

SECTION ONE

INTRODUCTION

I.1 BACKGROUND AND PURPOSE

The *Revised Draft Environmental Impact Report, Placer Vineyards Specific Plan* (Revised Draft EIR), dated March, 2006, was prepared to disclose, analyze, and provide mitigation measures for all potentially significant environmental effects associated with adoption and implementation of the proposed Placer Vineyards Specific Plan, Placer County. Preparation of an Environmental Impact Report is a requirement of the California Environmental Quality Act (CEQA) for all discretionary projects in California that have a potential to result in significant environmental impacts.

The Revised Draft EIR was the second complete Draft EIR for the Specific Plan. Following the close of the review period for the Draft EIR in January 2005, the project proponent, the Placer Vineyards Property Owners Group, modified the project in response to concerns raised during circulation of the Draft EIR. In accordance with Public Resources Code Section 21092.1 and CEQA Guidelines Section 15088.5, Placer County decided to prepare a Revised Draft EIR in response to the new project description. The significant changes from the previous project description were summarized in Section 2.4 of the Revised Draft EIR. In accordance with CEQA Guidelines Section 15088.5(g), the principal changes to the Draft EIR were summarized in Section 1.1 of the Revised Draft EIR.

As required under CEQA, the Revised Draft EIR was published and circulated for review and comment by responsible and trustee agencies and interested members of the public. In response to comments received during the Revised Draft EIR review period and changes to certain assumptions in the cumulative traffic analysis, in July 2006 Placer County decided to recirculate a portion of the Revised Draft EIR. This “partial recirculation” was appropriate because, where an agency determines that recirculation is required with respect to only some environmental issues, the agency can satisfy its obligation by reissuing only the revised part or parts of the EIR, rather than a whole new document. "If the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified" (see CEQA Guidelines, Section 15088.5, subd. (c)).

As part of this partial recirculation effort, Placer County also elected to make available for public review the proposed Placer Vineyards Public Facilities Draft Financing Plans for both the Project as proposed (14,132 dwelling units) (“the Base Plan”) and for the Blueprint Alternative (21,631 dwelling units).

In accordance with CEQA Guidelines Section 15088.5(g), the principal changes to the Revised Draft EIR are summarized in Section 1.2 of the Partially Recirculated Revised Draft EIR.

Pursuant to CEQA Guidelines Section 15088.5, subdivision (f)(2), Placer County, in the Final Environmental Impact Report (Final EIR), has responded to (i) comments received during the

initial Revised Draft EIR circulation period that relate to chapters or portions of the document that were not revised and recirculated in the July 2006 document and (ii) comments received during the recirculation period that relate to the chapters or portions of the Revised Draft EIR that were revised and recirculated in that latter document.

CEQA requires that a Final EIR be prepared, certified, and considered by public decision-makers prior to taking action on a project. The Final EIR provides the Lead Agency (i.e., County of Placer) an opportunity to respond to comments received on the Revised Draft EIR and Partially Recirculated Revised Draft EIR during the respective public review periods for the two documents, and to incorporate any additions or revisions to the documents necessary to clarify or supplement information contained therein.

I.2 SCOPE AND FORMAT

This document includes numerous sections. This Section One provides background and outlines the purpose, scope and format of the Final EIR. Section Two explains the public review process and lists all agencies and individuals who commented on the Revised Draft EIR. Section Three consists of the actual letters of comment, reproduced in their entirety, and the responses to each written comment received on the Revised Draft EIR and Partially Recirculated Revised Draft EIR. These responses are intended to supplement or clarify information contained in the Revised Draft EIR and Partially Recirculated Revised Draft EIR, as appropriate, based on the comments and additional research or updated information. Each response follows the associated letter. Additions to the Revised Draft EIR and Partially Recirculated Revised Draft EIR are shown in underline and deletions are shown in ~~strikeout~~ format. Each letter has been numbered (e.g., Letter 1, Letter 2, etc.). Within each letter, individual comments are assigned an alphanumeric identification. For example, the first comment of Letter 1 is Comment 1A, and the second is Comment 1B. Section Four consists of Revised Draft EIR figures and appendices that were revised in response to comments, as described in Section Three. Finally, five appendices are included containing: (1) Placer County Water Agency's Draft Integrated Water Resources Plan (August 2006), (2) a letter from PCWA dated September 8, 2006, supplementing the previous Water Supply Assessment (Appendix M of the Revised Draft EIR), (3) a copy of a letter sent to Sutter County August 24, 2005, which is referenced in Response to Comment 38D, (4) a letter received from the State Department of Water Resources Commenting on the Revised Draft EIR, and (5) an appendix containing miscellaneous errata not involving any changes in impact characterization. The State Department of Water Resources letter arrived too late to be included in the main body of the Final EIR. A response to the Department of Water Resources letter is also included in the appendices.

For purposes of CEQA Guidelines Section 15132, the Final EIR for the Placer Vineyards Specific Plan includes the Revised Draft EIR published March 2006 along with its various appendices and referenced documentation, the Partially Recirculated Revised Draft EIR published August 2006 along with its appendices and referenced documentation, and this "Final" EIR/Response to Comments document. These documents together constitute the Final EIR and include all of the information required by Section 15132.

I.3 SUMMARY OF REVISIONS TO THE SPECIFIC PLAN DATED MARCH, 2006

Several modifications have been made to the Placer Vineyards Specific Plan dated March 2006. All of the modifications are minor in nature and do not affect the environmental analysis presented in this Final EIR. None of the policy refinements and changes lead to any significant environmental effects not previously disclosed, or to any substantial increases in the severity of any previously identified significant environmental effects. The changes described below are those changes that, while not creating new or worsened significant effects, nevertheless bear some relation to the environmental effects of the Specific Plan.

The following tables, which appear in the Revised Draft EIR, have been modified using underline and ~~strikeout~~ to reflect refinement in quantification of various land use types used in the Specific Plan and the Blueprint Alternative. The number of residential units is not changed and the non-residential square footage is generally reduced.

These revised tables were the basis for the revised traffic analysis appearing in the Partially Recirculated Revised Draft EIR except that under the Specific Plan, "Office" square footage has been further reduced by a slight amount and the number of students has been increased by 236. Under the Blueprint Alternative, the number of students has declined by 53 since preparation of the revised traffic analysis. These very minor changes do not alter the conclusions reached in the Partially Recirculated Revised Draft EIR because they have little, if any, effect on the trip generation assumptions and would not substantially alter the EIR conclusions.

Revised Draft EIR Figures 3-12 and 6-2 have also been modified to reflect the changes described below and are reprinted in Section Four of this Final EIR.

Revised Table 3.4-1 Land Use Summary								
Land Uses	Density/Intensity Standards		Area Size (Acres)	Amount		% of Total Project Area	Job Generation Standards	
	Density Range Du/Ac	Calculated Density Du/Ac	Acres	Units	Building Area Sq. Ft.	%	Calculated Jobs	Total Jobs
LDR – Low-Density Residential	2-6	3.5	991.00 <u>983.00</u>	3,455 <u>3,426</u>		-18.95 <u>18.80%</u>		
MDR – Medium-Density Residential	4-8	5.24	1,196.00 <u>1,195.00</u>	6,266 <u>6,277</u>		-22.87 <u>22.85%</u>		
HDR – High-Density Residential	7-21	15	190.00 <u>205.00</u>	2,844 <u>3,074</u>		-3.63 <u>3.92%</u>		
CMU - Commercial Mixed-Use Residential (70% of total area) ¹	14-22	18	46.90 <u>35.35</u>	844 <u>636</u>		0.90 <u>0.68%</u>		
Subtotal Residential			2,423.9 <u>2,418.35</u>	13,409 <u>13,413</u>		-46.35 <u>46.24%</u>		
Commercial²	FAR Range	Calculated FAR	Acres		Building Area Sq. Ft.	%	GSF/Employee	Total Jobs³
COM - Commercial Retail	.20-.30	0.25	34.00		370,260	0.65%	500	741

Revised Table 3.4-1 Land Use Summary								
Land Uses	Density/Intensity Standards		Area Size (Acres)	Amount		% of Total Project Area	Job Generation Standards	
O – Office	.25-.45	0.30	<u>34.50</u> <u>32.50</u>		<u>450,846</u> <u>424,710</u>	<u>-0.66</u> <u>0.62%</u>	400	<u>1,127</u> <u>1,062</u>
BP - Business Park	.20-.45	0.25	<u>98.50</u> <u>58.50</u>		<u>1,072,665</u> <u>637,065</u>	<u>-1.88</u> <u>1.12%</u>		
Retail (10% of total area)	.20-.45	0.25	<u>9.85</u> <u>5.85</u>		<u>107,267</u> <u>63,707</u>		500	<u>-215</u> <u>127</u>
Office (90% of total area)	.20-.45	0.25	<u>88.65</u> <u>52.65</u>		<u>-965,399</u> <u>573,359</u>		750	<u>-1,287</u> <u>764</u>
PC – Power Center (100% Retail)	.20-.35	0.25	<u>60.00</u>		<u>653,400</u>	<u>1.15%</u>	500	<u>1,307</u>
BP/PC – Business Park/Power Center ⁴	<u>.20-.45</u>	<u>0.25</u>	<u>31.00</u>		<u>337,590</u>	<u>0.59%</u>		
Retail (80% of total area)	<u>.20-.45</u>	<u>0.25</u>	<u>24.80</u>		<u>270,072</u>		<u>500</u>	<u>540</u>
Office (20% of total area)	<u>.20-.45</u>	<u>0.25</u>	<u>6.20</u>		<u>67,518</u>		<u>750</u>	<u>90</u>
TC – Town Center Commercial ³	.35-2.0	0.45	<u>33.50</u> <u>42.50</u>		<u>656,667</u> <u>833,085</u>	<u>-0.64</u> <u>0.81%</u>		
Retail (80% of total area)	.35-2.0	0.45	<u>26.80</u> <u>34.00</u>		<u>525,334</u> <u>666,468</u>		500	<u>1,051</u> <u>1,333</u>
Office (20% of total area)	.35-2.0	0.45	<u>6.70</u> <u>8.50</u>		<u>131,333</u> <u>166,617</u>		333	<u>394</u> <u>500</u>
CMU - Commercial Mixed-Use Commercial (30% of total area) ²	.35-1.0	0.45	<u>20.10</u> <u>15.15</u>		<u>394,000</u> <u>296,970</u>	<u>0.38</u> <u>0.29%</u>		
Retail (15% of total area)	.35-1.0	0.45	<u>10.05</u> <u>7.58</u>		<u>197,000</u> <u>148,485</u>		500	<u>394</u> <u>297</u>
Office (15% total area)	.35-1.0	0.45	<u>10.05</u> <u>7.58</u>		<u>197,000</u> <u>148,485</u>		333	<u>592</u> <u>446</u>
Subtotal Commercial			<u>280.60</u> <u>273.65</u>		<u>3,597,838</u> <u>3,215,490</u>	<u>-5.35</u> <u>5.23%</u>		<u>7,108</u> <u>7,207</u>
Public/Quasi-Public	FAR Range	Calculated Density Du/Ac	Acres	Units	Students Enrolled	%	Calculated Jobs	Total Jobs
Public Facilities and Services^{4,6}			<u>53.50</u> <u>50.50</u>			<u>-1.02</u> <u>0.97%</u>		
Religious Facilities^{5,7}		3.5	<u>92.00</u> <u>91.00</u>	<u>312</u> <u>308</u>		<u>1.79</u> <u>1.74%</u>		
Schools⁸					<u>8,273</u> <u>8,005</u>		1/17 students	<u>487</u> <u>471</u>
Elementary Schools			<u>60.00</u> <u>72.00</u>	6 Schools	<u>4,212</u> <u>4,072</u>	<u>1.15</u> <u>1.38%</u>		
Middle Schools			<u>40.00</u> <u>45.00</u>	2 Schools	<u>-1,417</u> <u>1,371</u>	<u>-0.76</u> <u>0.86%</u>		
High Schools			<u>40.00</u> <u>50.00</u>	1 School	<u>2,644</u> <u>2,563</u>	<u>0.76</u> <u>0.96%</u>		
Parks (Neigh. Parks, Comm. Parks, Mini Parks & Rec. Center)			<u>217.00</u> <u>210.00</u>			<u>-4.14</u> <u>4.02%</u>		
Open Space			<u>714.00</u> <u>709.00</u>			<u>-13.63</u> <u>13.56%</u>		
Major Roads								
Thoroughfares, Arterials,			<u>330.00</u>			<u>-6.22</u>		

Revised Table 3.4-1 Land Use Summary							
Land Uses	Density/Intensity Standards		Area Size (Acres)	Amount		% of Total Project Area	Job Generation Standards
Collector Roadways			331.50			6.34%	
Subtotal Public/Quasi-Public			1,546.50	312		29.44	
			1,559.00	308		29.81%	
Total Area (excluding SPA)			4,251.00	13,721		81.13	
						81.28%	
SPA - Special Planning Area	FAR Range	Calculated Density Du/Ac	Acres	Units	Total Building Area Sq. Ft.	%	Total Jobs
Residential	Varies	0.28 0.42	979.00	411		18.72%	
Project Area Totals			5,230.00	14,132	3,597,838	100.00%	7,594
					3,215,490		7,678

Notes:
¹ Assumes 70% of CMU Total acres in housing
² Assumes 30% of CMU Total acres for retail uses
³ Refer to Employment Summary table in Specific Plan
⁴ 31 acres may be a BP or PC land use (see the Land Use Diagram for site designation)
^{4,5} Assumes 80% of total Town Center Commercial area is retail uses and 20% is office uses above ground floor
^{5,6} Includes: Corp. Yard - CY, Fire - F, Cemetery -C, Substation -SS, Government Offices and Sheriff s
⁷ 92 91 acres of religious sites may provide an additional 312 308 residential units (at LDR densities)
 3.0 acres of religious facilities are within power line easements and do not count as density transfer of housing units
⁸ Refer to School Enrollment Summary Table for student generation rates and student population summary in Specific Plan
 Source: EDAW, November 2005, January 2006, March 2006, August, 2006

Revised Table 6-7 Proposed Project Compared with Blueprint Alternative: Land Use Summary - Residential and Commercial Mixed-Use									
Placer Vineyards Specific Plan					Blueprint Alternative				
Density/Intensity Standards			Area Size	#	Density/Intensity Standards			Area Size	#
Residential (RES)	Density Range DU/AC	Calc. Density DU/AC	Acres	Units	Residential (RES)	Density Range - DU/AC	Calc. Density - DU/AC	Acres	Units
LDR	2-6	3.5	991 983	3,455 3,426	LDR	2-7	5	606.5 686.00	3,034 3,432
MDR	4-8	5.24	1,196 1,195	6,266 6,277	MDR	6-15	7.7	1,280 1,213.00	9870 9,390
HDR	7-21	15	190 205	2,844 3,074	HDR	12-35	18	319.5 341.50	5,742 6,157
CMU	14-22	18	46.9 35.5	844 636	CMU	15-35	22	78.75 66.15	1732-1,456
Subtotal Residential	—	5-6	2,423.9 2,418.35	13,607 13,413	Subtotal Residential	—	9.4	2,184.5 2,306.65	20,556 20,435

LDR=Low-Density Residential; MDR=Medium-Density Residential; HDR=High-Density Residential; CMU=Commercial Mixed-use Residential (70% of total area); DU=Dwelling Units; AC=Acres; Calc=Calculated
 Source: EDAW, 2006

**Revised Table 6-8
Proposed Project Compared with Blueprint Alternative:
Land Use Summary – Commercial/Mixed-Use Development**

Placer Vineyards Specific Plan					Blueprint Alternative				
Density/Intensity Standards			Area Size	#	Density/Intensity Standards			Area Size	#
Commercial	FAR Range	Calc. Density FAR	Acres	—	Commercial	FAR Range	Calc. Density FAR	Acres	—
Comm/Ret	.20-.30	.25	34	—	Comm/Ret	.20-.30	.25	34	—
Office	.25-.45	.30	34.5 32.5	—	Office	.25-.45	.30	30.5 29	—
Business Park (BP)	.20-.45	.25	100.5 58.5	—	Business Park (BP)	.20-.45	.25	93.5 62	—
Retail (10% Area)	.20-.45	.25	9.85 5.85	—	Retail (10% Area)	.20-.45	.25	9.5 6.20	—
Office (90% of Area)	.20-.45	.25	88.65 52.65	—	Office (90% of Area)	.20-.45	.25	84 55.80	—
BP/Power Center (100% Ret)	.20-.35	.25	60	—	BP/ Power Center (100% Ret)	.20-.35	.25	60	—
<u>BC/PC</u>	<u>.20-.45</u>	<u>0.25</u>	<u>31.00</u>	—	<u>BC/PC</u>	<u>.20-.45</u>	<u>.25</u>	<u>20</u>	—
<u>Retail (80% of total area)</u>	<u>.20-.45</u>	<u>0.25</u>	<u>24.80</u>	—	<u>Retail (80% of total area)</u>	<u>.20-.45</u>	<u>.25</u>	<u>16</u>	—
<u>Office (20% of total area)</u>	<u>.20-.45</u>	<u>0.25</u>	<u>6.20</u>	—	<u>Office (20% of total area)</u>	<u>.20-.45</u>	<u>.25</u>	<u>4</u>	—
Town Ctr Comm (TC)	.35-2.0	.45	33.5	—	Town Ctr Comm (TC)	.35-2.0	.45	32 42.50	—
Retail (80% of Area)	.35-2.0	.45	26.8	—	Retail (80% of Area)	.35-2.0	.45	25.5 34.00	—
Office (20% of Area)	.35-2.0	.45	6.7	—	Office (20% of Area)	.35-2.0	.45	6.5 8.50	—
CMU (30% of total area)	.35-1.0	.45	20.10	14.40	CMU (30% of total area)	.35-1.0	.45	33.75 28.35	—
CMU Retail (15%)	<u>.35-1.0</u>	.45	<u>10.05</u>	<u>7.20</u>	CMU Retail (15%)	35	.45	16.88 14.18	—
CMU Office (15%)	<u>.35-1.0</u>	.45	<u>10.05</u>	<u>7.20</u>	CMU Office (15%)	35	.45	16.88 14.18	—
Subtotal Comm	—	—	280.60	—	Subtotal Comm	—	—	250 275.85	—

Calc=Calculated; FAR=Floor Area Ratio; CMU=Commercial Mixed-Use; Comm=Commercial; Ret=Retail; BP=Business Park; BC/PC=Business Park/Power Center

Source: EDAW; Quad Knopf, 2005-2006

Revised Table 6-9 Proposed Project Compared with Blueprint Alternative: Land Use Summary – Public/Quasi-Public Development							
Placer Vineyards Specific Plan				Blueprint Alternative			
Public/Quasi-Public	Calc Density FAR	Acres	Residential Units	Public/Quasi-Public	Calc Density FAR	Acres	Residential Units
Public	Density FAR	Acres	Units	Public	Density FAR	Acres	Units
Pub Facil./Services	—	54.5 50.5	—	Pub Facil./Services	—	54.5 51	—
Religious Facilities	3.5	92 91	312 308	Religious Facilities	8	113.5 <u>115.50</u>	842 <u>785</u>
Schools	—	—	—	Schools	—	—	—
Elementary Schools	—	60 72	6 schools	Elementary Schools	—	80 <u>84</u>	7 schools
Middle Schools	—	40 45	2 schools	Middle Schools	—	60 <u>45</u>	3 2 schools
High Schools	—	40 50	1 school	High Schools	—	80 <u>70</u>	2 1 schools
Parks*	—	217 210	—	Parks*	—	260.5 <u>284</u>	—
Open Space	—	714 709	—	Open Space	—	714 698	—
Major Roads**	—	329 331.5	—	Major Roads**	—	324.5 <u>321</u>	—
Subtotal Quasi-Public	—	1,546.5 1,559	312 308	Subtotal Quasi-Public	—	1,685.5 <u>1,668.5</u>	862 <u>785</u>

Calc = Calculated; FAR = Floor Area Ratio; Res = Residential
 *Neighborhood parks, community parks, mini parks, and recreation center
 **Thoroughfares, arterials, collector roadways
 Source: EDAW; Quad Knopf, 2006

Revised Draft EIR Figures 3-12 and 6-2 have also been modified to reflect the following additional changes:

Project Land Use Plan Changes:

- Realignment of 18th Street and 19th Street
- Relocation of the drainage canal in the Town Center north, next to Baseline Road
- Relocation of the drainage canal north, next to South Town Center Drive
- Location of high school moved and increased to 50 acres
- Revised land uses adjacent to the high school
- Elementary school sites increased to 12 acres
- Middle school sites increased to 22.5 acres
- Redistribution of the Government center/Sheriff station, Library and Religious site
- Increased retail uses in the Town Center
- New retail and office assumptions used for BP/PC parcel

Blueprint Alternative Land Use Plan Changes:

- Realignment of 18th Street and 19th Street
- Revised alignment of A Street and relocation of A Street roundabout at open space crossing
- Relocation of the drainage canal in the Town Center north, next to Baseline Road
- Relocation of the drainage canal north, next to South Town Center Drive
- Location of high school moved and increased to 70 acres
- Revised A Street alignment adjacent to the high school
- Revised land uses adjacent to the high school, including the relocation of the cemetery, corporation yard and 25 acre religious site
- Elementary school sites increased to 12 acres
- Middle school sites increased to 22.5 acres
- One elementary school, 1 middle school and 1 high school were determined to be unnecessary by the school district
- Revised land uses in place and adjacent to former school sites
- Parks increased from 5 acres/1000 population to approximately 5.5 acres/1000 population
- Redistribution of the Government center/ Sheriff station, Library and Religious site
- Increased retail uses in the Town Center
- New retail and office assumptions used for BP/PC parcel

POLICY REFINEMENTS AND RELATED CHANGES

The following policy refinements and related changes to the text of the Specific Plan and Blueprint Alternative have been proposed since publication of the Revised Draft EIR in an effort to address various points raised by the County, landowners, and in the Revised Draft EIR. As described above, all of the modifications are minor in nature and do not affect the environmental analysis presented in this Final EIR. Although other minor wording changes not reported here have been made, none are substantive in nature. None of the policy refinements and changes lead to any significant environmental effects not previously disclosed, or to any substantial increases in the severity of any previously identified significant environmental effects. The changes either have no effect on the environment or strengthen environmental protections in response to the EIR, e.g., proposed modifications to Policy 3.1:

- Policy 3.1 has been modified to clarify that buffers apply to the Special Planning Area as well as properties outside the Specific Plan area.
- Policy 3.2 has been modified to provide protection to agricultural uses within the Specific Plan area and to provide notice of continuing agricultural use to adjacent home buyers.
- Policy 3.4 has been modified to clarify that 1 acre of open space or agricultural land will be replaced with a similar amount of agriculture or open space land.
- Policy 3.29 has been clarified to provide that the Baseline Road 200-foot building setback applies to properties adjacent to lands under Williamson Act. Specific development standards have also been provided for business park designated parcels adjacent to Newton Street.

- Text has been added providing further definition to the BP/PC Land Use designation.
- The affordable housing requirements have been adjusted to reflect the portion of the Specific Plan area and Blueprint Alternative proposed for development (excluding the SPA). Limits on the geographic distribution of affordable housing units have been removed.
- Policy 5.4 has been modified to encourage protection of existing oak trees along Dyer Lane. References to sound walls and landscape buffers to provide screening for abutting residential uses on arterial streets have been removed from this policy. The section on walls, fences, and screening treatments for residential uses is provided in section 6.4.3 of the Specific Plan. Design standards for residential alleys have been added.
- New text has been added to Policy 5.5 incorporating standards for private streets.
- Policy 5.24 now includes a specific reference to a proposed bicycle/pedestrian overcrossing or undercrossing of Baseline Road.
- Policies 6.6, 6.7 and 6.9 concerning street tree design and minor entries have received minor modifications.
- Policy 6.14 has been modified to remove unique sign requirements for Placer Vineyards. The County's established sign standards will apply.
- Policy 6.27 now contains a specific reference to a centrally located government center within the Town Center.
- Policy 6.29 adds sidewalk standards for the Town Center.
- Guidelines for neighborhood design have been refined, including reference to the avoidance of use of sound walls where feasible alternatives exist.
- Policy 6.42 has been added providing guidance on gated communities.
- Various policies, including Policies 6.44 and 6.45, have been modified to clarify how noise standards will be applied in the Specific Plan area. These changes are minor in nature and do not affect the applicable noise standards or conclusions contained in the Final EIR.
- Policies Related to Parks (Policies 7.2, 7.4, 7.5, 7.8, 7.12 and 7.16) have been revised to provide clarification regarding the Parks and Recreation Master Plan, funding for parks, configuration of mini parks and the use of single-loaded streets along the southern Placer/Sacramento County line buffer. These changes do not affect the amount, type or phasing of parks within the Plan area.

- Several changes have been made to the text of Chapter 8 of the Specific Plan as follows:
 - Removal of an erroneous reference to use of groundwater for wetland mitigation purposes.
 - An update on recycled water supply.
 - Further specification on the nature and timing of fire protection facilities.
- Chapter 9 has been modified and refined with regard to Specific Plan approvals, the processing of entitlements, the sequencing of development, and with regard to the details of financing mechanisms. These revisions are proposed to maintain consistency with Placer County standards and/or Development Standards that have been prepared between the Placer Vineyards Property Owners Group and the County and do not affect the environmental analysis in the Revised Draft EIR. Language has also been added as a result of the County’s consultation with the United Auburn Indian Community (UAIC) as required by legislation commonly known as SB 18, which requires (in a process outside CEQA) consultation between local agencies and tribal organizations with the intent of preserving or mitigating impacts to “Native American Cultural Places” to the extent feasible. The new Specific Plan language resulting from this consultation ensures that the County’s “subsequent conformity review process” for individual projects within the Specific Plan area fully addresses possible impacts on any Native American Cultural Places of which the County is currently unaware.
- Other Specific Plan and Blueprint Alternative changes include:
 - Revised collector and residential street sections
 - Revised residential street section for age-restricted community
 - New residential alley street section
 - Revised trail design
 - Revised commercial and Town Center street sections
 - Revisions to Appendix A: Land Use and Development Standards including:
 - Revisions and refinement of definitions
 - Revised residential land use standards
 - Revised commercial land use standards
 - Revisions and refinement to residential development standards
 - Revisions and refinement to commercial development standards
 - Revisions to parking standards