

## **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	\$490,000	\$315,000	\$315,000	\$2,984,176	\$2,610,112
<b>Assumptions</b>								
Density/FAR	0.42	3.53	5.41	5.33	13.96	17.99	0.30	0.28
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) <sup>1</sup>	\$484,198	\$350,900	\$350,900	\$294,968	\$214,452	\$214,452	\$919,259	\$882,472
<b>Existing City/County Impact Fees</b>								
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	\$193	\$109	\$109	\$109	\$109	\$109	\$201	\$197
Accessibility Compliance Review	\$193	\$109	\$109	\$109	\$109	\$109	\$197	\$194
Strong Motion	\$43	\$35	\$35	\$28	\$21	\$21	\$193	\$185
Building Standards Commission SB1473	\$17	\$14	\$14	\$12	\$9	\$9	\$37	\$35
Electrical Inspection Fee	\$484	\$350	\$350	\$294	\$214	\$214	\$743	\$728
Mechanical Inspection Fee	\$484	\$350	\$350	\$294	\$214	\$214	\$743	\$728
Plumbing Inspection Fee	\$484	\$350	\$350	\$294	\$214	\$214	\$743	\$728
Grading Fee	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97
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	\$6,711	\$6,711	\$6,711	\$6,711	\$6,711	\$6,711	\$29,669	\$28,483
Local District Sewer Connection Fee	\$1,468	\$1,468	\$1,468	\$1,468	\$1,468	\$1,468	\$6,490	\$6,230
PCWA Water Connection Charge <sup>2</sup>	\$17,807	\$17,807	\$17,807	\$17,807	\$17,807	\$17,807	\$6,929	\$6,929
PCWA Meter Set Fee	\$326	\$326	\$326	\$326	\$326	\$326	\$883	\$883
Placer County CIP - Dry Creek Zone	\$3,010	\$804	\$8,010	\$3,010	\$1,848	\$1,848	\$58,375	\$182,082
SPRTA - Dry Creek Zone	\$667	\$178	\$667	\$667	\$410	\$410	\$11,828	\$33,689
City/County Baseline Road Fee	\$727	\$194	\$727	\$727	\$446	\$446	\$12,892	\$36,720
Drainage - Dry Creek Watershed	\$212	\$212	\$212	\$212	\$185	\$185	\$491	\$471
<b>Subtotal Existing City/County Impact Fees</b>	<b>\$95,378</b>	<b>\$81,308</b>	<b>\$84,436</b>	<b>\$83,869</b>	<b>\$20,697</b>	<b>\$20,697</b>	<b>\$166,598</b>	<b>\$309,314</b>
<b>Development Agreement/Plan Area Fees</b>								
Enhancement of Agricultural Water Supply Fee <sup>3</sup>	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	-	-
Highways 99 / 70 Riego Road Interchange Fee <sup>4</sup>	\$900	\$900	\$900	\$900	\$184	\$184	\$5,756	\$5,526
Roseville Traffic Mitigation Fee <sup>5</sup>	\$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)	\$16,188	\$9,810	\$16,188	\$16,188	\$15,501	\$10,901	\$11,972	\$140,506
PVSP Fee - Capital Facilities Fee	\$3,990	\$2,820	\$3,990	\$3,990	\$2,864	\$2,864	\$7,186	\$11,064
PVSP Fee - Neighborhood Parks & Trails <sup>6</sup>	N/A	\$2,494	\$3,837	\$3,300	\$2,768	\$2,768	-	-
PVSP Fee - Community Parks & Recreation	N/A	\$2,128	\$3,275	\$2,817	\$2,958	\$2,958	-	-
Placer County Fire Impact Fee	\$1,275	\$1,020	\$1,020	\$850	\$765	\$765	\$5,179	\$5,052
Annexation To CSA 28 (Sewer Maint. District) <sup>7</sup>	TBD	TBD						
<b>Subtotal Development Agreement/Plan Area Fees</b>	<b>\$29,245</b>	<b>\$21,396</b>	<b>\$36,102</b>	<b>\$34,249</b>	<b>\$24,821</b>	<b>\$25,262</b>	<b>\$276,679</b>	<b>\$472,277</b>
<b>School Fees</b>								
Center USD; Twin Rivers USD/Everts JESD <sup>7</sup>	\$9,810	\$1,128	\$7,848	\$6,540	\$5,886	\$5,886	\$6,234	\$5,984
<b>Subtotal School Fees</b>	<b>\$9,810</b>	<b>\$1,128</b>	<b>\$7,848</b>	<b>\$6,540</b>	<b>\$5,886</b>	<b>\$5,886</b>	<b>\$6,234</b>	<b>\$5,984</b>
<b>Total Cost Burden (per Unit/Acre)</b>	<b>\$74,429</b>	<b>\$53,672</b>	<b>\$78,386</b>	<b>\$74,658</b>	<b>\$51,604</b>	<b>\$52,075</b>	<b>\$449,710</b>	<b>\$787,575</b>
<b>Proposed Fee Deferral<sup>8</sup></b>	<b>(\$6,180)</b>	<b>(\$1,650)</b>	<b>(\$6,180)</b>	<b>(\$6,180)</b>	<b>(\$3,794)</b>	<b>(\$3,794)</b>	<b>(\$109,582)</b>	<b>(\$312,190)</b>
<b>Net Cost Burden (per Unit/Acre)</b>	<b>\$68,249</b>	<b>\$52,022</b>	<b>\$72,206</b>	<b>\$68,478</b>	<b>\$47,809</b>	<b>\$48,281</b>	<b>\$340,128</b>	<b>\$475,446</b>
<b>Cost Burden as a % of Unit Sales Price</b>	<b>14.18%</b>	<b>14.31%</b>	<b>14.99%</b>	<b>17.36%</b>	<b>16.38%</b>	<b>16.53%</b>		

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

*9,561*

Source: Placer County, City of Roseville, PCWA, and School Districts.

**Footnotes:**  
<sup>1</sup>Assumes V-B Wood Frame construction type.  
<sup>2</sup>Estimate from Meckey & Soms, exact amount TBD.  
<sup>3</sup>Assumes a 1" meter for non-residential.  
<sup>4</sup>Assumes rates from Placer County PVSP Development Agreement, January 2007.  
<sup>5</sup>Assumes deferral of a portion of Tier II and any other agreed upon fees.  
<sup>6</sup>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-Lieu 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).  
<sup>7</sup>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 JUSD**

	Rate	Residential					CMU
		SPA	LDR - AA	LDR	MDR	HDR	
<b>Unit Price Estimate</b>		\$500,000	\$400,000	\$400,000	\$320,000	\$140,000	\$140,000
<b>Homeowner's Exemption</b>		(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	(\$7,000)	\$7,000
<b>Assessed Value</b>		\$493,000	\$393,000	\$393,000	\$313,000	\$133,000	\$133,000
<b>Property Taxes</b>							
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
<b>Total Property Taxes</b>	<b>1.1282%</b>	<b>\$5,562.03</b>	<b>\$4,433.83</b>	<b>\$4,433.83</b>	<b>\$3,531.27</b>	<b>\$1,500.51</b>	<b>\$1,500.51</b>
<b>Special Taxes and Assessments</b>							
Placer County Mosquito and Vector Control		\$24.76	\$24.76	\$24.76	\$24.76	\$24.76	\$24.76
Placeholder Placer Vineyards Community Services CFD <sup>1</sup>		\$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
<b>Total Special Taxes and Assessments</b>		<b>\$2,785.92</b>	<b>\$2,248.23</b>	<b>\$2,250.92</b>	<b>\$1,802.92</b>	<b>\$840.29</b>	<b>\$840.29</b>
<b>Total Tax Burden</b>		<b>\$8,347.94</b>	<b>\$6,682.06</b>	<b>\$6,684.74</b>	<b>\$5,334.18</b>	<b>\$2,340.79</b>	<b>\$2,340.79</b>
<b>Tax Burden as % of Home Price</b>		<b>1.67%</b>	<b>1.67%</b>	<b>1.67%</b>	<b>1.67%</b>	<b>1.67%</b>	<b>1.67%</b>

Source: Placer County.

**Footnotes:**

<sup>1</sup>Placeholder, 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, 16<sup>th</sup> 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

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

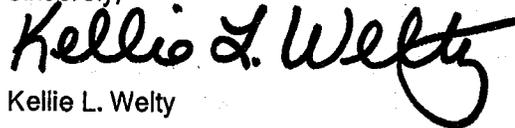
To the Placer County Board of Supervisors:

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*

319 LOS GARCIA'S LN  
ELVERTA CA 95626

*PLEASE TAKE THIS  
IN CONSIDERATION.*

Address

916-432-9085

Phone number

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

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 Lawlor, 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. Lawlor

245 Los GARCINAS LN  
ELVENTA, Cal, 95626

Address

916 - 212 - 8922

Phone number

November 24, 2014

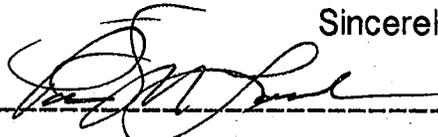
To the Placer County Board of Supervisors:

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

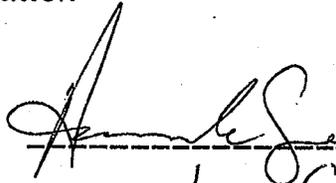
To the Placer County Board of Supervisors:

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

916-289-6790

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

EDD & 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,

  
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 Welfy, 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 Welfy  
8815 Elwyn Ave.  
Elverta, CA 95626

Address

916 -769 -6059

Phone number

November 24, 2014

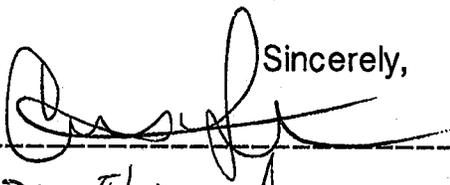
To the Placer County Board of Supervisors:

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  
Elverta, CA 95826

Address

209-606-4833

Phone number

November 24, 2014

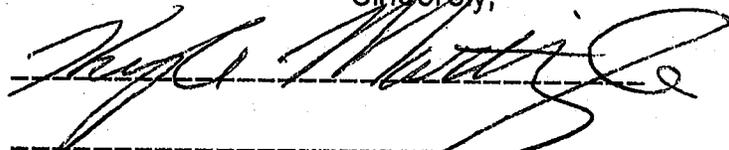
To the Placer County Board of Supervisors:

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

Jan 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,

Jan Johnson  
2431 Elwyn Ave  
Elverta, CA 95626

Address

916-991-3327

Phone number

November 24, 2014

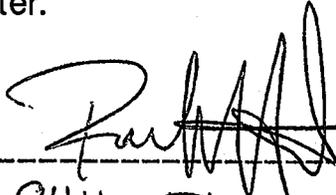
To the Placer County Board of Supervisors:

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 Lacitinola, 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

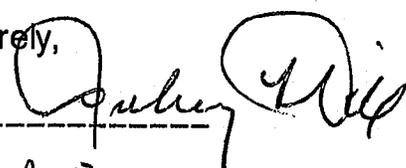
To the Placer County Board of Supervisors:

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  
Elvert 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

SB Maggana, 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,

SB Maggana  
8721 Elwyn Ave  
Elverta Ca. 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

Blue Hill, 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 IVELLIE,

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. IVELLIE  
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:

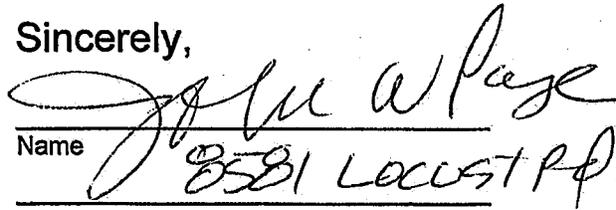
Jack Duran  
Rober Weygandt  
Jim Holmes  
Kirk Uhler  
Jennifer Montgomery

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

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 N Lettitz

Name

8314 LOCUST RD

ELVERTA CA 95626

address

December 6, 2014

To the Placer County Board of Supervisors:

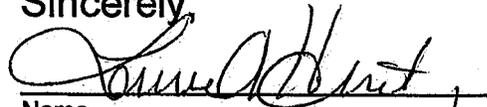
Jack Duran  
Rober Weygandt  
Jim Holmes  
Kirk Uhler  
Jennifer Montgomery

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

I     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

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 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.  
address

Elverta, CA 95626

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

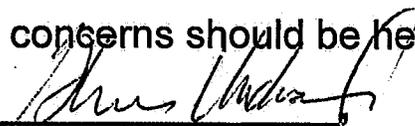
address

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 BRADNINGST.

address

FLVERTA, CA 95626

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

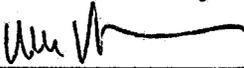
916-599-8733

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  
9992@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,

Jeffrey Barr  
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](http://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)"

Page 17 of The State of California General Plans Guidelines 2003, Community Plans, Area Plans, and Specific Plans:

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

Page 15 of The State of California General Plans Guidelines  
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 nights 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)	<b>6.26 acres/1000 residents</b>

\*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)	<b>5.00 acres/1000 residents</b>

**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

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)"

Page 17 of The State of California General Plans Guidelines 2003, Community Plans, Area Plans, and Specific Plans:

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

Page 15 of The State of California General Plans Guidelines 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

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

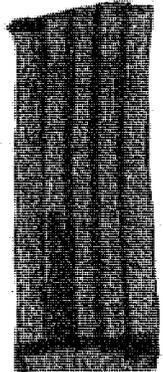
The general plan's text and its accompanying diagrams are integral parts of the plan. They must be in agreement. For example, if a general plan's land use element diagram designates low-density residential development in an area where the text describes the presence of prime agricultural land and further 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

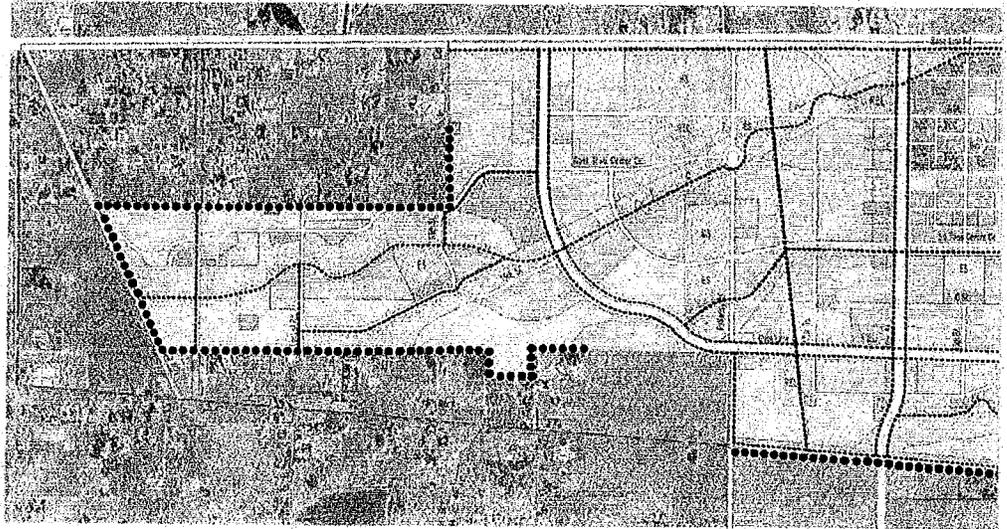


FIGURE 5.6 OFF-STREET  
ADOPTED SPECIFIC PLAN

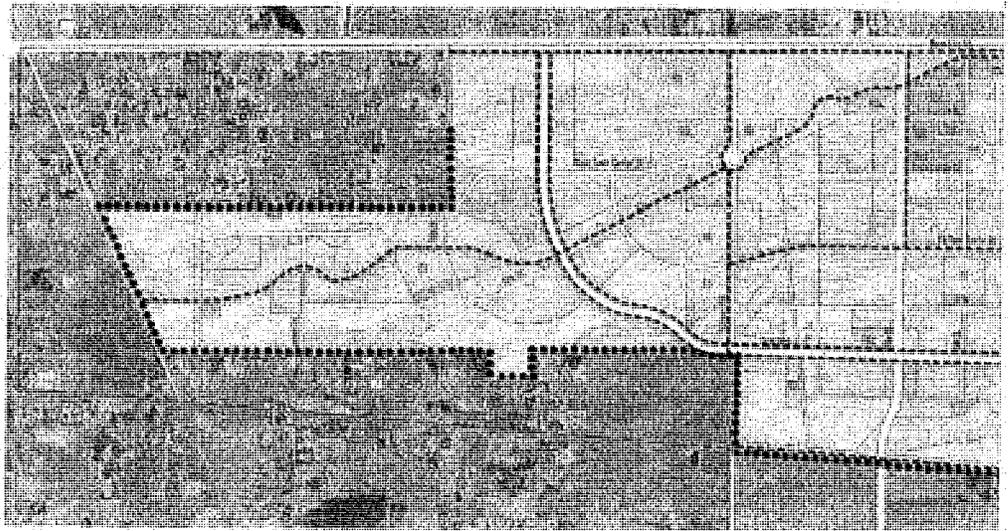


FIGURE 5.6 OFF-STREET  
PROPOSED SPECIFIC PLAN



NORTH

0 1500'

SPECIFIC PLAN MODEL

# Placer Vineyard

Placer County, CA

**MACKEY & ASSOCIATES**  
 ENGINEERS PLANNERS  
 1522 Europa Road, Suite 100, Folsom, CA

# 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.

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

- h. Provide buffers which create distinct, separate urban communities.
4. Prior to consideration of such GPAs the following should have occurred or been demonstrated:
- 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,

3

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

4

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*

5

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

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

Responsibility: Board of Supervisors  
Planning Commission  
CDRA Planning Services Division

Time Frame: Ongoing

Funding: General Fund

10.5. 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.

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.

6

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

Agricultural/Timberland Use	Buffer Zone Width	
	Residential Exclusion Area <sup>1</sup>	Buffer Width Range <sup>2</sup>
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

<sup>1</sup> Residential structures prohibited; non-habitable accessory structures permitted.

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

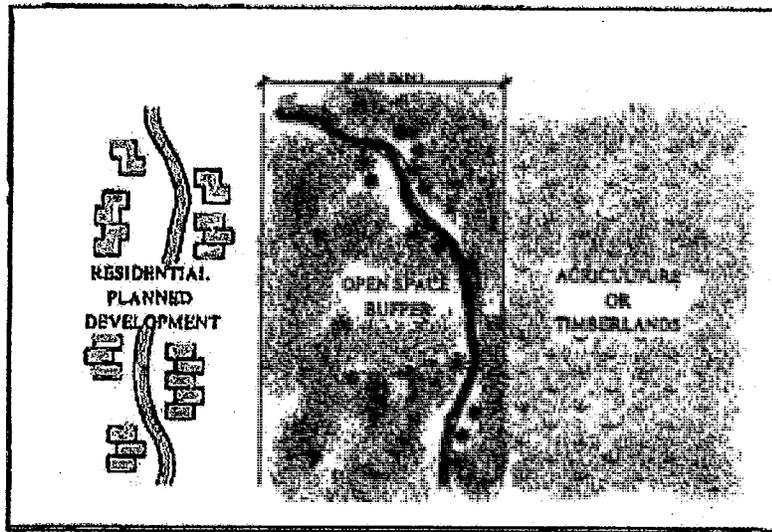
- 2. **Industrial/Residential Buffers.** These buffer zones are required to separate residential land uses from areas designated Business Park/Industrial where noise from vehicles and equipment, the use of hazardous materials in manufacturing processes, truck traffic, and otherwise heavy traffic volumes 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.

7

- 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. 9

## 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:
- a. The subdivision is part of a cluster project and such a project is permitted by the applicable zoning;
  - b. The project will not conflict with adjacent agricultural operations; and,
  - c. 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:
- a. The use will not adversely affect agricultural production in the area;
  - b. The use supports local agricultural production;
  - c. It is compatible with existing agricultural activities and residential uses in the area;
  - d. The use will not require the extension of sewer or water lines; and,
  - e. 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, 16<sup>th</sup> 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

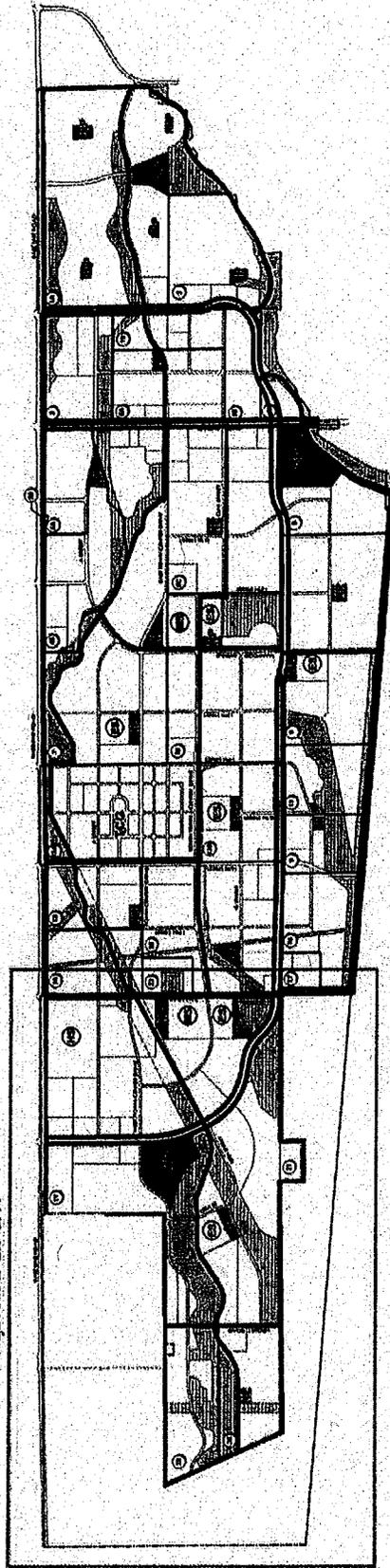
Attached are the letter and figures regarding the Placer Vineyard development. Thank you for your help. I look forward to meeting you tomorrow.

Kellie Welty

PARKS AND OPEN SPACE

Figure 7.1 - Park and Open Space Diagram

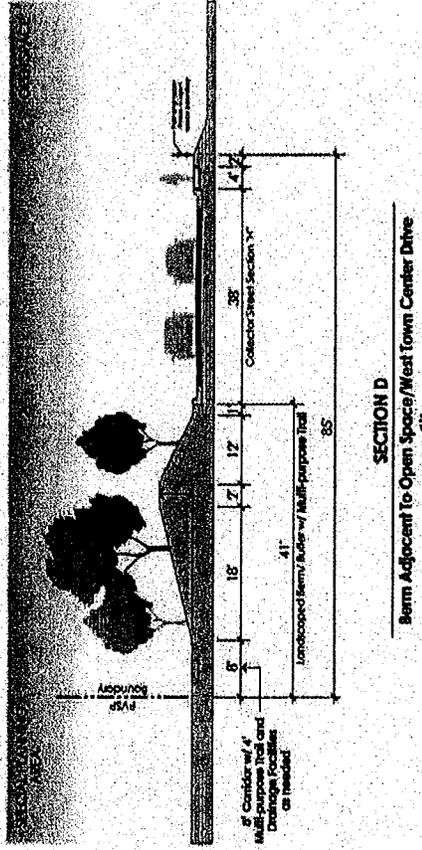
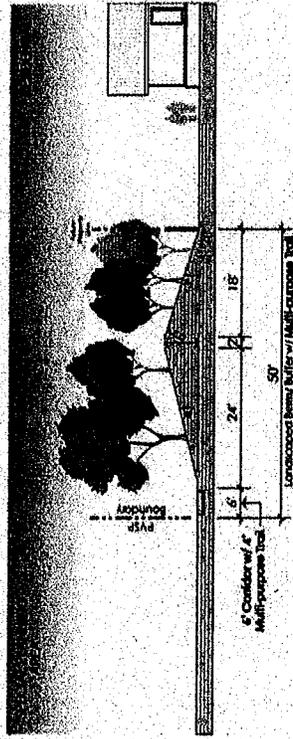
See Figure 7.10 for Buffers  
Adjacent to the SPA



LEGEND

- Class 1 Bike Paths
- Total Distance: +3.5 miles
- Multi-Purpose Trails
- Existing Trails
- Roads
- Parks
- Total Area: 150 acres
- Private Park
- Total Area: 22.0 acres (11 acres credit)
- Open Space
- Total Area: +682 acres
- Elementary School
- Middle School
- High School
- Park Legend
- Community Park
- Neighborhood Park
- Private Neighborhood Park
- Town Center Green
- Class 1 Bike Path connection on West Avenue bridge

Figure 7.10 - Open Space Buffer Section



Source: MacKay & Samps, 2007

**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, 16<sup>th</sup> 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](mailto:tivaldi@placer.ca.gov), [crivera@placer.ca.gov](mailto:crivera@placer.ca.gov), [wwyllie5@gmail.com](mailto: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 Dyer 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 simple 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 boarder (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.

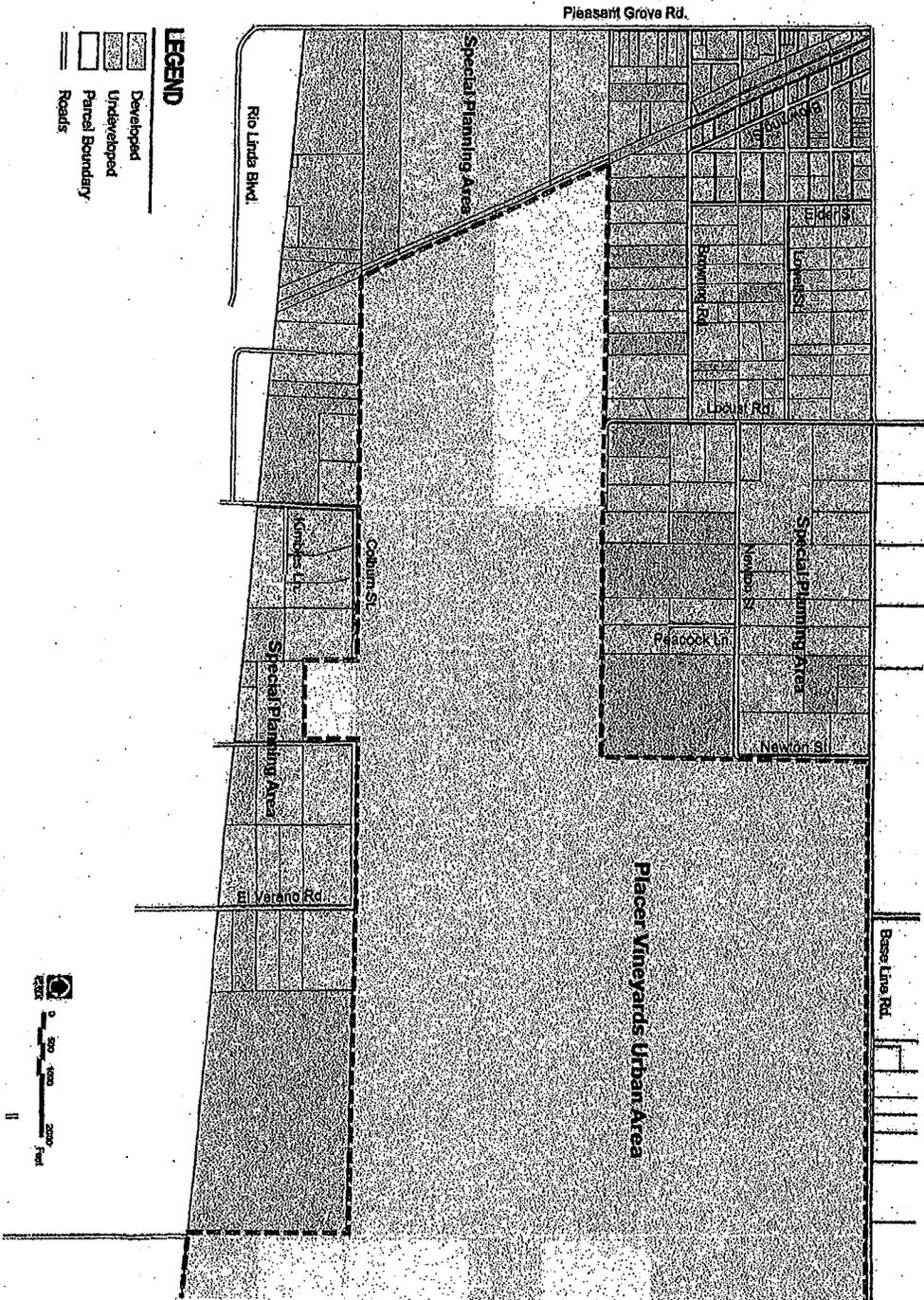
3. If you look closely at the proposed changes for the entire Placer Vineyards development you will see that many parks have been eliminated, many open space green belts connecting those parks have been eliminated, and many bands of open space next to roadways have been eliminated. I personally had to 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](mailto:BCGRECO@AOL.com)

Figure 3.2 Special Planning Area Location Map



LAND USE

Source: Placer County Planning 2005

July 2007

## 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 Fulweiler 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 5475-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.

# 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 12<sup>th</sup> 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, Willie, 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

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, 16<sup>th</sup> 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.

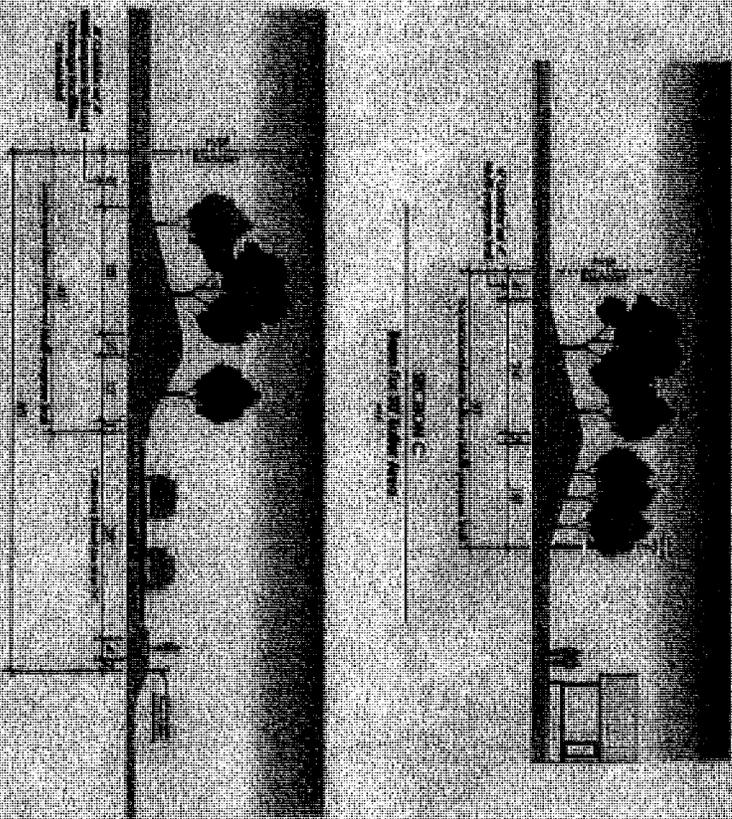
There are several roads, which end at the county line or have actually been closed off to use after years of through traffic. We would like Locust Rd./Elwyn Avenue to be a "dead end" road. Per the Placer Vineyards maps and diagrams, if South Locust Rd./Elwyn Avenue is a "dead end" road or a "berm" constructed, 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

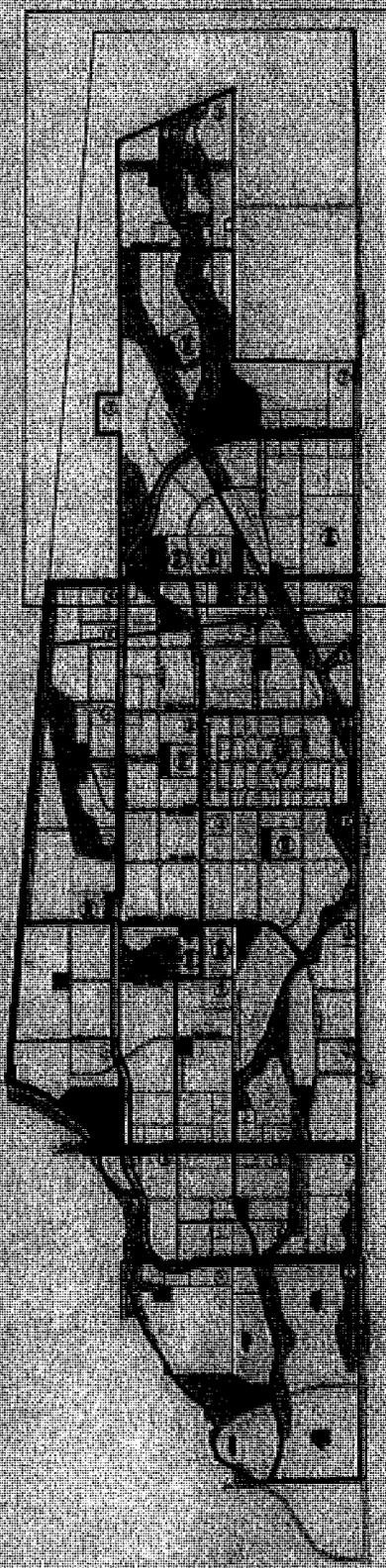
REC  
NOV 19 2014  
PLANNING DEPT.

Figure 7.10 - Open Space Buffer Section



Source: MacKay & Sampa, 2007

- Legend**
- Open Space
  - Green Space
  - Urban Space
  - Water
  - Road
  - Building
  - Other
  - ...



See Figure 19 for details of the open space

Figure 19. Park and Open Space Diagram

PARKS AND OPEN SPACE



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

RECEIVED  
NOV 19 2014  
PLANNING DEPT.