR) Combining Planned Residential Development (-PD) Combining Special Purpose Zone (-SP) Combining Traffic Management (-TM)

LAND USE BUFFER ZONE STANDARDS

The *General Plan* and the development review and approval process generally seek to locate land uses adjacent to one another that are compatible, related, mutually supportive, and similar in the amount of traffic they generate and types of transportation facilities they need. Thus, industrial uses are often located near commercial rather than residential uses; higher-density multi-family residential uses are often located between commercial or office uses and single-family residential uses; and low density or rural residential uses are often located between single-family residential and agricultural land uses. In some cases, however, existing land use or circulation patterns, the timing of development on properties with different owners, environmental constraints or other factors prevent new land use patterns from providing a "gradation" of uses to ensure compatibility and thus necessitate the use of other tools. One of the most commonly used and effective means of minimizing conflicts between potentially incompatible land uses is to provide a "buffer zone" between the uses.

This *General Plan* requires the use of buffer zones in several types of development. While the exact dimensions of the buffer zones and specific uses allowed in buffer zones will be determined through the County's specific plan, land use permit, and/or subdivision review process, buffer zones must conform to the following standards (as illustrated conceptually in Figures 1-3 through 1-6); provided, however, different buffer zone standards may be established within a Specific Plan as part of the Specific Plan approval.

PLANNING STANDARDS

- Agriculture/Timberland Buffers.** These buffer zones are required to separate urban uses (particularly residential) from lands designated Agriculture or Timberland on the *Land Use Diagram*, where noise from machinery, dust, the use of fertilizers and chemical sprays, and other related agricultural/timber harvesting activities would create problems for nearby residential and other sensitive land uses. These buffers also serve to minimize disturbance of agricultural operations

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- h. Provide buffers which create distinct, separate urban communities.
4. Prior to consideration of such GPAs the following should have occurred or been demonstrated: 3
- a. There is a market demand for additional urban or suburban development within the regional analysis area of the County proposed for such development, following an examination of current growth projections, available land, and existing development.
 - b. It has been positively demonstrated that the legal, financial and practical ability to provide a full range of public services exists.
 - c. It has been positively demonstrated that adequate surface water, sewer capacity, and the necessary distribution and collection systems exist or can be built to serve the area proposed for development.
5. New development areas will be expected to provide a balanced complement of land use types, including residential (very low, low, and moderate cost), commercial, industrial, office, recreational, public, institutional, and open space. Mixed use projects, including residential uses, will be considered where they support the provision of infrastructure and development of industrial uses.
6. New development areas shall provide a range of housing types to serve all income groups in the county, and shall stage development such that a balance of housing types is maintained over time, consistent with the housing goals, objectives, policies and programs of the General Plan.
7. New development areas proposed for urban densities shall be designed to achieve, or shall have a goal of achieving, a jobs-housing balance.
8. New development areas must include appropriate buffer zones to provide separation between potential incompatible land uses, consistent with the standards for buffer zones specified in Part I of this Policy Document. The size of the buffer zone is to be proportionate to the total project size and proposed uses. The location of the buffer will depend upon the location of the proposed development relative to other sensitive land uses and/or environmental features.
9. New development areas shall be designed and constructed to provide all public infrastructure, facilities and service necessary to serve both initial and buildout populations, including but not limited to: adequate surface water supplies; sewage conveyance, treatment, and disposal facilities; public utilities; watershed management practices and stormwater infiltration/site design; police and fire protection and emergency services, school and medical facilities where warranted by population; and public transportation. Extensions of new infrastructure, including water, sewer, roads, etc., should be compatible with existing incorporated cities' General Plans (See also #16).
10. New development areas should assist in the resolution of regional problems, including but not limited to air quality, transportation, regional employment needs, and growth pressures on existing communities.
11. Transit services to serve the project area shall be provided by new development using available state and federal transportation funding. New development shall be responsible for its fair share of such transit services.
12. The County shall require that land use form and transportation systems in new development areas be designed to provide residents and employees with the opportunity to accomplish a majority of their trips within the new development area by walking, bicycling, and using transit.
13. The County shall require development in new development areas to be phased in a manner that ensures a balance between the land use and transportation infrastructure at each stage of development. Transportation infrastructure includes roadways, intersections, interchanges,

The general plan provides the framework for the exercise of these powers by local officials. By virtue of state law and case law, all zoning, subdivision approvals, and public works projects must be consistent with the general plan.

STRUCTURE AND ORGANIZATION OF THE GENERAL PLAN

The *Placer County General Plan* consists of two types of documents: this *Countywide General Plan* (which consists of a policy document and land use diagram) and a set of more detailed *community plans* (including one "area" plan) covering specific areas of the unincorporated county.

The *Countywide General Plan* provides an overall framework for development of the county and protection of its natural and cultural resources. The goals and policies contained in the *Countywide General Plan* are applicable throughout the county, except to the extent that County authority is preempted by cities within their corporate limits.

Community and area plans (hereafter referred to as community plans), adopted in the same manner as the *Countywide General Plan*, provide a more detailed focus on specific geographic areas within the unincorporated county. The goals and policies contained in the *community plans* supplement and elaborate upon, but do not supersede, the goals and policies of the *Countywide General Plan*.

For each part of the unincorporated county, there is only one applicable land use diagram and circulation plan diagram. Unincorporated territory not covered by an adopted *community plan* is subject to the specifications of the *Land Use Diagram* and *Circulation Plan Diagram* contained in this *Countywide General Plan*. Unincorporated territory covered by a *community plan* is subject to the specifications of the land use and circulation plan diagram contained in the applicable *community plan*. Territory within incorporated city limits is, of course, subject to land use and circulation plan diagrams of the applicable city general plan.

The *Countywide General Plan* consists of two documents: the *General Plan Background Report* and the *General Plan Policy Document*. The *Background Report* inventories and analyzes existing conditions and trends in Placer County. It provides the formal supporting documentation for general plan policy, addressing 11 subject areas: land use; housing; population; economic conditions and fiscal considerations; transportation and circulation; public facilities; public services; recreational and cultural resources; natural resources; safety; and noise.

This *General Plan Policy Document* includes the goals, policies, standards, implementation programs, quantified objectives, the *Land Use Diagram*, and the *Circulation Plan Diagram* that constitute Placer County's formal policies for land use, development, and environmental quality.

In addition to the General Plan land use diagram, and community and area plans, the County has also adopted specific plans which provide goals and policies, land development standards, the distribution of land uses and other aspects of govern the land development pursuant to the requirements of Government Code Section 65450-35457.

The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in this *Countywide General Plan Policy Document*:

i. *Stormwater Quality Ordinance*

Responsibility: CDRA Planning Services Division
Department of Public Works
CDRA Engineering and Surveying Division
Building Division
Board of Supervisors
Planning Commission
Environmental Health
Agricultural Department

Time Frame: Several completed a) 1995; b) 1996; d) 2000; f) 1986; g) 1995; h) 1996; c) FY 02-03; and e) FY 01-02; revisions as necessary

Funding: General Fund

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10.4. [redacted] The County shall implement the provisions of this *General Plan* through its ongoing project review process. [redacted]

Responsibility: Board of Supervisors
Planning Commission
CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

10.5. [redacted] The County shall continue to update its *community plans* to ensure consistency with the *Countywide General Plan*. The County shall maintain and periodically update a work program to guide this process. As part of this process, the County will consider preparing new *community plans* for the Ophir-Newcastle Area, the Gold Run-Dutch Flat-Alta Area, and the Summit Area. [redacted]

Responsibility: CDRA Planning Services Division
Planning Commission
Board of Supervisors

Time Frame: Ongoing

Funding: General Fund

from nearby urban or suburban uses, including trespassing by nearby residents and domestic animals. Figures 1-3 and 1-4 illustrate how these buffer zones might be used.

- a. **Buffer Dimensions:** Timber harvesting and agricultural practices associated with crop production can contribute to land use conflicts when development occurs adjacent to agricultural and timberland areas. Since production practices vary considerably by crop type, buffer distances may vary accordingly. The separations shown in Table 1-4 are required between areas designated Agriculture or Timberland and residential uses, commercial/office uses, business park uses, and some types of recreational uses; no buffers are required for other uses. The buffer widths are expressed as ranges because of the possible influences of site- or project-specific characteristics.
- b. **Uses Allowed in Buffer:** Low-density residential uses on parcels of one to 20 acres or open space uses are permitted within the buffer, although the placement of residential structures is subject to the minimum "residential exclusion areas" shown in Table 1-4. Non-habitable accessory structures and uses may be located in the exclusion area, and may include barns, stables, garages, and corrals.

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**TABLE 1-4
MINIMUM AGRICULTURE/TIMBERLAND BUFFER ZONE WIDTH**

Agricultural/Timberland Use	Buffer Zone Width	
	Residential Exclusion Area ¹	Buffer Width Range ²
Field crops	100 feet	100 to 400 feet
Irrigated orchards	300 feet	300 to 800 feet
Irrigated vegetables, rice	400 feet	200 to 800 feet
Rangeland/pasture	50 feet	50 to 200 feet
Timberland	100 feet	100 to 400 feet
Vineyard	400 feet	400 to 800 feet

¹ Residential structures prohibited; non-habitable accessory structures permitted.

² Required buffer dependent on site- or project-specific characteristics as determined through County's specific plan, land use permit, and/or subdivision review process.

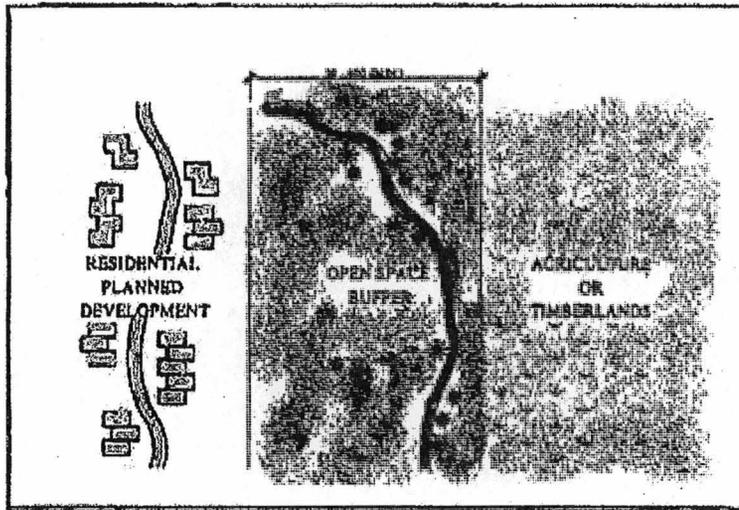
2. **Industrial/Residential Buffers.** These buffer zones are required to separate residential land uses from areas designated Business Park/Industrial where noise from vehicles and equipment, the use of hazardous materials in manufacturing processes, truck traffic, and otherwise heavy traffic volumes would be incompatible with nearby residential uses. Figure 1-5 shows how a buffer might be used to separate a residential area from an industrial area.
- a. **Buffer Dimensions:** Generally, industrial/residential buffers shall be a minimum width of 300 feet, but may be reduced to not less than 100 feet where the buffer includes such features as screening walls, landscaped berms, and/or dense landscaping, with guarantees of proper, ongoing landscaping maintenance.
- b. **Uses Allowed in Buffer:** Commercial and office uses; open space and recreation uses such as greenbelts, parks, and playfields.
3. **Sensitive Habitat Buffers.** These buffer zones are required to separate any type of urban development from such sensitive habitat areas as stream corridors, wetlands, sensitive species habitats, and old growth forests, where the land-altering aspects of development itself, and/or the secondary effects of development (e.g., runoff from

pavement carrying pollutants, air pollution emissions, traffic, noise, glare, increased pedestrian access) may degrade important habitat areas. Figure 1-6 shows an example of a sensitive habitat buffer.

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- a. **Buffer Dimensions:** Sensitive habitat buffers shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams, and 50 feet from the edge of the sensitive habitats to be protected. (See also policy 6.A.1.)
- b. **Uses Allowed in Buffer:** Open space and recreational uses including undeveloped greenbelts, nature preserves, parks, hiking trails and bicycle paths. No land use allowed within the buffer that involves grading or the removal of natural vegetation shall be located any closer than 50 feet to the top of a stream bank or to the outermost extent of riparian vegetation, wetland, or other identified habitat, whichever is greater.

FIGURE 1-3
AGRICULTURE/TIMBERLAND BUFFER ZONE
Residential Planned Development with Open Space Buffer



SECTION 1**LAND USE**

8

GENERAL LAND USE

Goal 1.A: To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.

Policies

- 1.A.1. The County will promote the efficient use of land and natural resources.
- 1.A.2. The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.
- 1.A.3. The County shall distinguish among urban/suburban and rural areas to identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of separate and distinct communities.
- 1.A.4. The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.
- 1.A.5. The County shall not approve intensive forms of development or land divisions into parcels of 10 acres or less within any city's sphere of influence where that city's general plan calls ultimately for urban development except where the County General Plan or applicable Community Plan designates the area for urban, suburban, or rural residential development. The County shall inform cities in a timely manner when applications for development within their sphere of influence are filed with the County and shall consider the city's ultimate plans for the relevant area during project review. In such cases, Policy #16 in Part III shall apply to such development projects.

RESIDENTIAL LAND USE

Goal 1.B: To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.

Policies

- 1.B.1. The County shall promote the concentration of new residential development in higher-density residential areas located along major transportation corridors and transit routes.
- 1.B.2. The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.
- 1.B.3. The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.
- 1.B.4. The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants.
- 1.B.5. The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified

encourage and accommodate non-auto mobile access.

- 1.G.3. The County shall support the development/relocation of a recreation/sports/fair complex ranging in size from 100 to 300 acres in the area generally west of Rocklin between Roseville and Lincoln. The location should recognize appropriate environmental, circulation, and infrastructure constraints.

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AGRICULTURAL LAND USE

Goal 1.H: To designate adequate agricultural land and promote development of agricultural uses to support the continued viability of Placer County's agricultural economy.

Policies

- 1.H.1. The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.
- 1.H.2. The County shall seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas.
- 1.H.3. The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:
- The subdivision is part of a cluster project and such a project is permitted by the applicable zoning;
 - The project will not conflict with adjacent agricultural operations; and,
 - The project will not hamper or discourage long-term agricultural operations either on site or on adjacent agricultural lands.
- 1.H.4. The County shall allow the conversion of existing agricultural land to urban uses only within community plan or specific plan areas, within city spheres of influence, or where designated for urban development on the General Plan Land Use Diagram.
- 1.H.5. The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses, except as may be determined to be necessary or inappropriate within a Specific Plan as part of the Specific Plan approval.
- 1.H.6. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses, except as it may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.

[See also policies/programs under Goal 7.A., Agricultural Land Use; Goal 7.B., Land Use Conflicts; and Goal 7.C., Economic Viability of Agriculture.]

SECTION 7**AGRICULTURAL AND FORESTRY RESOURCES**

10

AGRICULTURAL LAND USE

Goal 7.A: To provide for the long-term conservation and use of agriculturally-designated lands.

Policies

- 7.A.1. The County shall protect agriculturally-designated areas from conversion to non-agricultural uses.
- 7.A.2. The County shall ensure that unincorporated areas within city spheres of influence that are designated for agricultural uses are maintained in large parcel sizes of 10-acre minimums or larger.
- 7.A.3. The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.
- 7.A.4. The County shall provide protection from flooding for agricultural and related activities from flooding.
- 7.A.5. The County shall regularly monitor and comment on pending state and federal legislation affecting agricultural lands.
- 7.A.6. The County shall encourage land improvement programs to increase soil productivity in those agricultural areas containing lesser quality soils.
- 7.A.7. The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.
- 7.A.8. The County shall encourage infill development in urban areas as an alternative to expanding urban boundaries into agricultural areas.
- 7.A.9. The County shall support merging or reversion to acreage of substandard lots in "antiquated subdivisions" in agriculturally-designated areas under the same ownership, and not being used as separate parcels.
- 7.A.10. The County shall facilitate agricultural production by allowing agricultural service uses (i.e., commercial and industrial uses) to locate in agriculturally-designated areas if they relate to the primary agricultural activity in the area. The County shall use the following guidelines to analyze the suitability of a proposed agricultural service use:
- The use will not adversely affect agricultural production in the area;
 - The use supports local agricultural production;
 - It is compatible with existing agricultural activities and residential uses in the area;
 - The use will not require the extension of sewer or water lines; and,
 - It will not result in a concentration of commercial or industrial uses in the immediate area.
- 7.A.11. The County shall support appropriate efforts by public and private conservation organizations to use conservation easements as a tool for agricultural preservation.
- 7.A.12. The County shall actively encourage enrollments of agricultural lands in its Williamson Act program, including the use of Farmland Security Zones.
- 7.A.13. The County shall encourage multi-seasonal use of agricultural lands such as for private recreational development, in order to enhance the economic viability of agricultural operations.

LAND USE CONFLICTS

Goal 7.B: To minimize existing and future conflicts between agricultural and non-agricultural uses in agriculturally-designated areas.

Policies

- 7.B.1. The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible, except as may be determined to be unnecessary or inappropriate within a Specific Plan as part of the Specific Plan approval. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.
- 7.B.2. The County shall weigh the economic benefits of surface mining against the value of preserving agriculture when considering mineral extraction proposals on land designated for agricultural use.
- 7.B.3. The County shall consider fencing subdivided lands adjoining agricultural uses as a potential mitigation measure to reduce conflicts between residential and agricultural uses. Factors to be considered in implementing such a measure include:
- The type of agricultural operation (i.e., livestock, orchard, timber, row crops);
 - The size of the lots to be created;
 - The presence or lack of fences in the area;
 - Existing natural barriers that prevent trespass; and,
 - Passage of wildlife.
- 7.B.4. The County shall continue to enforce the provisions of its *Right-to-Farm Ordinance* and of the existing state nuisance law.
- 7.B.5. The County shall encourage educational programs to inform Placer County residents of the importance of protecting farmland.

ECONOMIC VIABILITY OF AGRICULTURE

Goal 7.C: To protect and enhance the economic viability Placer County's agricultural operations.

Policies

- 7.C.1. The County shall attempt to improve the financial viability of the agricultural sector of Placer County's economy through actions that have the potential to reduce costs and increase profits.
- 7.C.2. The County shall promote agricultural operations that provide a competitive edge to Placer County farmers.
- 7.C.3. The County shall support opportunities to promote and market agricultural products grown or processed within Placer County (such as Farmers' Markets) as a part of the economic development activities of local agencies.
- 7.C.4. The County shall permit a wide variety of promotional and marketing activities for County-grown products in all zone districts where agricultural uses are authorized.
- 7.C.5. The County shall permit on-farm product handling and selling. The County shall permit stands for the sale of agricultural products in any agricultural land use designation to promote and market those agricultural products grown or processed in Placer County. Secondary and incidental sales of agricultural products grown elsewhere may be

permitted subject to appropriate approvals.

- 7.C.6. The County shall ensure that land use regulations do not arbitrarily restrict potential agricultural-related enterprises which could provide supplemental sources of income for farm operators.
- 7.C.7. The County shall maintain regulations that exempt certain agricultural buildings from the construction requirements of the *California Building Code*, subject to limitations on the size, occupancy, location, and use of such structures.
- 7.C.8. The County shall ensure that changes in special district assessment and local taxes do not unduly burden owners of agricultural lands.
- 7.C.9. The County shall urge the State Legislature to provide more funding for the Agricultural Export Program of the California Department of Food and Agriculture, which seeks to expand foreign markets for several commodities produced in Placer County.

Implementation Programs

- 7.5 The County shall assist in the development of a Placer County-grown agricultural product marketing program.
- Responsibility: Agricultural Commissioner
 Time Frame: Ongoing
 Funding: General Fund/Grants

AGRICULTURAL WATER

- Goal 7.D:** To maximize the productivity of Placer County's agriculture uses by ensuring adequate supplies of water.

Policies

- 7.D.1. The County shall support efforts to deliver adequate surface water to agricultural areas with deficient water supplies.
- 7.D.2. The County shall encourage water conservation by farmers. To this end, the County shall, through the Agricultural Commissioner and U.C. Cooperative Extension, continue to provide information on irrigation methods and best management practices. The County shall also support conservation efforts of the California Farm Bureau, resource conservation districts, Natural Resources Conservation Service, and irrigation districts.
- 7.D.3. The County should participate with cities and special districts in establishing programs for the agricultural re-use of treated wastewater in a manner that would be economically beneficial to agriculture.
- 7.D.4. The County shall participate and encourage multi-agency participation in water projects where such coordination can improve the likelihood of providing affordable irrigation water to areas of Placer County with deficient water supplies.
- 7.D.5. The County will work with local irrigation districts to preserve local water rights to ensure that water saved through conservation may be stored and used locally, rather than appropriated and used outside of Placer County.
- 7.D.6. The County shall encourage the use of reclaimed water where appropriate for agricultural production.

[See also policies/programs under Goal 6.A., Water Resources.]

Michele Kingsbury

From: Kellie Welty <kelliewelty@sbcglobal.net>
Sent: Wednesday, December 03, 2014 9:45 AM
Cc: Michele Kingsbury; armandogarcia4811@yahoo.com; dcuz25@yahoo.com; cmveal@aol.com; rickey8@comcast.net; amigarcia319@gmail.com; julicalcarmical@gmail.com; momfair@outlook.com; craigwelty@sbcglobal.net; Stephanie Holloway
Subject: Re: Placer Vineyard Development

Well, it sounds like Mr. Grehm does not want us to appear at the next meeting. I understand that Locust Road may not be on the Dec. 9th agenda, but I also know that the letter we received states that if we do not appear to state our concerns, then we can do nothing after this meeting. I will be by this evening to pick up letters and get new letters signed if I do not have one from you yet. I will attend and speak on the 9th. I have also contacted our Sac County Supervisor, Roberta MacGlashan. Thank you for your support.

Kellie Welty

On Tuesday, December 2, 2014 1:02 PM, Ken Grehm <KGrehm@placer.ca.gov> wrote:

Hi Mrs Welty,

Just an update on where we are at today. After the Planning Commission approval of the proposed project changes (parks, trails and financing), the project was slated to go to the Board of Supervisors for their consideration of the requested changes. What may happen to Locust Road (closure or not and where the closure would be) was not considered by the Planning Commission nor the Board of Supervisors. That does not mean that you cannot bring it up, but only that the Board will be taking no action on Locust Road at the next Board meeting. The Placer Vineyards project changes were originally proposed to be presented to the Board next Tuesday (December 9). It now appears that it will not be presented to the Board until their next meeting in January. The Board agenda will be finalized Friday afternoon and is available on our website.

The developer is currently preparing the study regarding the proposed closure to Locust Road that the developer agreed to perform. At this time that study does not include a separate closure near the County line. We are committed to having a public discussion about the results (probably in February). That is definitely the opportunity to discuss any concerns and to review the results. Eventually that study and any future actions (further study or action) will need to be reviewed and determined by the Board of Supervisors. It is important that you participate in the community discussion and the ultimate Board of Supervisor discussion on any Locust Road closure.

In addition to you, I am also trying to reach out to Sacramento County to join in the eventual discussion. Myself or Stephanie Holloway will be contacting you as the study becomes available and to let you know when we will have a public meeting. I cannot promise any particular outcome but we will share the available information and the Board of Supervisors will eventually consider whatever is proposed.

Thank you

Ken Grehm
(530) 745-7588

From: Kellie Welty [mailto:kelliewelty@sbcglobal.net]

Sent: Thursday, November 20, 2014 5:10 PM

To: Ken Grehm

Cc: Michele Kingsbury; armandogarcia4811@yahoo.com; dcuz25@yahoo.com; cmveal@aol.com; rickey8@comcast.net; amigarcia319@gmail.com; rickey8@comcast.net; julicalcarmical@gmail.com; momfair@outlook.com; craigwelty@sbcglobal.net

Subject: Placer Vineyard Development

Ken,

Today my neighbors and I attended the Placer Vineyards hearing. This was the first meeting we had been invited to. Many said they do not remember having ever been invited to a meeting such as this in the past. We spoke with you after the meeting regarding the plan for Locust Rd. It seemed you were letting us know we were "too late to the party". I understand that you are more concerned with the welfare of your Placer County residents than with those of us who live just across the county line on the sacramento side. I also understand that these decisions were made in 2007 and that you currently have a traffic study commencing shortly at the north side of Locust Rd.

You mentioned that you may not want to do a study or potentially close the road for our community because if you do this for us then what will you say to the next group requesting the same thing. Well, I believe ours is a very unique situation in that the traffic from the development will greatly change our rural community and there is no other road with the potential of closing off to the north in the development. As I said when we spoke, I believe the study done at the north part of Locust Rd. could be used for the south road as well since the traffic passing the location of the study device is essentially the same traffic that passes the south part of Locust Rd. I am not trying to be difficult, but we desire to protect our families and the increase in traffic is a danger to our community.

As I was listening to you speak today during your presentation you said the following:

* You were nearing the completion of the traffic study

Questions to be answered:

*Where will that traffic go?

*What can we do to lessen the impact?

*What will happen to the traffic if north Locust Rd. is cut off?

I heard you say that it does not look to be significant traffic issues to the remainder of Locust Rd if the north side is cut off. When I heard you say that I realized that you seem to have no consideration for those of us who are south of Locust Rd. Please look at taking West Town Center out to Pleasant Grove Rd. Pleasant Grove can serve as the North South road. Locust Rd. Elwyn Avenue is a two lane country road very different from Rio Linda Blvd./Pleasant Grove Road.

The Developer seems to be open to having the road closed at both sides. I implore you to please help us make this happen. It is in the best interest of our neighbors and family to the north as well as those of us who live on south Locust Rd. and Elwyn Avenue.

Kellie Welty
8815 Elwyn Avenue

November 24, 2014

To the Placer County Board of Supervisors:

Jack Duran
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery

This letter is in regards to the Placer Vineyards Project and the desire that our neighborhood not be subjected to increased traffic volume as a result of the development of this region. Our neighborhood is at the south side of the Placer Vineyards development on Locust Rd. Our rural neighborhood consists of both residents on south Locust Rd. as well as on Elwyn Avenue just across the Placer/Sacramento County line. Traffic at this time is busy with traffickers using Locust Rd./Elwyn Avenue driving to Baseline Road from Sacramento County and those from Placer County driving to Sacramento. According to Sacramento Department of Community Development, there is no plan to develop the Elwyn Avenue area; in fact, I was told that never has there been a discussion of Locust Rd./Elwyn Avenue ever being a north/south thorough way. Sacramento County officials said that the main roadways used for north-south travel are to be Palladay, Tanwood, 16th Street, and Watt Avenue not Elwyn Avenue/Locust Rd.

Our community consists of residents in the Special Planning Area at the south end of Locust Rd. and across the Placer/Sacramento County line. Please extend the construction of the "berm" at the ranch Special Planning Area, south Locust Rd. to close the road to through traffic. This will ensure the traffic from the Placer Vineyards Development does not negatively impact our neighborhood. It is the only way to prevent massive north south through traffic in my residential neighborhood as urbanization occurs in this region of Placer County. This will also be an added protection to our local middle school students attending Alpha Middle School, located at 8920 Elwyn Avenue in the Elverta Joint Elementary School District.

The Placer Vineyards project has roads in place to move traffic within the development. Controlling traffic within the neighborhoods of the Placer Vineyards project is needed. Rather than use Locust Rd./Elwyn Avenue please use the roads within the development named as well as taking traffic out to Pleasant Grove Road, which is light industrial. Make improvements down to Sorrento and Pleasant Grove. Please help us maintain our neighborhood at the south part of Locust Rd. and on Elwyn Avenue.

We are a low-density residential agricultural neighborhood. Even though some of our neighborhood is not located in Placer County, we deserve to receive the most fundamental and universally accepted design principles of residential neighborhoods, which is the absolute prevention of through traffic. We hope to receive the same respect and benefits granted to the residential neighborhoods of Placer Vineyards and Placer County residents and communities. With South Locust Rd./Elwyn Avenue blocked off we become a nice residential rural neighborhood where it is safe to walk, bike and horse ride, without fear of being run over by someone passing through our neighborhood. Please grant us this request. It is what is right and what is best for our community.

Sincerely,

Kellie Welty
916-803-6059

Michele Kingsbury

From: Kellie Welty <kelliewelty@sbcglobal.net>
Sent: Thursday, November 20, 2014 5:10 PM
To: Ken Grehm
Cc: Michele Kingsbury; armandogarcia4811@yahoo.com; dcuz25@yahoo.com; cmveal@aol.com; rickey8@comcast.net; amigarcia319@gmail.com; rickey8@comcast.net; julicalcarmical@gmail.com; momfair@outlook.com; craigwelty@sbcglobal.net
Subject: Placer Vineyard Development

Ken,

Today my neighbors and I attended the Placer Vineyards hearing. This was the first meeting we had been invited to. Many said they do not remember having ever been invited to a meeting such as this in the past. We spoke with you after the meeting regarding the plan for Locust Rd. It seemed you were letting us know we were "too late to the party". I understand that you are more concerned with the welfare of your Placer County residents than with those of us who live just across the county line on the sacramento side. I also understand that these decisions were made in 2007 and that you currently have a traffic study commencing shortly at the north side of Locust Rd.

You mentioned that you may not want to do a study or potentially close the road for our community because if you do this for us then what will you say to the next group requesting the same thing. Well, I believe ours is a very unique situation in that the traffic from the development will greatly change our rural community and there is no other road with the potential of closing off to the north in the development. As I said when we spoke, I believe the study done at the north part of Locust Rd. could be used for the south road as well since the traffic passing the location of the study device is essentially the same traffic that passes the south part of Locust Rd. I am not trying to be difficult, but we desire to protect our families and the increase in traffic is a danger to our community.

As I was listening to you speak today during your presentation you said the following:

* You were nearing the completion of the traffic study

Questions to be answered:

*Where will that traffic go?

*What can we do to lessen the impact?

*What will happen to the traffic if north Locust Rd. is cut off?

I heard you say that it does not look to be significant traffic issues to the remainder of Locust Rd if the north side is cut off. When I heard you say that I realized that you seem to have no consideration for those of us who are south of Locust Rd. Please look at taking West Town Center out to Pleasant Grove Rd. Pleasant Grove can serve as the North South road. Locust Rd. Elwyn Avenue is a two lane country road very different from Rio Linda Blvd./Pleasant Grove Road.

The Developer seems to be open to having the road closed at both sides. I implore you to please help us make this happen. It is in the best interest of our neighbors and family to the north as well as those of us who live on south Locust Rd. and Elwyn Avenue.

Kellie Welty
8815 Elwyn Avenue

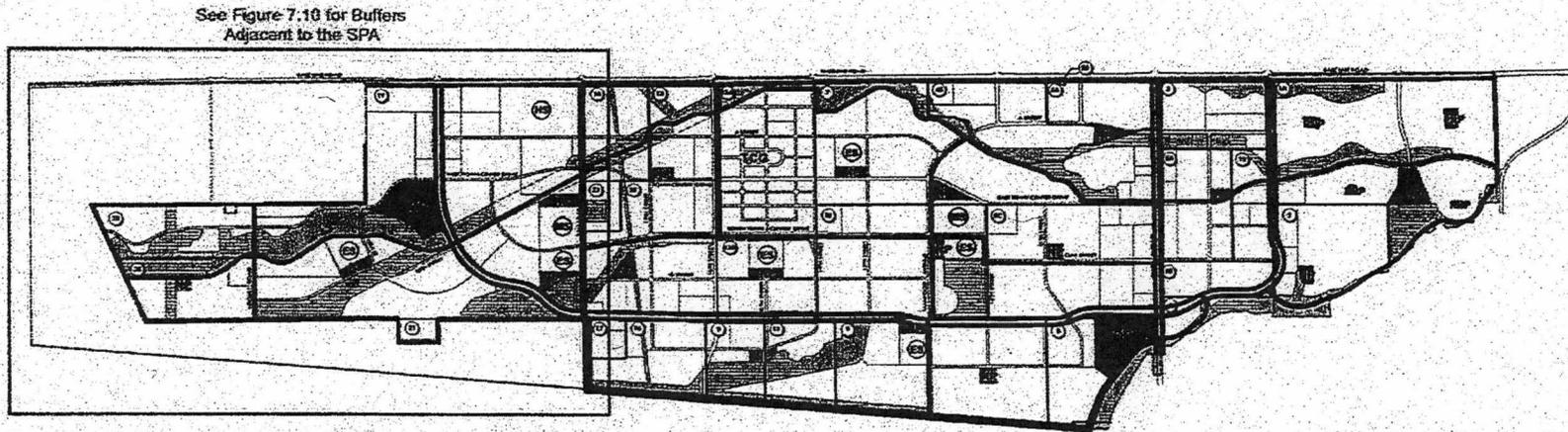
Michele Kingsbury

From: Kellie Welty <kelliewelty@sbcglobal.net>
Sent: Wednesday, November 19, 2014 12:53 PM
To: Kathi Heckert; Michele Kingsbury
Cc: craigwelty@sbcglobal.net; P. CRAIG (ATTSRVC) WELTY; Kellie Welty
Subject: Fw: PlacerVineyard Figure 7.1 and 7.7
Attachments: Community Design Figure 7.1 & 7.10.pdf; Placer Vineyards letter (2).doc

Attached are the letter and figures regarding the Placer Vineyard development. Thank you for your help. I look forward to meeting you tomorrow.

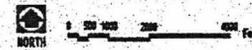
Kellie Welty

Figure 7.1 - Park and Open Space Diagram



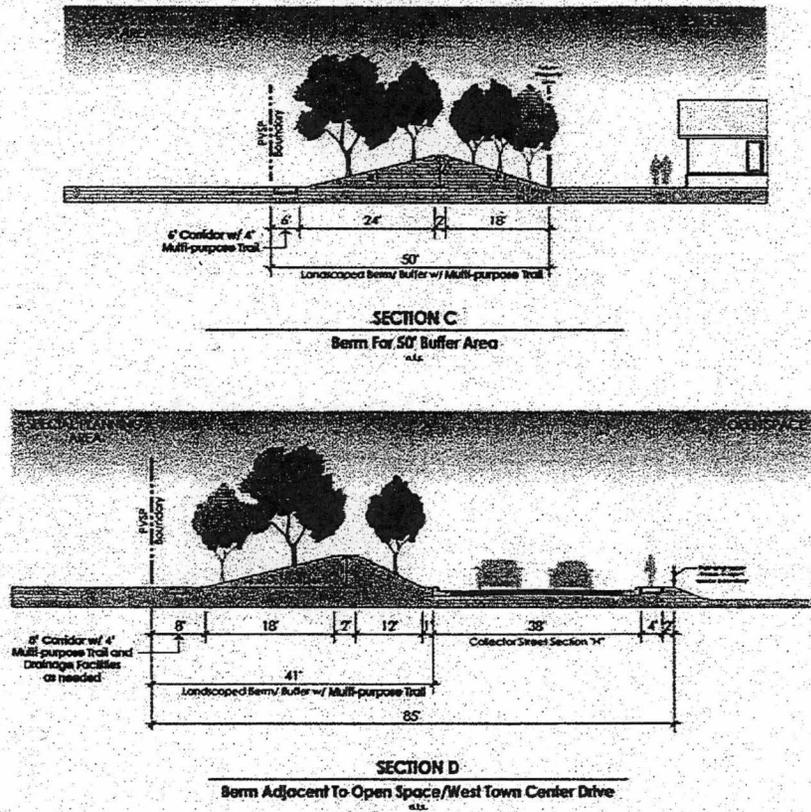
LEGEND

- | | |
|--|--|
|  Class I Bike Paths
Total Distance: +35 miles |  Elementary School |
|  Multi-Purpose Trails |  Middle School |
|  Existing Trails |  High School |
|  Roads | Park Legend |
|  Parks
Total Area: 150 acres |  CP Community Park |
|  Private Park
Total Area: 22.0 acres (11 acres credit) |  NP Neighborhood Park |
|  Open Space
Total Area: +692 acres |  PNP Private Neighborhood Park |
| |  TCG Town Center Green |
| |  Class I Bike Path connection on Watt Avenue bridge |



1510

Figure 7.10 - Open Space Buffer Section



Source: MacKay & Soms, 2007

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Michele Kingsbury

Subject: FW: BOS CORRESPONDENCE FOR Placer Vineyards
Attachments: Placer Vineyards letter(Board of Supervisors)Name.docx

From: Kellie Welty [mailto:kelliewelty@sbcglobal.net]
Sent: Thursday, December 04, 2014 9:09 PM
To: Ann Holman
Subject: PC Board of Supervisor Meeting

Hi Ms. Holman,

Are you the person I am to get information to 24 hours prior to the Board of Supervisor Meeting for Dec. 9th? I am planning to address the board regarding Placer Vineyards Development: specifically south Locust Rd. Ken Grehm sent me an e-mail stating that Locust Rd. has been removed from the agenda. I am still planning to address the board because the notice I received states, "Administrative remedies must be exhausted prior to an action being initiated in a court of law. If the proposed action is challenged in court, one may be limited to those issues raised at the public hearing described in this notice or in written correspondence delivered prior to the public hearing."

Much legal language, but my interpretation is that if I don't show up and state concerns at the hearing then my voice does not matter and will not be heard. Will there be an opportunity for public comments as at the PC Planning Commission? This is all new to me. I did send the attached letter to each board member. I would appreciate it if you could include it with other materials.

I do have letters from my neighbors regarding the same topic. I want the board members to also have a copy. Do I get those to you as well? Please let me know if you are whom I send them to.

Thank you for your help---

Kellie Welty

November 17, 2014

To Whom It May Concern,

This letter is in regards to the Placer Vineyards Project and the desire that my neighborhood not be subjected to increased traffic volume as a result of the development of this region. My neighborhood is at the south side of the Placer Vineyards Development on Locust Rd. Our rural neighborhood road is Elwyn Avenue just across the Placer/Sacramento County line. Originally, this was a rural two lane country road, however, now it is busy with people using Elwyn Avenue driving to Baseline Road from Sacramento County and those from Placer County using Locust Rd./Elwyn Avenue to get to Sacramento traveling at speeds in excess of 50 mph. According to Sacramento Department of Community Development, there is no plan to develop the Elwyn Avenue area; in fact, I was told that never has there been a discussion of Locust Rd./Elwyn Avenue ever being a North/South thorough way. Sacramento County officials said that the main roadways discussed for use in the Placer Vineyards Development, for North-South travel are to be Palladay, Tanwood, 16th Street, and Watt Avenue not Elwyn Avenue/Locust Rd.

Part 4 Community Design Figure 7.1 diagram shows the Special Planning Area south of the Placer Vineyards Development on Locust Rd. where ranches currently exist in our Elverta Community. At the top of the diagram in orange we are directed to see figure 7.10 for examples of the buffers to be used adjacent to the Special Planning Areas which includes the areas between the existing ranches and the Placer Vineyards Development. Extend the construction of the "berm" placed at the ranch Special Planning Area or the Placer/Sacramento County line to close the road to through traffic. This will ensure the traffic from the Placer Vineyards Development does not negatively impact our neighborhood. It is the only way to prevent massive north south through traffic in my residential neighborhood as urbanization occurs in this region of Placer County. This will also be an added protection to our local middle school students attending Alpha Charter School, located at 8920 Elwyn Avenue in the Elverta Joint Elementary School District.

There are several roads, which end at the county line or have actually been closed off to use after years of through traffic. We would like Locust Rd./Elwyn Avenue to be a "dead end" road. Per the Placer Vineyards maps and diagrams, if South Locust Rd. /Elwyn Avenue is a "dead end" road or a "berm" constructed, there will be sufficient road entries and exits in and out of the Placer Vineyard development without needing to use existing neighborhoods north or south on Locust Rd./Elwyn Avenue.

We are a low-density residential agricultural neighborhood. Even though we are not located in Placer County, we deserve to receive the most fundamental and universally accepted design principles of residential neighborhoods, which is the absolute prevention of through traffic. We hope to receive the same respect and benefits granted to the residential neighborhoods of Placer Vineyards and placer county residents and communities. With south Locust Rd./Elwyn Avenue blocked off we become a nice residential rural neighborhood where it is safe to walk, bike and horse ride, without fear of being run over by someone passing through. Please grant us this request. It is what is right and what is best for our community.

Kellie Welty
8815 Elwyn Avenue,
Elverta, Ca 95626

Michele Kingsbury

Subject: FW: Placer Vineyards Specific Plan
Attachments: PVSP3-17Fig.3.2.pdf; Supervisors_Minutes.pdf

----- Forwarded message -----

From: <bcgreco@aol.com>
Date: Tue, Nov 4, 2014 at 11:17 AM
Subject: Placer Vineyards Specific Plan
To: tivaldi@placer.ca.gov, crivera@placer.ca.gov, wwyllie5@gmail.com

Supervisor District 1

Dear Supervisor Duran,

This letter discusses the Placer Vineyards Project and the desire of my SPA (Special Planning Area) neighborhood to not be subjected to greatly increased traffic volumes as a result of the development of this region. Please refer to the Placer Vineyard Specific Plan page 3-17 Figure 3.2 attached to this email (PVSP3-17Fig.3.2). My neighborhood is at the upper left and consists of the streets of Elder, Lowell, Browning, Newton, Peacock, and the section of Locust Rd. between Baseline Rd. and the Placer Vineyards Urban Area. **We want the section of Locust Rd. in our Neighborhood to terminate before entering the top of the New Placer Vineyards Development. This is our top priority. It is the only way to prevent massive north-south through traffic in my residential neighborhood as urbanization occurs in this whole region of Placer county.**

In 2007 my neighborhood got extremely involved in communicating these concerns with the Board of Supervisors, Placer planning staff, and Developer. We had many group meeting with Supervisor Rockholm and many of my neighbors personally met with some of the other District Supervisors. I personally met with several and spent some time with Supervisor Jim Holmes driving around the SPA area. This resulted in wonderful Board of Supervisors support which is documented in the Minutes of the Placer County Board of Supervisors Special Session of 9:00 a.m., Monday, July 16, 2007 which I have attached to this email.

Please refer to the attachment where I highlighted relevant areas. Supervisor Rockholm put on record that he supported closing Locust Road and that the SPA area will have a 50 foot buffer with a 6 foot berm while still having access to shopping, biking, riding, walking and other uses. Supervisor Uhler asked if the Board needed a motion directing staff to study the closure of Locust Road. Scott Finley, Deputy County Counsel, said "the development agreement does provide for that but if the Board wanted the study started early it would be appropriate to provide direction to the development team so they know that it is a **first priority**." So that is exactly what the Board of Supervisors did with the following motion:

"**MOTION** Uhler/Rockholm/Unanimous directed staff to work through the development agreement or to direct the developer to initiate a study, regarding the closure of Locust Road, as staff deems most appropriate to **get the study going;...**; and direct staff to start neighborhood traffic management planning with the residents of Locust Road."

When Scott Finley said "the development agreement" he was referring to page 5-5 of the Placer Vineyards Specific Plan Policy 5.6 *Locust Road Circulation Study*.

You see the traffic through our neighborhood in 2007 was already bad enough from the Roseville and Rocklin developments that staff was directed to help to decrease its impact on our neighborhood immediately. Staff did follow through on this aspect. We received a weight limit sign which stopped the tremendous number of concrete trucks racing through our neighborhood to the Roseville construction sites. We also got 2 Locust Road stop signs which did not decrease the number of cars, but it has slowed most of them down some.

It seemed pretty clear to me in 2007 that we had Unanimous Board of Supervisor support. They directed staff that it was a first priority to get a study done to show how best to achieve a Locust Road closure. **However, it has been 7 years, and no study has been done in regard to the closure of Locust Road!** I believe it is the Placer County Staff that has completely ignored the on record directive by the Board of Supervisors to get the study done. Kent MacDiarmid (Placer

Vineyards Developer Representative) has been publicly stating since 2007 that it was totally ok with the Developers if Locust Rd. was closed.

On February 14, 2012 the Board of Supervisors adopted Amendments to the Placer Vineyard Specific Plan Greatly stripping down the amount of Core Backbone Infrastructure that is required to be completed before individual developments are started. The following are all discussed in this Amendment:

1. The Widening of Base Line Road to 4 lanes
2. A new signal light at **Locust Road** and Base Line Road
3. Construction of 4 lane West Dyer Lane which sweeps up to Base Line Road just east of my neighborhood
4. Construction of 2 lane 18th Street between West Dyer Lane and **Locust Road**

The above represents half the streets talked about in the Core Backbone Infrastructure and they will all be directly effected by the closure of Locust Road at the base of my neighborhood.

It is extremely upsetting to me that the Locust Road Closure Study was not performed prior to the 2012 Amendment so that the Amendment would include a description of the Locust Road Closure and any changes to the above mentioned roads.

There are now a greater number of developed properties in my neighborhood than the 2005 map (Placer Vineyard Specific Plan page 3-17 Figure 3.2) indicates. My neighborhood contains the majority of the SPA area homes. Even back in 2007 we had already seen an increase in traffic through our neighborhood with just the miniscule amount of development way over in Roseville and Rocklin. Locust Road presently has hazardous right angle turns in it at the base of my neighborhood; why not just have it come up from Sacramento into Placer Vineyards and sweep gracefully north-east as 4 lanes and join into Dryer Lane and head north to Base Line Road. They basically already have it drawn that way in the plans, just need to add more lanes.

Another detail that needs to be addressed is that the Placer Vineyards Specific Plan must state that there will be no ingress or egress of cars between my neighborhood streets and the New Placer Vineyards development. For example, there is low density housing planned for the area south of the Locust Road section that runs east/west at the base of my neighborhood. It should clearly state that no new Placer Vineyards streets will plug into Locust Road here. Another example is Newton St. at the east side of my neighborhood where a Business Park and Medium Density Housing is planed. There are buffers described for this area in the Placer Vineyards Specific Plan, however, there is nothing stating that the developer is barred from allowing ingress and egress between Newton Road and the new development through a break in the buffer. Such ingress and egress would encourage people to cut through my neighborhood as a short cut or to avoid signal lights. Currently over 50% of the cars that travel on Newton St. are westbound Baseline Rd. vehicles that make an illegal left turn onto Newton Street in order to bypass the line of cars waiting to get through the stop sign at westbound Baseline Rd. and Locust Rd. Technically the speed limit on Newton St. is 55mph, however, it is so narrow that if two cars are approaching each other, one needs to move over to the edge (hopefully not falling into the drainage ditch) while the other slowly comes by.

The July 2006 version of the EIR states in Figure 4.7-3 that the Daily Roadway Volumes under Existing Conditions is **1,000** for Locust Rd. Figure 4.7-20 states that Locust Rd. will have a Daily Traffic Volume of **7,000** after urbanization of this region. My residential neighborhood was here many years before Placer County decided in 1994 to urbanize this whole region of the county and we have never had a traffic volume over 1000 even to this day. It is a significant environmental impact, quality of life impact, and safety impact for Placer County to increase our neighborhoods traffic volume to 7000 in direct violation of the Placer County General Plan when the Placer Vineyards Project is ocuring on mile after mile of wide open vacant land with plenty of opportunity to design urban traffic flow around my rural residential neighborhood, not through it. This is a clear violation of CEQA.

We are simply a low density residential agriculture neighborhood and as the original south-west residents of Placer County we certainly deserve to receive the most fundamental and universally accepted design principle of residential neighborhoods which is the absolute prevention of through traffic. Please allow us to receive the same benefits being granted to every residential neighborhood of Placer Vineyards. With Locust Road blocked off we become a nice residential neighborhood where it is safe to walk, bike and horse ride on our streets without fear of being run over by someone just traveling through. The streets of our neighborhood would not need to be widened, No one loses their fences or landscaping. People can safely back out of their driveway (some have no turnaround means on their property). We are pretty much surrounded by miles and miles of vacant land owned by the developers, fulfilling our request to block off the bottom of our neighborhood and adding some additional lanes to a couple new Placer Vineyards roads around us is certainly no hardship to the developer or Placer County. It is simply the right thing to do.

Please advise staff that you are displeased with them ignoring the Board of Supervisors official directive from 2007 and you would like them to begin immediately with the Locust Road Study with all efforts focused on closing Locust Road as part of the first initial roadway improvements.

The County's Transportation division staff needs to reanalyze the data they have already collected and along with the County's Planning Department work with Kent MacDiarmid (Developer Representative) on writing an Amendment to the Placer Vineyards Specific Plan Specifying the following:

1. That the new roads around my neighborhood will be constructed as part of the first initial roadway improvements required before construction begins on any housing or buildings. Locust Road must be closed before my neighborhood begins to experience additional traffic volume from the urbanization.
2. 18th Street: How many lanes should be provided?
3. West Town Center Drive: How many lanes should be provided between Locust Rd. and West Dyer Lane?
4. Is there a superior roadway design to route traffic around my neighborhood instead of simply adding more lanes to roads already planned?
5. Statement that there will be no ingress or egress of cars between my neighborhood streets (for example Newton St. or east/west Locust Rd.) and the New Placer Vineyards development.
6. Should there be an emergency vehicle access gate at the south end of my neighborhood?

I also ask that as specific Amendment language develops for this that I be provided it, so that I can comment.

In regard to the Summary of Proposed Changes to the 2007 Placer Vineyards Specific Plan presented recently to the MAC board I feel it should be rejected until the above changes are included. In addition I have the following comments on what the developer has proposed:

1. The 4 closest parks to my SPA neighborhood have been eliminated. Referring to February 2014 Figure 3.3 Land Use Ownership Diagram, the park on our eastern border under #19 has been replaced with medium density residential. Three of the parks south of us (east of # 23) have been removed, two replaced with medium density residential, one changed to open space. We moved to our neighborhood to be surrounded by farm land. First the county rezones to eliminate the farm land, but offers us a few close parks. Now they want to take away the parks. I propose that these parks stay or as a compromise that a park be placed at our north east border (Newton St. & Base Line) right on top of the #19. This would insulate my neighborhood better from the business park.

2. In regard to the Adopted 2007 Off Street Trails Diagram, my SPA neighborhood had four separate off-street class 1 trails linking our neighborhood to the Placer Vineyards class 1 trail system. Three of those class 1 trails are eliminated by the Proposed Specific Plan Modification. We want to keep these access points. It is unfair to only provide one class 1 trail access point at our north east corner along 6+ lane Base Line Road. Through out the entire Placer Vineyards Development, many miles of what would have been beautiful off street paved trails have been eliminated. Many fun places to walk, jog, and bike gone. A safe way for a kid to get to their friends house in another neighborhood without risking getting hit by a car, gone.

3. If you look closely at the proposed changes for the entire Placer Vineyards development you will see that many parks have been eliminated, many open space green belts connecting those parks have been eliminated, and many bands of open space next to roadways have been eliminated. I personally had to put on my reading glasses to detect the many areas of missing green on the 11" x 17" maps I have. The proposed changes are very unattractive. When I am driving through an area, I enjoy seeing green belts, trees, and a meandering off street bike/pedestrian path. Driving through an area where parking lots and back walls of developments but right up to the road way are ugly. Look at the hodgepodge of Roseville, some areas are beautiful with greenery along the roads, other areas have 8 feet of sidewalk next to the road then an 8+ foot concrete wall.

Thanks for taking the time to read through all this. Please provide the county employees with guidance in regard to how you want them to treat the long time current residents of this region of Placer County as it undergoes this urbanization transition.

Sincerely,

Bruce and Sheri Greco
8325 Locust Rd.
Elverta, CA 95626
916-992-6511
BCGRECO@AOL.com

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

The Placer County Board of Supervisors met in a special session at 9:00 a.m., Monday, July 16, 2007, in the County Administrative Center, 175 Fullweiler Avenue, Auburn. Supervisors Rockholm, Weygandt, Holmes, Uhler and Kranz present. Chairman Kranz presiding; Ann Holman, Clerk of the Board. Also present were County Executive Thomas Miller and County Counsel Anthony J. La Bouff.

PUBLIC COMMENT – Rosemary Frieborn, Friends of the Animals, spoke about animal services.

COMMUNITY DEVELOPMENT RESOURCE AGENCY/PLANNING/Placer Vineyards Specific Plan (PSPA T20060679)/Land Use And Development Standards/Amendments to the Placer County General Plan/Amendments to the Dry Creek West Placer Community Plan/Rezoning/Development Agreements/Supplement to the Final Environmental Impact Report/Final Environmental Impact Report (PEIR T20040651/SCH #1999062020) – Public hearing to consider a request submitted by the Placer Vineyards Property Owners Group for approval of the Placer Vineyards Specific Plan, Specific Plan Land Use and Development Standards, amendments to the Placer County General Plan and the Dry Creek West Placer Community Plan; Rezoning (as shown in Rezoning Exhibit), and Individual Development Agreements. The following parcels, owned by members of the Placer Vineyards Property Owners Group, are included in the request to change the existing zone districts to SPL-PVSP (Specific Plan-Placer Vineyards Specific Plan): APN Nos. 023-221-001, 023-221-002, 023-200-005, 023-200-006, 023-200-017, 023-200-037, 023-200-064, 023-200-065, 023-200-018, 023-200-045, 023-200-066, 023-200-041, 023-200-010, 023-200-012, 023-200-013, 023-200-009, 023-200-011, 023-200-067, 023-200-068, 023-010-026, 023-010-004, 023-010-029, 023-200-008, 023-010-006, 023-010-014, 023-010-013, 023-010-021, 023-010-022, 023-010-023, 023-150-026, 023-150-027, 023-180-005, 023-180-006, 023-180-007, 023-180-008, 023-019-016, 023-160-011, 023-160-004. Non-Participating Properties that are not proposed to be rezoned, but will be subject to the new Specific Plan land use designations, include the following parcels: APN Nos. 023-200-062, 023-200-063, 023-200-015, 023-200-28, 023-010-024, 023-200-060, 023-200-042, 023-200-029, and 023-010-028. Properties within the Special Planning Area (SPA) within the Specific Plan are not proposed to be rezoned. The Board of Supervisors will also consider certification of a Final EIR, including the Supplement to the Final EIR.

MOTION Rockholm/Holmes/Unanimous to accept the Public Facilities Financing Plan and the Urban Services Plan specific to the Base Plan.

MOTION Rockholm/Holmes/Unanimous to adopt Resolution 2007-229 certifying the Final Environmental Impact Report, including Exhibit A (Statement of Findings) with addendum to be incorporated in final findings.

MOTION Rockholm/Holmes/Unanimous to adopt Resolution 2007-230 approving amendments to the Placer County General Plan.

MOTION Rockholm/Holmes/Unanimous to adopt Resolution 2007-231 approving amendments to the Dry Creek/West Placer Community Plan.

MOTION Rockholm/Holmes/Unanimous to adopt Resolution 2007-232 adopting the Placer Vineyards Specific Plan with errata.

MOTION Rockholm/Holmes/Unanimous to adopt Ordinance 5476-B approving the Placer Vineyards Land Use and Development Standards with addendum that the effective date of the ordinance shall take effect and be in full force and effect upon the later of: 1) thirty (30) days after its passage, or 2) the date upon which the Chair executes the last of the Development Agreements.

MOTION Rockholm/Holmes/Unanimous to adopt Ordinance 5476-B rezoning certain properties within Placer Vineyards Specific Plan with addendum that the effective date of the ordinance shall take effect and be in full force and effect upon the later of: 1) thirty (30) days after its passage, or 2) the date upon which the Chair executes the last of the Development Agreements.

MOTION Rockholm/Holmes/Unanimous to adopt Ordinance 5477-B adopting the Development Agreements for participating properties within the Placer Vineyards Specific Plan with amendment that the effective date of the ordinance shall take effect and be in full force and effect upon the later of: 1) thirty (30) days after its passage, or 2) the date upon which the Chair executes the last of the Development Agreements.

MOTION Uhler/Rockholm/Unanimous directed staff to work through the development agreement or to direct the developer to initiate a study regarding the closure of Locust Road as staff deems most appropriate to get the study going; direct staff to work on the urban study finance plan; and direct staff to start neighborhood traffic management planning with the residents on Locust Road.

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PLACER COUNTY BOARD OF SUPERVISORS MINUTES

Supervisor Uhler asked if the County hired the consultant at the developer's expense for the EIR process. Scott Finley said the consultant worked with County direction and was not influenced by the landowners. Supervisor Uhler pointed out on the Sierra Club website Mr. Davis is quoted to say that Placer Vineyards would pave over 2,300 acres of vernal pool grasslands and would compensate by preserving just 266 acres off-site. Mr. Davis explained those were earlier numbers, now the preservation is about 364 acres. Supervisor Uhler said that Mr. Davis is using a different set of standards for what is being paved over and what is being preserved and restored.

Chairman Kranz said he interpreted Mr. Davis' comments on June 12th as supportive of the Blueprint version of the project and since that time he has been fighting the whole project. Mr. Davis said the Sierra Club is supportive of the Blueprint project if habitat mitigation is done off-site.

Michael Faust, Sacramento Metro Chamber, explained they support SACOG Blueprint projects and requested the Board direct staff to develop the necessary documentation in order to consider the Placer Vineyards Blueprint Alternative.

Leslie Fair, J Page, and Mamood, SPA residents, thanked the Board for being attentive to the communities needs.

Frank Weismantel, SPA resident, asked that the Board not approve the Blueprint Alternative.

Karen Tajbl, Sierra Foothills Unitarian Universalists Church Environmental Task Force, said the faith community is getting involved with environmental issues. She supported the Blueprint Alternative and adequate vernal pool mitigation.

Dan Tajbl, Auburn resident, expressed concern about aesthetics, mass transit ambiguities, and possible lot splits in the future.

Mae Harms, Garden Valley resident, requested the Board protect the project land to the full extent of the law.

Scott Otsuka, Roseville resident, said he would be impacted by the development and the developer has done an excellent job in design and preservation of open space. He supported approval of the project.

Walter Wyllie, Randy Roberts and Duane Renison, SPA residents, thanked the Board and staff for their efforts and requested Locust Road be closed.

Bruce Greco, SPA resident, requested Locust Road be closed as soon as possible so that amendments can be made to the Specific Plan and studies can be done on impacts for surrounding roads before submittal to State and Federal Agencies for approval.

Ann Diamondstone, Del Web resident, supported the Placer Vineyards project.

Michael Lee, Roseville resident, spoke against Placer Vineyards and urban sprawl. He said we need to protect our natural resources and sustain our quality of life.

Michael Johnson addressed public comments. He said there will be some impact to existing trees although the applicant has designed around as many trees as possible. Individual plans will be submitted in the future and the worst case scenario has been used for mitigation requirements. Staff would work with individual property owners to work around and incorporate existing trees into projects. Thomas Miller added the Specific Plan has development guidelines that address boulevard and median landscape to require heavy landscaping. Paul Thompson said the developer is working around the oak grove on Dyer Lane and is incorporating a walkway.

Tim Taron said the letter submitted by the Sierra Club states that the off-site mitigations do not contain grasslands. Hal Freeman, Ecorp Consulting Inc., listed some of the mitigation properties that total at least 2,000 acres of grassland.

Supervisor Rockholm shared his knowledge of the SACOG Blueprint and the improvements that have been made to the plan. He said both alternatives incorporate smart growth and Blueprint components. He supported the base plan because that is what was supported by the community. The project will have expansive open space, mixed uses, and walkable communities. He supported closing Locust Road. Through collaborative planning the SPA will have a 50 foot buffer with a 6 foot berm while still having access to shopping, biking, riding, walking and other uses. Supervisor Rockholm supported adequate law enforcement but did not see the reason for a 1.3 ratio when the City of Roseville has an adequate 1.2 ratio and suggested sharing the fire training facility instead of constructing a new one. The Placer Vineyards project will be environmentally friendly and a sustainable community with smart growth principals, mixed land uses and extensive open space. Community amenities such as parks,

PLACER COUNTY BOARD OF SUPERVISORS MINUTES

Supervisor Uhler asked if the Board needed a motion directing staff to study the closure of Locust Road. Scott Finley, Supervising Deputy County Counsel, said the development agreement does provide for that but if the Board wanted the study started earlier it would be appropriate to provide direction to the development team so they know that is a first priority. Anthony La Bouff, County Counsel, wanted to make sure there was direction to staff to work on "sharpening the pencil" on the urban study finance plan. He advised that one motion could cover both items with Board direction.

MOTION: Uhler/Rockholm/Unanimous directed staff to work through the development agreement or to direct the developer to initiate a study regarding the closure of Locust Road as staff deems most appropriate to get the study going; direct staff to work on the urban study finance plan; and direct staff to start neighborhood traffic management planning with the residents on Locust Road.

ADJOURNMENT There being no further business, the Board adjourned. Next special meeting is Monday, July 23, 2007 (Tahoe) and the next regular meeting is Tuesday, July 24, 2007 (Tahoe).

ATTEST:

Ann Holman
Clerk of the Board

Bruce Kranz, Chairman
Placer County Board of Supervisors

Melinda Harrell
Senior Board Clerk

DATE July 16, 2007

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llc

November 17, 2014

To Whom It May Concern,

This letter is in regards to the Placer Vineyards Project and the desire that my neighborhood not be subjected to increased traffic volume as a result of the development of this region. My neighborhood is at the south side of the Placer Vineyards Development on Locust Rd. Our rural neighborhood road is Elwyn Avenue just across the Placer/Sacramento County line. Originally, this was a rural two lane country road, however, now it is busy with people using Elwyn Avenue driving to Baseline Road from Sacramento County and those from Placer County using Locust Rd./Elwyn Avenue to get to Sacramento traveling at speeds in excess of 50 mph. According to Sacramento Department of Community Development, there is no plan to develop the Elwyn Avenue area; in fact, I was told that never has there been a discussion of Locust Rd./Elwyn Avenue ever being a North/South thorough way. Sacramento County officials said that the main roadways discussed for use in the Placer Vineyards Development, for North-South travel are to be Palladay, Tanwood, 16th Street, and Watt Avenue not Elwyn Avenue/Locust Rd.

Part 4 Community Design Figure 7.1 diagram shows the Special Planning Area south of the Placer Vineyards Development on Locust Rd. where ranches currently exist in our Elverta Community. At the top of the diagram in orange we are directed to see figure 7.10 for examples of the buffers to be used adjacent to the Special Planning Areas which includes the areas between the existing ranches and the Placer Vineyards Development. Extend the construction of the "berm" placed at the ranch Special Planning Area or the Placer/Sacramento County line to close the road to through traffic. This will ensure the traffic from the Placer Vineyards Development does not negatively impact our neighborhood. It is the only way to prevent massive north south through traffic in my residential neighborhood as urbanization occurs in this region of Placer County. This will also be an added protection to our local middle school students attending Alpha Charter School, located at 8920 Elwyn Avenue in the Elverta Joint Elementary School District.

There are several roads, which end at the county line or have actually been closed off to use after years of through traffic. We would like Locust Rd./Elwyn Avenue to be a "dead end" road. Per the Placer Vineyards maps and diagrams, if South Locust Rd./Elwyn Avenue is a "dead end" road or a "berm" constructed, there will be sufficient road entries and exits in and out of the Placer Vineyard development without needing to use existing neighborhoods north or south on Locust Rd./Elwyn Avenue.

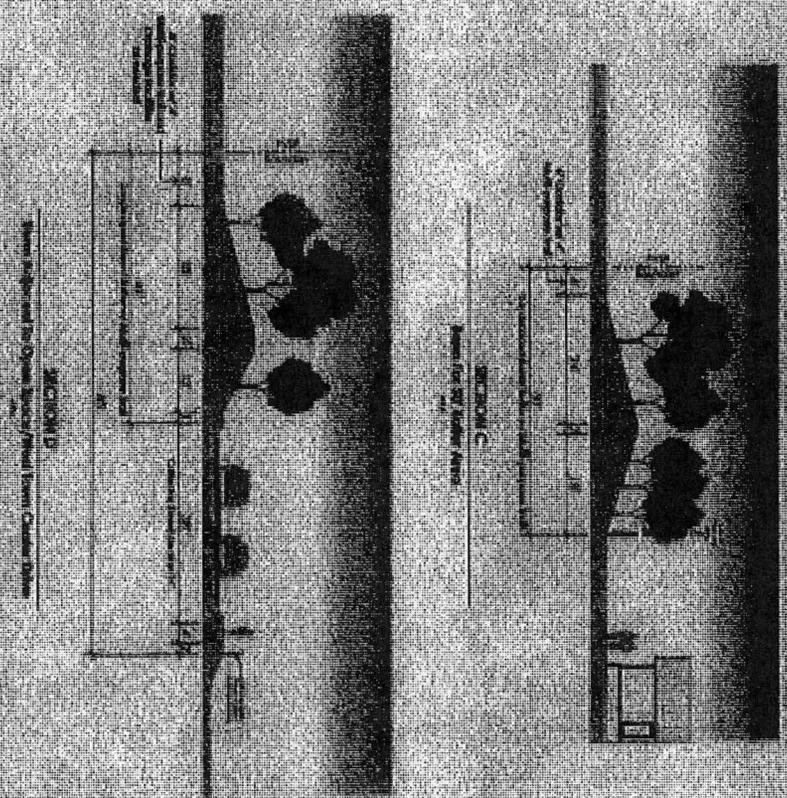
We are a low-density residential agricultural neighborhood. Even though we are not located in Placer County, we deserve to receive the most fundamental and universally accepted design principles of residential neighborhoods, which is the absolute prevention of through traffic. We hope to receive the same respect and benefits granted to the residential neighborhoods of Placer Vineyards and Placer county residents and communities. With south Locust Rd./Elwyn Avenue blocked off we become a nice residential rural neighborhood where it is safe to walk, bike and horse ride, without fear of being run over by someone passing through. Please grant us this request. It is what is right and what is best for our community.

Kellie Welty
8815 Elwyn Avenue,
Elverta, Ca 95626

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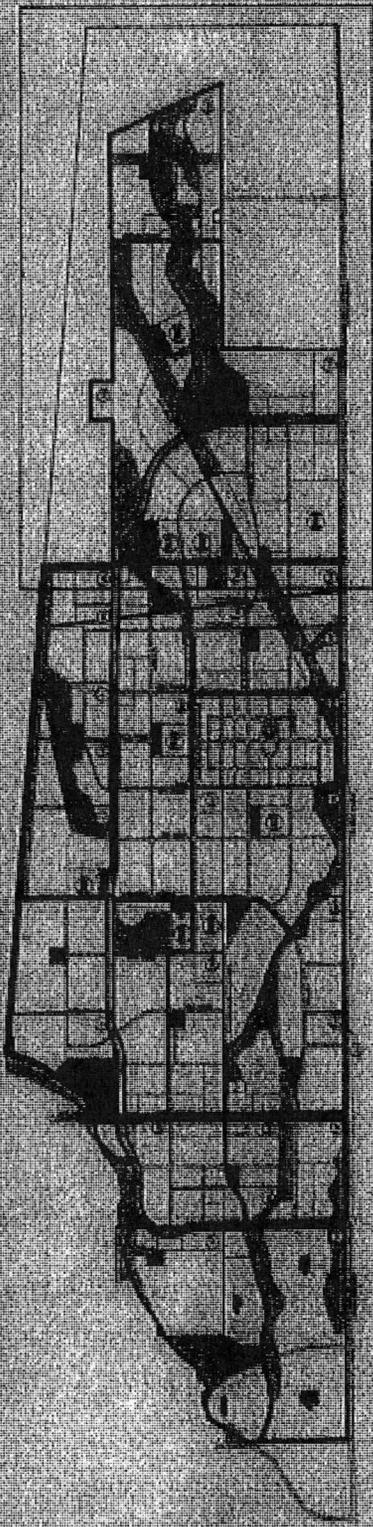
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Figure 7.10 - Open Space Buffer Section



Source: Mackay & Scarpia, 2007

Figure 7-1 Park and Open Space Diagram



See Figure 7-1 for further
 details of the site.

PARKS AND OPEN SPACE

Legend

- Existing Public Parks
- New Public Parks
- Existing Private Parks
- New Private Parks
- Existing Open Space
- New Open Space
- Existing Greenways
- New Greenways
- Existing Trails
- New Trails
- Existing Waterways
- New Waterways
- Existing Wetlands
- New Wetlands
- Existing Cultural Resources
- New Cultural Resources
- Existing Historic Resources
- New Historic Resources
- Existing Archaeological Resources
- New Archaeological Resources
- Existing Geologic Resources
- New Geologic Resources
- Existing Paleontological Resources
- New Paleontological Resources
- Existing Biological Resources
- New Biological Resources
- Existing Aesthetic Resources
- New Aesthetic Resources
- Existing Air Quality Resources
- New Air Quality Resources
- Existing Noise Resources
- New Noise Resources
- Existing Seismic Resources
- New Seismic Resources
- Existing Socioeconomic Resources
- New Socioeconomic Resources
- Existing Environmental Resources
- New Environmental Resources

Dear Community Development Director,

I am an owner of property near the proposed development by the Placer Vineyards Development Group.

I am opposed to the development due to the severe drought.

Anyone who has a reasonable understanding of the conditions requiring water conservation would not vote to have this development approved at this time. Anyone who would approve this development would not be doing so in the best interests of other property owners in the community.

It will be interesting to see whether or not the Community Development Director and Planning Director have enough insight and good judgment to stop this project.

I have my doubts.

Joanne P. Leggio

30 Bonnett Way

Florence, Oregon

97439

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