

PLACER VINEYARDS

Placer Vineyards Specific Plan Placer County, California

*Revised November 2014
Adopted July 2007*



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*2014 Revision Prepared by:
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PLACER VINEYARDS

Placer Vineyards Specific Plan
Placer County, California

EXECUTIVE SUMMARY



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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

CHAPTER I: INTRODUCTION



1.1 PURPOSE

The *Placer Vineyards Specific Plan* is a guide for the future urban growth and development in southwest Placer County. This Specific Plan defines a comprehensive set of policies to govern urban development in the Placer Vineyards Specific Plan Area (Plan Area).

Placer Vineyards is envisioned as a new urban-suburban community with a mix of residential, employment, school, and recreational uses. This Specific Plan sets policies for both on-site as well as off-site permanent preservation of significant natural resources and open space. The Specific Plan provides mechanisms for the implementation of public services and utilities and encourages the creation of cultural and educational community spaces. Placer Vineyards is guided by the following objectives:

- ◆ Protect and enhance the highest quality natural features and resources of the site and provide transitional buffers sensitive to the character of adjacent land uses;
- ◆ Promote compact mixed-use development that strives to provide a balance of uses, diverse housing and transportation choices, and contributes to a jobs to housing balance within the region;
- ◆ Establish a pedestrian-friendly community and access to a regional system of trails that link neighborhoods; and
- ◆ Develop a series of districts with their own unique site identity with urban centers, neighborhoods, and community serving facilities (schools, parks, and public amenities).

The Specific Plan and subsequent entitlement process is consistent with the goals and policies identified by the *Placer County General Plan* and allows for a sequence of community input and government review to ensure that development occurs in a logical, consistent, and timely manner.

1.2 PROJECT LOCATION AND CONTEXT

Placer Vineyards includes approximately 5,230 acres of land located in the southwest corner of Placer County, approximately 15 miles north of the City of Sacramento (see Figure 1-1). The Plan Area is bounded to the north by Base Line Road, to the south by the Sacramento County line, to the west by the Sutter County line and Pleasant Grove Road, and to the east by the Dry Creek Parkway and Walerga Road (see Figure 1-2). The major roads serving the Plan Area-Base

Line Road, Watt Avenue, and Walerga Road—are projected to be future thoroughfares. A number of smaller country roads and unpaved 2-lane roads traverse north-south through the Plan Area. A major electrical power line easement traverses east-west. 2 smaller electrical power easements traverse north-south.

The land is primarily level and has gently rolling terrain that slopes primarily southwest and partially toward Dry Creek. A number of small creeks and wetlands are also dispersed throughout the site. The land consists mostly of undeveloped grazing and agricultural land, with approximately 150 residences located in the Special Planning Area (SPA), concentrated in the northwest corner of the Plan Area (refer to Figure 1.2 for the location of the SPA). A number of home occupation and ancillary uses are located throughout the rural residential areas. A self-storage facility is located on Pleasant Grove Road at the southwest corner of the Plan Area. There are also a few commercial uses northwest of the Plan Area, including a convenience store and service commercial uses (trucking operation and boat and RV storage). An abandoned portion of the Union Pacific Railroad traverses the western portion of the Plan Area.

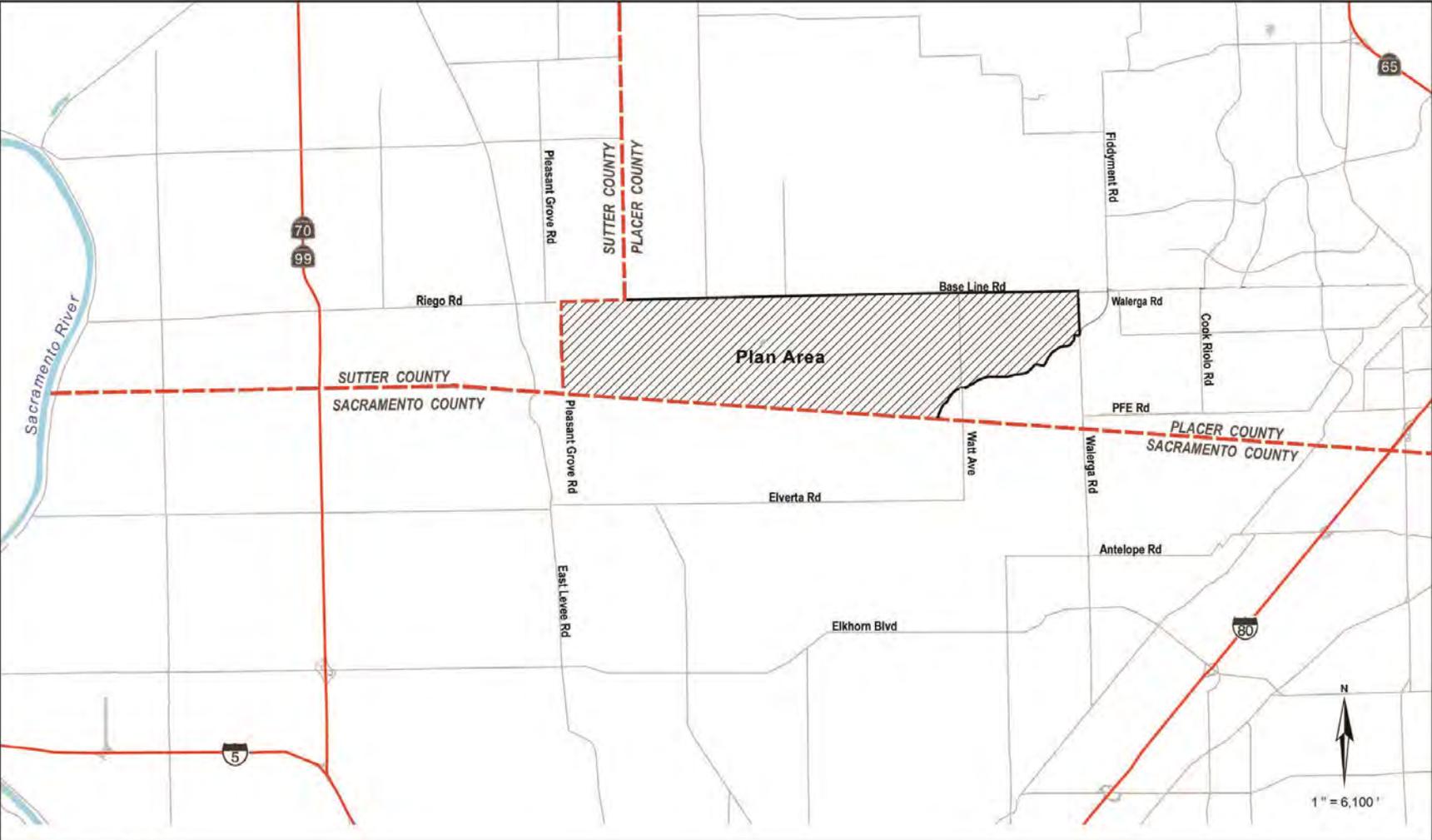
The primary land use in the area has historically been agriculture, with rice lands, vineyards, orchards, grazing land, and areas devoted to field crops. In some areas the land has lain fallow for several years. The Plan Area also contains a number of small tree groves and isolated oak stands, primarily along the southern border adjacent to the Dry Creek parkway and existing Dyer Lane.

Neighboring land uses in the area consist of agricultural grazing land, farming, and large-lot rural residential uses. Urban development is also found nearby in adjacent Sacramento County within the communities of Antelope, Rio Linda, and Elverta. Roseville continues to see growth east of Walerga Road and north of Base Line Road. Refer to Figure 1-3 for a map of planning areas and projects surrounding the Plan Area.



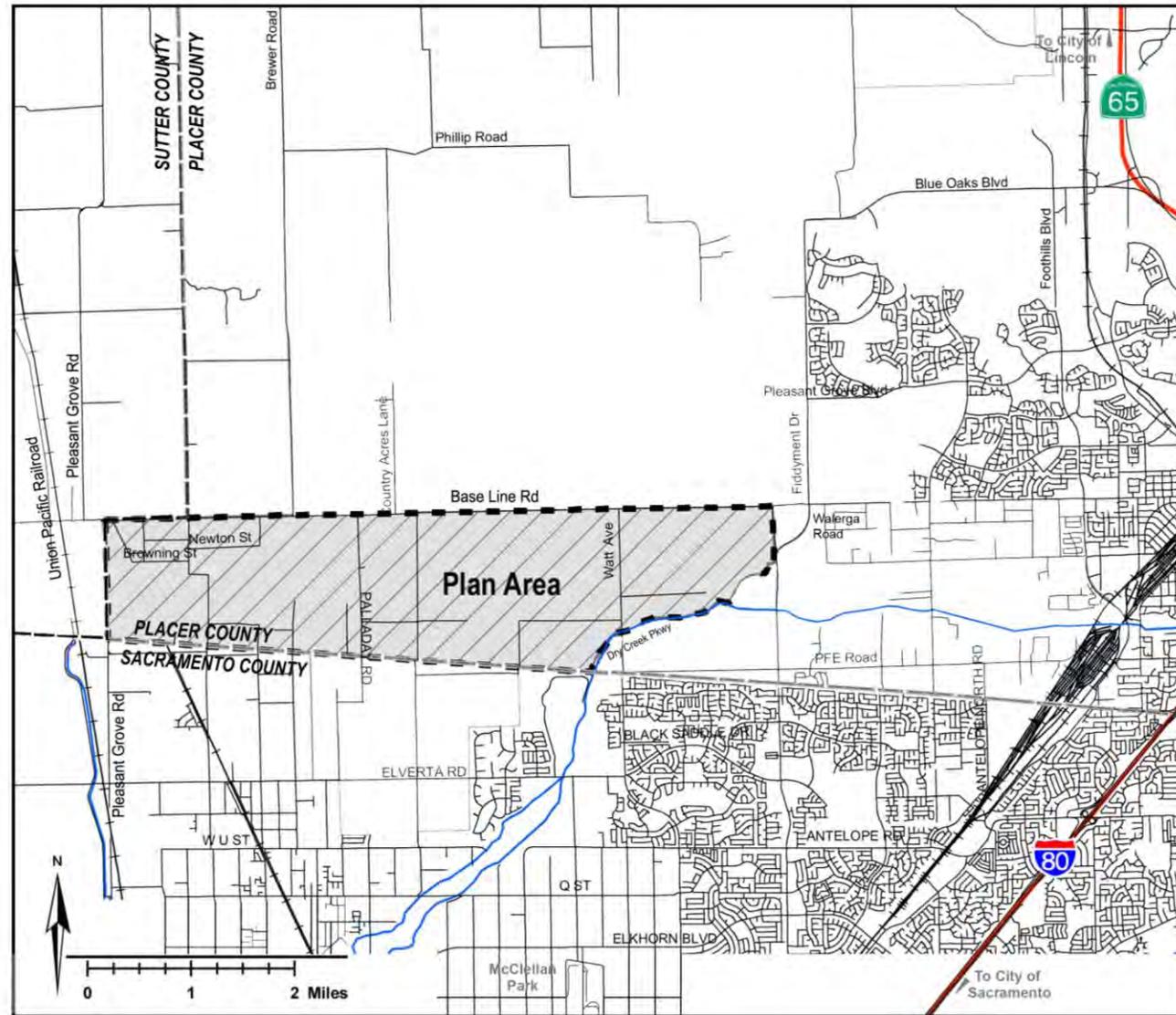
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Figure 1.1 - Placer Vineyards Regional



Source: Quad Knopf, 2005

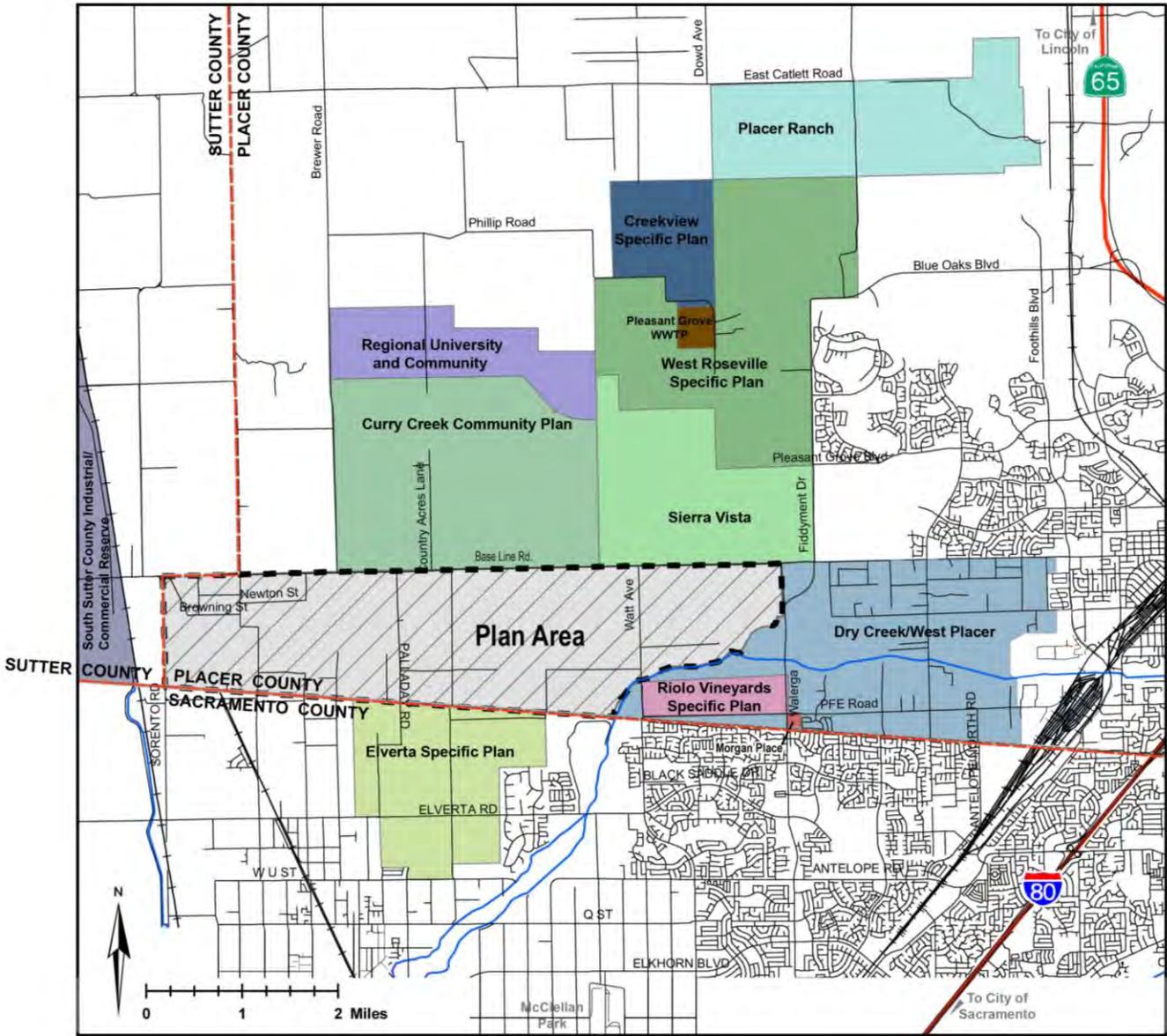
Figure 1.2 - Placer Vineyards Site Location



Source: Placer County Planning Dept., 2001 / Sacramento Planning Dept., 2002 / Quad Knopf, 2005

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Figure 1.3 - Proposed Development Surrounding Placer



Source: Placer County Planning Dept., 2001 / Sacramento Planning Dept., 2002 / Quad Knopf, 2005

1.3 PROJECT BACKGROUND

In the early 1990s, the Placer Vineyards Property Owners' Group, 21 land owners or owner representatives controlling approximately 4,250 acres or 81 percent of the 5,230-acre Plan Area, initiated the preparation of the first draft Specific Plan. After a planning effort coordinated over 5 years, the first draft Specific Plan was submitted to Placer County in December 1996. Subsequently, the first draft Specific Plan was revised and a public review draft of the Specific Plan was published in May 2003. On July 16, 2007, the Placer County Board of Supervisors approved the Specific Plan and certified the Final Environmental Impact Report. On February 14, 2012, the Board of Supervisors adopted an amendment to the Specific Plan and an addendum to the certified Environmental Impact Report. Additionally, modifications to the Mitigation Monitoring and Reporting Program and corresponding text revisions to the Certified Environmental Impact Report were approved by the Board on September 11, 2012. An Amendment to the Specific Plan and an Addendum to the Certified EIR were approved by the Placer County Board of Supervisors on December 9, 2014. This revised *Placer Vineyards Specific Plan* supersedes and replaces all previous versions of the Specific Plan.

The remaining 19 percent of the Plan Area (or approximately 979 acres) consists almost entirely of land in the far western part of the Plan Area, known as the Special Planning Area (SPA). These are mostly rural residential-agricultural parcels ranging in size from 1 to 40 acres. While included in the Plan Area, these rural residential lots will be governed under their existing land use and zoning classifications and are not limited or directed by the policies contained in this Specific Plan.

1.4 PURPOSE AND INTENT OF SPECIFIC PLAN

The *Placer County General Plan* directs the preparation of a Specific Plan to allow development of the *Dry Creek/West Placer Community Plan* area with the intent that the entire 5,230-acre Plan Area would be comprehensively planned. The Specific Plan sets forth regulations and programs which will carry out the goals and policies of the General Plan and ensure development is of the highest quality possible.

The *Placer Vineyards Specific Plan* addresses a comprehensive range of issues associated with the development of the Plan Area. This document is designed as a framework of policies, guidelines, and standards which shall guide the build-out of the Plan Area, expected to occur over a period of 20 to 30 years.

1.5 LEGAL AUTHORITY

Placer County is authorized to adopt this Specific Plan following the provisions of California Planning and Land Use Law (Title 7, Chapter 3, Article 8 [Sections 65450– 65457] of the California Government Code and of Section 17.58.200 of the *Placer County Zoning Ordinance*. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction in which the plan is located. All projects that follow within the Plan Area shall be consistent with this Specific Plan and the *Placer County General Plan*.

1.6 RELATIONSHIP TO OTHER DOCUMENTS

1.6.1 GENERAL PLAN AND COMMUNITY PLAN

The August 1994 *Placer County General Plan* identifies the Plan Area as appropriate for urbanization following adoption and implementation of a comprehensive Specific Plan. The Plan Area is currently designated “Urban” on the “Generalized Land Use Diagram” within the *Placer County General Plan* and as the “West Placer Specific Plan Area” in the *Dry Creek/West Placer Community Plan*. A list of development standards, referred to in the General Plan as “Exhibit 1,” is applicable to the Plan Area.

General Plan Exhibit 1 envisions the 5,230-acre Plan Area as a mixed-use community, including a maximum of 14,132 dwelling units. It also establishes 80 acres of commercial development, 160 acres of office and professional development, and 300 acres of professional/light industrial development as approximate acreages for a mix of acceptable non-residential land uses and the following plan features:

- A. An urban form design concept that provides for 2 mixed-use, pedestrian-oriented villages buffered with lower densities and a larger town center.
- B. The town center will operate as the institutional and social focal point of the community and provide a central location for public and institutional uses.
- C. The village core areas are mixed-use commercial areas with neighborhood commercial uses and high-density residential uses.
- D. Commercial areas within the town center and villages shall enhance outdoor public gathering areas.

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- E. Community open space should be contained in village greens and community parks that are connected with a greenbelt system.
- F. The town center and village core areas shall be planned and designed to be pedestrian, bicycle, and transit-oriented.
- G. Commercial buildings with the ground floors oriented to pedestrians; street-level windows, numerous entries, arcades, porches, and balconies; retail shops and display areas; street orientation with parking to the rear; and varied building facades and covered walkways.
- H. A mix of residential types with densities radiating outward from the village core areas.
- I. Existing and proposed stream and riparian areas, utility easements, and other such features should be incorporated into the open space corridors for the community.
- J. Roadway corridors shall be designed as landscape corridors, including separate bicycle and pedestrian facilities.

1.6.2 ENVIRONMENTAL IMPACT REPORT (EIR)

In conjunction with the original Specific Plan, an Environmental Impact Report (EIR) was prepared to study the environmental impacts the project may create. Elements analyzed in the EIR included project characteristics; the regulatory setting; population, employment and housing; visual quality and aesthetics; water quality; biological resources; geology and soils; archaeology; transportation/circulation; air quality; noise; public services and infrastructure; hazards; and plan alternatives. The purpose, policy, and detailed requirements of this Specific Plan will implement the mitigation measures contained in the EIR.

On July 16, 2007, the Placer County Board of Supervisors certified as adequate and complete the Final Environmental Impact Report (EIR) for the Specific Plan in accordance with the California Environmental Quality Act (CEQA). Mitigation Measures and a Mitigation Monitoring and Reporting Program were also adopted by the Board on July 16, 2007. On February 14, 2012, the Placer County Board of Supervisors adopted an Addendum to the certified EIR, in accordance with CEQA. On September 11, 2012 the Board adopted modifications to the approved Mitigation Monitoring and Reporting Program as well as corresponding text revisions to the Certified Environmental Impact Report. On December 9, 2014, the Board adopted an addendum to the EIR, in accordance with CEQA, in connection with its approval of this Amendment of the Specific Plan.

1.6.3 ZONING

The Board's adoption of Ordinance No. 5476-B zoned the Plan Area "Specific Plan District" (SPL). The SPL zone, when combined with the Specific Plan, functions as the zoning text and map for the Plan Area (with the exception of the SPA). Zoning in the Plan Area and in the SPA is described in more detail in Chapter IX, "Implementation."

Relationship to County Zoning

The Specific Plan text and exhibits and the "Land Use and Development Standards" presented in Appendix A establish the zoning, land use, and development pattern for the Plan Area. The standards in this Specific Plan amend and supersede the standards and land use designations found in the *Placer County Zoning Ordinance*, Chapter 17 of the *Placer County Code*. Standards or regulations that are not specified in this Specific Plan shall default to the *Placer County Zoning Ordinance* for the applicable provisions.

As an example, definitions for various land uses identified in the *Placer County Zoning Ordinance* shall be used as the basis for interpreting the land uses allowed in the Specific Plan. However, this Specific Plan may modify certain definitions or define additional land uses not found in the Zoning Ordinance. Modifications or amendments made to the Specific Plan and/or Land Use and Development Standards shall follow Placer County procedures for amendments as defined in Chapter IX, "Implementation."

1.6.4 PUBLIC FACILITIES FINANCING PLAN (PFFP)

The County Board of Supervisors accepted the *Placer Vineyards Public Facilities Financing Plan* (PFFP) in 2007. The Financing Plan identifies the funding mechanisms required for the capital costs of all public facilities infrastructure necessary to accomplish Specific Plan build-out. A revised PFFP was accepted by the Board of Supervisors on December 9, 2014.

1.6.5 DEVELOPMENT AGREEMENT

Pursuant to Section 17.58.210 of the *Placer County Zoning Ordinance*, the County entered into a Development Agreement with individual property owners within the Placer Vineyards Development Group in 2007 (Ordinance No. 5477-B). The original Development Agreement was superseded by the Board adopted Amended and Restated Development Agreement dated February 14, 2012 and the First Amendment to Amended and Restated Development Agreement, dated September 11, 2012. On December 9, 2014, the Second Amended and Restated Development Agreement, relative to the Placer Vineyard Specific Plan, was approved by the Board of Supervisors. The Second Amended and Restated

Development Agreement replaces and supersedes all previous Development Agreements. The Development Agreement sets forth the property owner's obligations related to the construction and financing of infrastructure, County facilities and public services, including financial contributions for public infrastructure and facilities maintenance, provision of urban services for the Plan Area, and other obligations that may be imposed by the County as a condition for development. The Development Agreement also provides property owners with certain vested development rights, subject to the conditions for development in the Development Agreement

1.6.6 DESIGN/SITE REVIEW

The purpose of the County's Design/Site Review process is to ensure that the design of buildings constructed in the Specific Plan area is of high quality and to prevent new construction from adversely affecting the residential and business desirability of the immediate and nearby neighboring areas. All development within the Plan Area will be subject to Design/Site Review.

1.7 SPECIFIC PLAN ORGANIZATION

1.7.1 CHAPTER STRUCTURE AND FORMAT

Generally, each of the Placer Vineyards Specific Plan chapters begins with a chapter overview or land use concept discussion, followed by project background information and references to other related documents pertinent to the chapter. The Specific Plan includes goals, policies, standards, and design guidelines. The following definitions describe the nature of the statements of goals, policies, standards, and design guidelines and the format in which these are used in this Specific Plan.

Goals: Goals are objectives or purpose statements written in a way that is general in nature and immeasurable. Goals are called out in bold type in sans serif font and are identified by chapter number, followed by the goal number, as follows: **Goal 3.X.**

Policies: Policies are specific statements in text or a diagram guiding and implying a commitment to action. Policy statements are requirements and use "shall," "must" or "will." Policies are indicated in bold, italicized type followed by a subject heading and identified by the chapter number and policy number, as follows: ***Policy 3.x <Subject Heading>***.

Standards: Standards are specific, sometimes quantified regulations used to guide development of the Specific Plan. Development standards will serve to supplement the *Placer County Zoning Ordinance*. Development standards for Placer

Vineyards are provided in a separate document (Appendix A) accompanying the Specific Plan. Statement of standards in the Specific Plan use "shall," "must," or "will."

Guidelines: Guidelines are qualitative and provide a design intent through descriptions and illustrations. Guidelines allow for flexibility and interpretation so long as the intent of the guidelines is upheld. Guideline statements use words like "should," "may," "encouraged," and "discouraged." Guidelines are not numbered. They are identified in a sans serif font and indented a quarter inch from the body of the text, as follows:

Design Guidelines for <Subject Heading>

1.7.2 SPECIFIC PLAN CHAPTERS

The Specific Plan consists of 9 primary chapters and four supporting appendices as described below:

Chapter I: Introduction

Presents the purpose, intent, and project context of the Specific Plan;

Chapter II: Vision

Presents the project vision, guiding design, and planning principles for Placer Vineyards and their specific application to the Placer Vineyards context;

Chapter III: Land Use

Sets the framework for the development of Placer Vineyards, providing information on land use regulations, allowable land use types, development standards, and the intensity and density of development;

Chapter IV: Environmental Resources

Addresses the environmental conditions and sensitive resources on the site, including wetlands, special status species, oak and riparian woodlands, water quality and conservation, energy conservation, air quality, and noise;

Chapter V: Transportation and Circulation

Describes the roadways, trails, and transit system and provides standards and guidelines for their design within the Placer Vineyards site;

Chapter VI: Community Design

Sets the design standards and guidelines for the elements that make up and will give identity to the Placer Vineyards community, including its street and landscape corridors; gateways, signage, and street lighting; activity centers; and neighborhoods;

INTRODUCTION

Chapter VII: Parks and Open Space

Describes the parks, open space, and recreation system designed for the Placer Vineyards community;

Chapter VIII: Public Utilities and Services

Describes the backbone infrastructure systems (water, wastewater, recycled water, drainage, solid waste disposal, electricity and natural gas, telephone, and gas services) and community service facilities (schools, county services, public safety, and other community facilities) necessary to serve the Plan Area; and

Chapter IX: Implementation

Outlines the administration and implementation steps required to achieve the goals and regulations set forth in the Specific Plan.

Appendices:

The Appendices contain references that support and supplement information in the Specific Plan. They include:

- ◆ Appendix A, “Land Use and Development Standards” (Provided under a separate cover);
- ◆ Appendix B, “Recommended Plant List;”
- ◆ Appendix C, “Traffic Intersection Designs;” and
- ◆ Appendix D, “Mitigation Monitoring and Reporting Program” (Provided under a separate cover).

CHAPTER II: VISION



2.1 OVERVIEW

The *Placer Vineyards Specific Plan* will direct the construction of a comprehensively planned new community in southwestern Placer County. This community will connect to emerging developments in the City of Roseville and Sacramento County and will help define an urban character for this area. The individual elements and requirements of this plan all serve to fulfill this vision. The regional vision for Placer Vineyards is identified in this chapter, while the details for how this vision shall be carried forward are contained in the chapters of the Specific Plan that follow.

2.2 PLACER VINEYARDS PLACE WITHIN THE REGIONAL PLANNING CONTEXT

Placer Vineyards is identified in the *Dry Creek/West Placer Community Plan*, the *Placer County General Plan*, and the Sacramento Area Council of Governments' (SACOG's) adopted *Preferred Blueprint Scenario* (the SACOG Plan) as a new compact, self-sufficient community. The SACOG Plan is a regional vision to accommodate the longer term growth needs of the Sacramento region, as the region's current population of 2 million is forecasted to grow to more than 3.8 million people over the next 50 years. The SACOG Plan has been prepared as an example of how land use and transportation choices might be integrated into the region. In the SACOG Plan, Placer Vineyards is one of the largest areas targeted for new urban growth in southwest Placer County. The SACOG Plan suggests that over 21,000+ new homes might be constructed in the Plan Area.

Placer Vineyards is planned to permanently preserve on-site and off-site natural resources and open space by creating a higher intensity urban core, connected to transit, and providing a broad range of housing choices, affordable to diverse income populations. This Specific Plan includes the construction of 14,132 homes to accommodate all income levels and household sizes. Placer Vineyards is near existing employment centers in Roseville and Rocklin and emerging employment centers at the Sacramento International Airport and McClellan Park. The Placer Vineyards plan will provide direct access to regional transportation systems and link this area to major employment centers in the region. The Placer Vineyards Plan shares the SACOG and local planning visions to link land use and transportation systems to connect and serve the region.

2.3 THE PLACER VINEYARDS PLAN

Envisioned as a compact, self-sufficient community, Placer Vineyards is comprehensively planned to include a mix of higher density residential neighborhoods, a central mixed-use town center, 2 mixed-use village centers, a

commercial and employment corridor, parks, recreation facilities, schools, religious facilities, and a network of open space and protected riparian corridors.

Placer Vineyards is a place where the natural and urban landscapes are woven together to create a distinct community.

A network of shaded paths and trails weaves throughout the community along drainage corridors to connect residential neighborhoods to natural resources, community recreation facilities, schools, and community centers.



As a transit-oriented community, Placer Vineyards will include a transportation network of roadways and bicycle and pedestrian trails that provide access throughout the community, to the larger regional trail system, and to the regional bus rapid transit system on Watt Avenue. Smaller buses traverse throughout the community to connect residents to the town center, village centers, and community facilities.

The town center at Placer Vineyards, located at the heart of the community, is intended to provide a mix of retail shops, services, community facilities, and entertainment activities. The town center will serve as the cultural and civic focal point for public life. Buildings with wide, shaded retail streets are proposed to be clustered around a central town green. Residents and visitors casually stroll, shop, and eat at outdoor cafes, restaurants, and coffee shops. The town center will include a community library, post office, a small government center and a sheriff substation.

2 small village centers serve the surrounding neighborhoods: one on the east side and a second on the west side of Placer Vineyards. The village centers will be the focal points of the surrounding residential life. Designed as small, mixed-use nodes of activity, each village center provides wide, shaded pedestrian-friendly streets, and locally serving shops, services, offices, and residential uses. A small public plaza with street furniture and shade trees is proposed to create an inviting place for residents to enjoy outdoor public activities and social gatherings.

VISION

A regional commercial corridor on Base Line Road that includes a strategically located power center at the southwest corner of Watt Avenue and Base Line Road will provide regional services, employment, and a gathering place for the surrounding area communities. Neighborhoods in Placer Vineyards are intentionally designed to be open, accessible, and inviting, offering a range of housing choices, types, styles, and densities for all income levels. Centrally located schools and parks will serve as the focal point for each neighborhood with safe, shaded, tree-lined walkways and paths radiating to surrounding residences.

2 large community parks provide a range of organized recreational activities for Placer Vineyards. Located adjacent to the open space and community trail network, residents will have easy and safe access (to walk, bike, and jog) between parks and community facilities throughout the community. Additionally, a multi-purpose Community Center may be located in the West Community Park. 2 oak grove natural areas, the Dry Creek Corridor, and adjoining Gibson Ranch Park, provide a natural refuge from the urban fabric.

2.4 PROJECT SMART GROWTH PRINCIPLES

Placer Vineyards is planned to create an urban development pattern with diverse transportation and housing options affordable to a broad range of income groups while permanently preserving on-site and off-site natural resources and open space. Rooted in an existing regional community context, the planning and design vision for Placer Vineyards is grounded in the following principles of Smart Growth:

- ◆ Protect and enhance the highest quality natural features and resources on the site by incorporating native oaks, wetlands, creeks, and drainage systems into a community-wide open space system; also provide transitional buffers sensitive to the character of adjacent land uses.
- ◆ Promote a mixed-use, compact development pattern linked to regional transportation systems.
- ◆ Create a livable, pedestrian-friendly, and safe environment with a distinct community identity and sense of place.
- ◆ Provide a diversity of housing choices—types, styles, densities, and costs.
- ◆ Provide a range of transportation choices—streets, paths, and trails—with links to local and regional transportation systems.
- ◆ Promote a balance of uses—housing, employment, schools, parks, recreation, and places to shop—that supports a balance of jobs to housing in the region.
- ◆ Create safe and accessible links between neighborhoods, centers, and districts within the Plan Area and to the surrounding community.

2.5 PLANNING AND DESIGN PRINCIPLES

The planning and design principles that follow provide the overarching themes that establish the vision and physical framework for the Placer Vineyards plan. These concepts are organized as community-wide elements and places of activity intended to implement the above-stated Smart Growth and regional planning principles while recognizing the unique site and market conditions specific to Placer Vineyards. These concepts, as they apply to the community, are depicted graphically on the following pages.

COMMUNITY-WIDE ELEMENTS

A. Natural Resources and Public Open Space

The natural resources and open space vision encourages wildlife and plant habitat preservation; promotes energy efficient design; water conservation and stormwater management; and incorporates public open space (parks, town and village greens, trails, and greenbelts) for public recreation with the development.

1. Natural Resources

The natural landscape consists of existing trees, wetlands, wildlife corridors, creeks, ponds, and other geological features on the site. Open space in Placer Vineyards is designed to permanently protect the significant on-site riparian corridors, wetlands, and oak tree groves characteristic to the site, such as Dry Creek. Dry Creek is a rich, natural open space resource that provides a green edge to the southeast corner of the community. As an element of Specific Plan implementation, Placer Vineyards will also provide off-site wetland mitigation, preserving large off-site open space preserves, located away from urban edge conditions.



2. Public Open Space Network

The open space network describes the system of parks, recreational areas, on-site drainage ways, and storm retention areas that are connected by a network of trails and paths. The open space system integrates existing wetlands, drainageways, spaces under power line easements, significant on-site oak groves, and the Dry Creek riparian corridor into an enhanced system of on-site drainage, storm retention, and recreational areas. This community-wide open space greenway system generally runs east-west, linking neighborhoods and special districts together throughout the community.



VISION

Figure 2.1 - View of Open Space Corridor

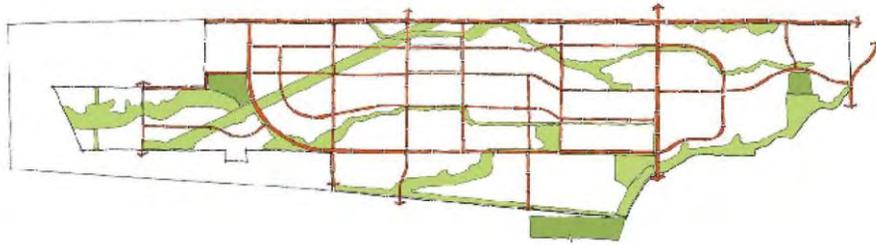


B. Transportation Choices

Development designed around Smart Growth principles provide opportunities that encourage people to choose other modes of transportation—to sometimes walk, ride bicycles, ride the bus or light rail (if available), and to carpool.

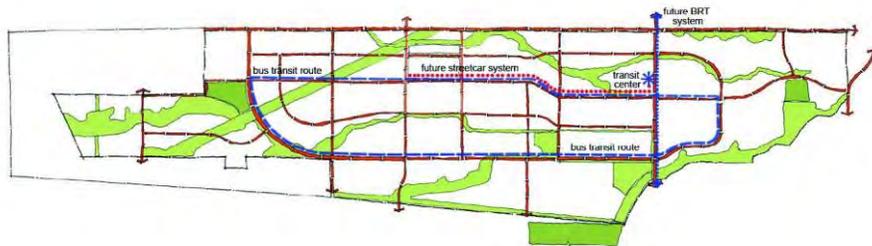
3. Grid of Streets

In Placer Vineyards, a network of major roadways, arranged as a grid of streets, provides efficient access and circulation for residents, shoppers, and workers. The north-south street system and circulation connections discontinue and terminate at major arterial roads, at parks, or at open space corridors. Roadways are designed to provide safe connections shared by cars, buses, cyclists, and pedestrians.



4. Transit Linkages

Alternative modes of transportation are integrated into the circulation system. The Specific Plan includes the provision of right-of-way for a future regional bus rapid transit system along Watt Avenue. East Town Center Drive will reserve right-of-way for a future streetcar system internal to Placer Vineyards. Routes for smaller buses will traverse the community to connect residents to the town center, village centers, and community facilities



5. Connecting Trails and Paths

Pedestrian and bike paths and routes are integrated into the community-wide open space and street system. The roadways, greenways, and trails run parallel to each other and connect the major centers of the community.



6. Designed Landscapes

The designed landscape defines the form and character of the public realm: streetscapes along street corridors, gateways, entries, and landscape buffers and public spaces. The landscape design of the public realm provides a continuous visual thread that ties the community together under a common “green” framework, establishing the Placer Vineyards identity and community character.

VISION

Figure 2.2 - View of Dyer Lane Greenway through Oak Grove Corridor



CENTERS OF ACTIVITY

C. Quality Community Planning and Design

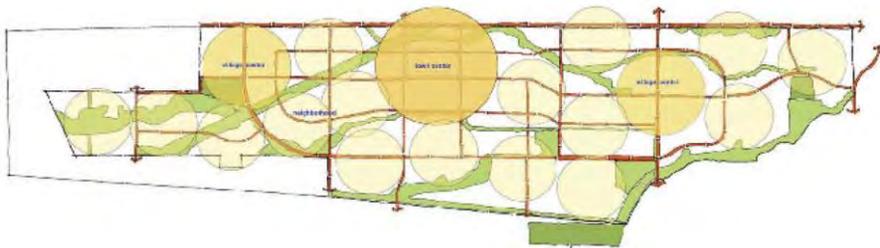
The Smart Growth principles of mixed-use/compact development, jobs/housing balance, and livability are addressed through the nature and design of the land use plan. Homes, shops, offices and entertainment places built near each other can create active, vital neighborhoods.

Project examples in Placer Vineyards include housing located near regional employment centers, small shopping centers in residential neighborhoods, and buildings with ground-floor retail and apartments or condominiums on the upper floors. These projects function as local activity centers, contributing to a sense of community, where people interact more with each other and tend to walk, bike, or ride the bus.

7. Town and Village Centers

A series of strategically-located urban centers—the town center, east village center, and west village center—are conveniently located to all neighborhoods in the Plan Area. Adjacent to higher density residential neighborhoods, the centrally located town center provides a mix of uses serving both regional and local market demands.

The 2 village centers are smaller local commercial nodes of activity containing a diverse mix of uses, housing types and densities, commercial and employment uses, public and quasi-public uses, and open space uses within a short walking distance of surrounding neighborhoods.



8. Regional Commercial Corridor

Strategically located along Base Line Road and the Watt Avenue bus rapid transit corridor, a regional commercial corridor links the Placer Vineyards community to the larger regional community. These commercial centers, including a power center, a range of retail, office, and business park uses along Base Line Road, are intended to be major centers of employment, services, and retail shopping for the region.

9. Distinct Neighborhoods Anchored by Public Spaces

The Smart Growth principles of livable, pedestrian-friendly neighborhoods, housing choice, and diversity are guiding visions in the design of the Placer Vineyards plan. Providing a variety of places where people can choose to live—apartments, townhomes, and single-family detached homes on a variety of lot sizes—creates opportunities to meet the needs of diverse household sizes (i.e. single families, single or 2-person households, seniors, and people with special needs).

Placer Vineyards is organized as an assembly of distinct neighborhoods, each designed with its own character and unique sense of place. A range of housing types and densities within each residential neighborhood provide housing choices and flexibility to meet market demands. Neighborhoods are anchored with community-serving facilities, such as schools, parks, religious facilities, and community centers.



VISION

Figure 2.3 - View of Townhomes along a Residential Street



CHAPTER III: LAND USE



This “Land Use” chapter sets forth the overall framework for the development and preservation of the Placer Vineyards Plan Area (or Plan Area). This chapter establishes the overall goals, policies, and development standards applicable to the planned land use activities within the Plan Area. It includes the types and intensities of uses for land and buildings, and the overall forms that are desired for development sites and buildings. Figure 3.1, the “Land Use Diagram” illustrates the physical pattern of development permitted in the Plan Area.

This chapter is to be used in conjunction with the other chapters of the Specific Plan. More detailed discussion of environmental resource management is included in Chapter IV. Information on transportation and circulation systems is contained in Chapter V. Community design issues are addressed in Chapter VI, and details on public facilities are contained in Chapter VII. The “Land Use and Development Standards” presented in Appendix A establish the permitted uses and Development Standards for the various land use designations in the Plan Area. These standards amend and supersede Chapter 17 of the *Placer County Zoning Ordinance*. However, standards or regulations that are not specified in this Specific Plan shall default to the *Placer County Zoning Ordinance* for applicable provisions.

3.1 LAND USE CONCEPT

CONTEXT

Placer Vineyards represents one of the largest areas for urban growth in southwest Placer County. The intent of the plan is to accommodate the long-term growth needs of the County while establishing a concentrated, compact development pattern in the region with a balance of employment, residential, shopping, and recreational uses. The result will be a comprehensively planned community with a range of new housing neighborhoods, employment centers, shopping centers, parks, recreational facilities, and schools.

LAND USE DIAGRAM

The Land Use Diagram illustrates the underlying framework for the arrangement of land uses, transportation networks, and open spaces within the Plan Area (see Figure 3.1). Tables 3-1 and 3-2 provide a description of the types of uses permitted within each land use category as shown in the Land Use Diagram.

At plan build-out, the Plan Area will accommodate an estimated population of 32,814 people (including the SPA). It is also planned to accommodate up to 14,132 new homes, approximately 107 acres of office development, 166 acres of retail development, approximately 842.8 acres of parks and open space, 6 elementary schools, 2 middle schools, and 1 high school. Table 3.2, “The Land Use Summary Table” establishes the mix of uses in the Plan Area including commercial, employment, civic, and open space components. Refer also to Table 3.4 for the “Population and Housing Summary” and Table 3.6 for the “Employment Summary.”



The land use concept is based on the overall vision and Smart Growth development principles discussed in Chapter II, “Vision.” These planning principles are summarized by the goals and policies that follow.

3.2 LAND USE PLAN GOALS AND POLICIES

GENERAL LAND USE GOALS

- Goal 3.1** Develop an urban pattern that is consistent with the goals and objectives of the *Placer County General Plan* while also taking into consideration the SACOG Blueprint vision of growth in the region.
- Goal 3.2** Develop Placer Vineyards in a pattern that sets a new urban development standard for the area, while incorporating existing and planned transportation systems.
- Goal 3.3** Organize land use types and patterns that are sensitive to the existing topographic features and other physical constraints of the site.
- Goal 3.4** Minimize conflicts between urban development and existing and interim agricultural activities.

LAND USE

GENERAL LAND USE POLICIES

Policy 3.1 Urban/Rural Transitions.

The Placer Vineyards Specific Plan Area shall provide buffers to existing rural and agricultural development located outside of its project boundaries, including the Special Planning Area, for as long as these rural/agricultural uses persist. Buffers may include streets, landscaping, and open space areas. Buffers provided next to the Special Planning Area are identified in Figure 7.10, “Special Planning Area Open Space Buffer and Trails Diagram.”

Policy 3.2 Agricultural Uses within the Specific Plan Area.

Agricultural use of the land within the Specific Plan urban area boundary may continue until such time as development pursuant to this Specific Plan is implemented. In the absence of a health and safety issue, urban developments shall not be required to provide buffers for adjoining agricultural uses located in the urban area boundary. Placer County will review and analyze development proposals for potential conflicts between proposed land uses and adjacent agricultural activities. Urban developments abutting continuing agricultural lands will be required, as a condition of tentative map approval, to provide home buyers with a document informing them that the adjacent land is in agriculture and that the agriculturalist has the right to continue operations under the County’s Right-to-Farm ordinance.

Policy 3.3 Timing of Development.

The construction of a Backbone Infrastructure system will permit development to proceed within the Plan Area, as the availability of services and infrastructure allow.

NATURAL RESOURCES GOALS

Goal 3.5 Encourage a pattern of development that conserves and incorporates the natural resources of the site in a manner that enhances the quality of life within the urban community.

Goal 3.6 Protect and conserve the Dry Creek riparian corridor and significant oak groves located throughout the site and compensate for development impacts with permanent off-site preservation of natural resources, open space, and farmland soils.

NATURAL RESOURCES POLICIES

Policy 3.4 Natural Resource Management.

1. *The following natural features of the site are protected in open space areas and serve as the framework for the system of drainage corridors and greenways throughout the Plan Area:*
 - a. *Environmentally sensitive areas, such as significant wetlands and streams, shall be protected in open space with landscape buffers.*
 - b. *The existing oak tree groves on the site shall be preserved within oak parks while the existing oak trees along Dyer Lane shall be preserved within the landscape corridors.*
 - c. *The Dry Creek riparian corridor shall be a protected natural resource area, shared between the existing plant and wildlife communities and future residents.*
2. *The California Department of Conservation Farmland Mapping and Monitoring Program identifies much of the Plan Area as “important farmland.” Specific Plan policies 4.34 and 4.35 describe the requirements for preserving open space land elsewhere in Placer County to offset open space land impacted within the Specific Plan area.*

HOUSING GOALS

Goal 3.7 Provide an adequate supply of residential land, including opportunities for affordable housing, in a range of densities and housing types.

HOUSING POLICIES

Policy 3.5 Location and Density Range

The total of all residential units within the plan shall not exceed 14,132 units. Residential uses shall be located in areas designated in the Land Use Diagram and within the density ranges provided in Table 3-2, “Land Use Summary Table”.

Policy 3.6 Mix of Densities and Variety

Subject to the applicable density range, a variety of housing types and densities will be provided.

Policy 3.7 Secondary Dwelling Units.

Secondary dwellings shall be counted as a residential unit for the purposes of calculating the total number of units allowed for a property under Table 3-3. Lots where secondary dwellings are proposed to be constructed shall be identified as part of any application for the tentative subdivision map for the property and shall comply with the following standards:

1. Design and Development Standards:

- a. *General Requirements:* Construction associated with a secondary dwelling shall conform to the height, setback, Design/Site Review, fees, charges, and other requirements generally applicable to a primary dwelling unit located within the same land use designation where the property is located.
- b. *Minimum Lot Area:* 5,000 square feet
- c. *Maximum Lot Coverage:* The maximum combined building coverage for the primary dwelling unit and secondary dwelling shall not exceed 50 percent.
- d. *Maximum Floor Area:* The floor area allowed for a secondary dwelling shall not exceed 40% of the primary dwelling unit's living area and shall not exceed 1,200 square feet.
- e. *Setbacks:* Secondary dwellings shall maintain the setbacks required in the land use designation in which it is located. In addition, a minimum of 10 feet shall be maintained between the primary dwelling and a detached secondary dwelling.
- f. *Outdoor Covered Areas:* Covered porches, decks, landing places and similar architectural features may be added to a secondary dwelling structure provided that any such covered feature is open on at least two sides and occupies an area no larger than 25% of the allowable living space of the secondary dwelling.
- g. *Appearance:* Secondary dwellings shall be architecturally compatible with the primary dwelling unit and shall be subordinate to the primary residence.
- h. *Parking Requirement:* Parking required is in addition to the parking that is required for the primary dwelling unit. Each secondary dwelling shall provide at least 1 off-street parking space. Parking may be located in tandem with other on-site parking.

i. *Deed Restriction:* Prior to issuance of a building permit for the secondary dwelling, the owner shall record a deed restriction which addresses the restrictions on such units contained herein.

- 2. *Fees:* Each secondary dwelling shall be subject to payment of all fees payable by the primary dwelling unit, including those required under the applicable provisions of the Development Agreement.

Policy 3.8 Active Adult Community.

The eastern portion of the Plan Area (designated under property 1A on Figure 3.3, "Land Use Ownership Diagram") shall be reserved as a residential community for active adults (55+ years and older).

COMMERCIAL GOALS

Goal 3.8 Create a mixed-use town center, located centrally in the community, to serve as a gathering place that provides a range of public and private activities for residents, local workers, and visitors.

Goal 3.9 Create two distinct village centers, geographically dispersed at the west and east ends of the community, with a diverse mix of land use activities that serve the surrounding population.

Goal 3.10 Provide a range of commercial uses along Base Line Road, including a power center, to serve as major centers of employment and retail shopping for the region that contributes to the County's economic and fiscal soundness.

COMMERCIAL POLICIES

Policy 3.9 Commercial Services.

A hierarchy of regional and local commercial areas shall provide a range of products and services to the Plan Area.

- 1. The regional commercial centers are highly visible shopping areas and offices concentrated at high-traffic intersections along Base Line Road. The power center provides for large-scale volume purchases not generally available in smaller shopping centers. Together, these centers will serve the needs of the larger region; they will not compete directly with the retail and services provided in the Placer Vineyards town center, village centers, or convenience centers.

LAND USE

- The town center shall be located in the geographic center of the community, just south of Base Line Road, along Town Center Dr., in between 14th St. and 16th St. The town center is an easily accessible, pedestrian-friendly, mixed-use center with specialty retail shops and restaurants located on the ground floor for outside dining potential. Housing and offices may be located on the floors above. The town center is also a community focal point, providing locations for public and civic services such as a library, religious facility, and civic offices as well as recreational opportunities such as parks, open markets, and theaters.*
- 2 village centers serve the east and west communities of the Plan Area. Like the town center, they are easily accessible to the community, but are smaller mixed-use centers, providing retail and more localized community shopping and services. The east village center will provide for bus rapid transit access, a transit terminal, a fire station location, and ground-floor commercial uses surrounded by high density housing. The west village center provides commercial uses in proximity to a community park and surrounding residential neighborhoods.*
- Neighborhood centers provide convenience-type retail uses within local residential neighborhoods and are dispersed throughout the community within the Commercial/Mixed-Use (C/MU) land use categories.*

EMPLOYMENT GOALS

- Goal 3.11** Further the County's goals for growth management, economic development, and community character by designating land uses that facilitate and encourage the creation of high-quality employment centers along Base Line Road.
- Goal 3.12** Help to achieve a balance of jobs and housing within the region, thereby minimizing the air pollution impacts caused by long commute trips.

EMPLOYMENT POLICIES

Policy 3.10 Employment.

Higher intensity employment uses shall be concentrated along Base Line Road and secondarily in the town center and along Watt Avenue.

PARKS AND OPEN SPACE GOALS

- Goal 3.13** Create an interconnected parks and open space system within Placer Vineyards that provides for the preservation and enhancement of natural resources and offers a variety of recreational opportunities for the community.
- Goal 3.14** Provide parks sized for a variety of recreational uses.
- Goal 3.15** Provide schools that are within a safe, convenient walking distance of residential neighborhoods as an element of the open space fabric in the community.

PARKS AND OPEN SPACE POLICIES

Policy 3.11 Parks.

A variety of parks shall be distributed throughout the Plan Area and shall provide recreational opportunities for residents of all ages and abilities.

- 8 neighborhood parks shall be located adjacent to school facilities to allow opportunities for shared use and maintenance of public facilities. (See Chapter VII, "Parks and Open Space," for additional park policies and guidelines, and Chapter VIII, "Public Utilities and Service," for additional school policies and guidelines. See the Development Agreement for the timing and details related to the construction of parks.)*
- Parks are distributed throughout the Plan Area to provide general parity or access to all residents.*
- Neighborhood developments are encouraged to provide landscape features and lot lots.*
- Parks and park credits shall be provided at a minimum standard of 5 acres per 1,000 residents.*

RELIGIOUS FACILITIES GOALS

- Goal 3.16** Encourage the establishment of religious facility sites to serve the diverse cultural and religious needs of the community.

RELIGIOUS FACILITIES GOALS

Policy 3.12 Religious Facilities Location.

Figure 3.1, the “Land Use Diagram” indicates, at a minimum, the number of Religious Sites within the Plan Area. Additional religious and institutional uses may be provided elsewhere in the Plan Area, subject to County review and approval.

3.3 LAND USE DESIGNATIONS

The following section describes the intent of each of the Specific Plan land use categories and the types of land uses that are allowed in each category. The land use designations and the accompanying table of land uses provide the framework for future land use decisions within the Plan Area. The descriptions of the permitted land uses in the following pages are illustrative and do not include all permitted allowable uses. Refer to Appendix A for the complete list of permitted uses allowed in the Plan Area.

Policy 3.13 Land Use Designations.

The land use designations in the Specific Plan shall take precedence over existing comparable zoning designations in the Placer County Zoning Ordinance. Table 3-1 shows the relationship between Placer County zoning designations and Specific Plan land use designations (shown here for reference only). Permitted uses for each land use designation are included in Appendix A.

Table 3-1: Specific Plan Comparable County Zoning Designations

Specific Plan Land Use Designations	Description	Comparable Placer County Zoning Ordinance Designations (See Section 17.06.050)
SPA	Special Planning Area	RA, C1, IN
LDR	Low Density Residential	RS
MDR	Medium Density Residential	RS, RM
HDR	High Density Residential	RM, RS
C/MU	Commercial/Mixed-Use	OP, CPD
COM/ TCC	Commercial/ Town Center Commercial	C1, C2, OP
BP	Business Park	BP, CPD, OP
PC	Power Center	BP, CPD, OP
O	Office	C1, C2, C3, CPD, HS, MT, OP, RES, AP, BP, IN, INP
REL	Religious Facility	RS, RM, RA, RF, C1, C2, C3, CPD, HS, MT, OP, RES, BP, IN, INP, F
PUB (C, CY, F, Gov, L, SS, T, RC)	Public Use	RS, RM, RA, RF, C1, C2, C3, CPD, HS, MT, OP, RES, AP, BP, IN, INP, F, FOR, O
ES, MS, HS	Schools	RS, RM, RA, RF, C1, C2, C3, CPD, MT, OP, RES, BP, F
OS	Open Space	O
P	Parks	RS, RM, RA, RF, C1, C2, C3, CPD, HS, MT, OP, RES, AP, BP, IN, INP, F, FOR, O

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Policy 3.14 Land Use Designations to the Plan.

The development program (number of residential units in the Plan Area, permissible intensity of commercial development, and allocation of public uses for each parcel) is specified in Figure 3.1, the “Land Use Diagram” and Table 3-3, the “Land Use Ownership Summary.” The development program also allocates a specific allowable number of residential units and indicates the commercial development potential for each property of record in the Plan Area, as described in the following sections. Any subsequent development plan that exceeds the intensities assigned by the plan may be subject to the subsequent environmental review process. See Section 9.2.6, “Environmental Review,” in Chapter IX, “Implementation.”

The assigned residential intensities and total commercial acreages are listed in Table 3-3 and will also be identified in the Development Agreement for Placer Vineyards. Commercial intensities, defined by the floor area ratios (FAR), are provided under the commercial land use designation headings that follow and in Appendix A, “Land Use and Development Standards.” Likewise, allowable residential densities are identified under the residential land use designation headings that follow and are further defined and identified in the Development Standards in Appendix A.

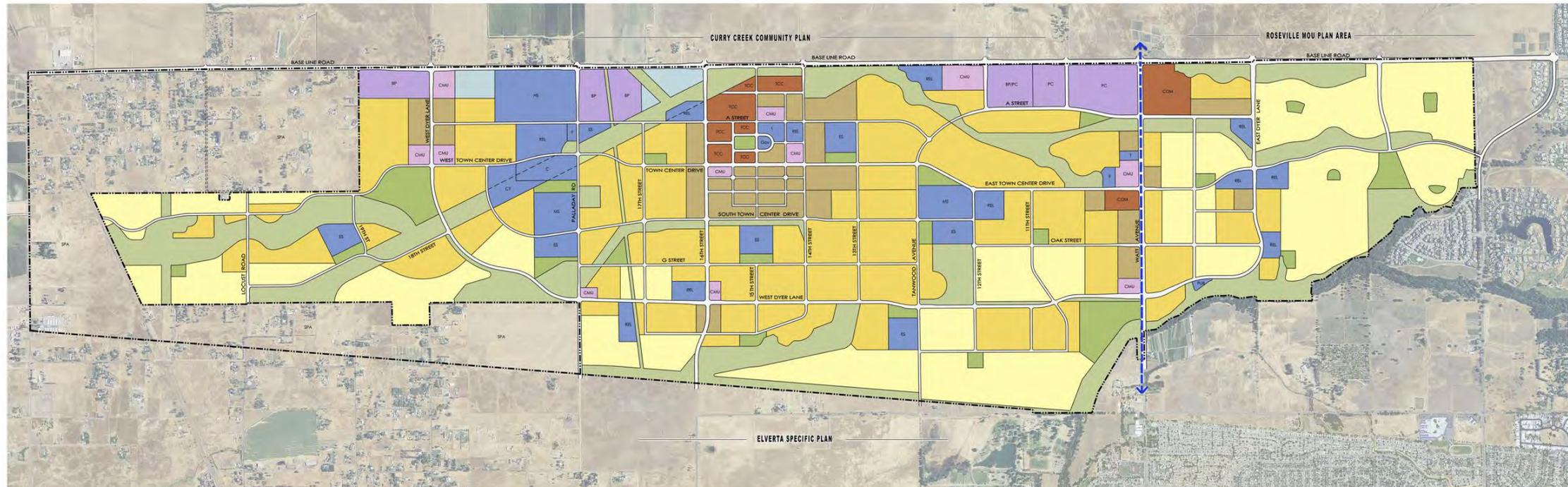
Policy 3.15 Allowable Land Uses.

Permitted land uses and Development Standards for each land use designation are included as Appendix A of this Specific Plan. Appendix A identifies the uses allowed by right, uses allowed by Administrative Review Permit, uses allowed by Use Permit, and prohibited uses. The purpose of these permit requirements is to allow the County to evaluate proposed uses, to determine whether problems may occur, to ensure compatibility of adjoining uses, to provide the public the opportunity to review projects and identify issues and concerns in a public hearing (if determined to be necessary), to work with the applicants to adjust the project through conditions of approval, and to solve identified problems or to disapprove a project if problems cannot be adequately resolved.

Policy 3.16 Nuisance Uses.

Land uses that involve outdoor manufacturing or uses that may emit any visible gases, particulates, steam, heat, odor, vibration, glare, dust, or excessive noise from the exterior of a building are not allowed in the Plan Area. Such uses may include metal and plastic fabrication, heating and ventilation, dry cleaning, painting, and other similar activities that may be allowed if contained completely within the building interior.

Figure 3.1 - Land Use Diagram



EDAW | AECOM

LEGEND

C/MU COMMERCIAL MIXED USE	SPA SPECIAL PLANNING AREA	ES ELEMENTARY SCHOOL	REL RELIGIOUS FACILITY	OS OPEN SPACE
COM COMMERCIAL	LDR LOW DENSITY RESIDENTIAL	MS MIDDLE SCHOOL	F FIRE	P PARK
PC POWER CENTER	MDR MEDIUM DENSITY RESIDENTIAL	HS HIGH SCHOOL	Gov GOVERNMENT	RC RECREATION CENTER
BP BUSINESS PARK	HDR HIGH DENSITY RESIDENTIAL		L LIBRARY	
O OFFICE			Pa POLICE	
			CY CORPORATE YARD	
			SS SUBSTATION	
			T TRANSIT	
			C CEMETERY	
				↔ BRT LINE

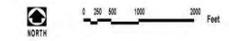


Table 3-2: Land Use Summary

Land Use	Acres	% of Total Area	Units ⁴	% Unit Mix
Residential				
Special Planning Area (SPA)	979.0	18.7%	411	2.9%
Low Density Residential (LDR)	1,022.7	19.6%	3,519	24.9%
Medium Density Residential (MDR)	1,214.0	23.2%	6,474	45.8%
High Density Residential (HDR)	221.5	4.2%	3,092	21.9%
Commercial				
Commercial/Mixed Use (C/MU) ¹	50.5	1.0%	636	4.5%
Commercial (COM)	34.0	0.7%		
Town Center Commercial (TCC)	42.5	0.8%		
Business Park (BP)	59.5	1.1%		
Power Center (PC)	60.0	1.1%		
Business Park (BP/PC) ²	31.0	0.6%		
Office (O)	32.5	0.6%		
Public/Quasi-Public				
Public Use (CEM, CY, F, Gov, L, PO, SS, T) ⁵	50.5	1.0%		
Schools (ES/MS/HS)	167.0	3.2%		
Religious Facilities (REL)	91.0	1.7%		
Parks & Open Space				
Open Space (OS)	692.8	13.2%		
Parks (P) ^{3&6}	150.0	2.9%		
Arterial and Collector Roads	331.5	6.3%		
Total	5,230.0	100.0%	14,132	100.00%

Notes:

1. Residential units in CMU acreage are devoted to housing at the density range indicated.
2. 31 acres may be a BP or PC land use (see Figure 3.1, "Land Use Diagram," for site location).
3. The 22 acres of parks in the active adult community (Property #1A) are private parks (park credit calculated at 50% or 11 acres).
4. Refer to Table 3-3 for the allocation of units to individual properties.
5. 2 acres of park maintenance facility given credit toward Community Park acreage located in CY zoning.
6. Parks credit equals 159 acres (150 acres [P zone] - 11 acres [50% reduced credit for private parks] + 2 acres [CY zone] + 18 acres [In-Lieu Fees] = 159 acres credit).

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RESIDENTIAL USES:

Low Density Residential (2 to 6 du/ac)

The Low Density Residential (LDR) areas are intended for single-family detached homes on lots greater than 4,000 square feet and similar and compatible uses. Refer also to the housing type examples in Appendix A under the LDR land use designation. Special housing types for elderly, active-adult, and community living are also allowed. The LDR neighborhoods also permit public and quasi-public uses such as schools, parks, and recreation facilities with appropriate buffers and access to major local roadways and collector streets. Agricultural use of the land may continue as an interim use until development occurs, pursuant to this Specific Plan.

The Land Use Diagram designates 1,022.7 acres of LDR uses. This designation allows a density range of 2 to 6 dwelling units per acre (du/ac). Refer to Table 3-3 for the distribution of total units to individual properties of record and to Appendix A for Residential Development Standards.

Medium Density Residential (4 to 8 du/ac)

The Medium Density Residential (MDR) areas are intended for a range of housing types, such as standard-lot and small-lot single family detached homes and similar, compatible uses. Refer also to the housing type examples in Appendix A under the MDR land use designation.

The Land Use Diagram provides 1,214.0 acres of MDR uses. This designation allows a density range of 4 to 8 du/ac. Refer to Table 3-3 for the distribution of total units to individual properties of record and to Appendix A for Residential Development Standards.

High Density Residential (7 to 21 du/ac)

The High Density Residential (HDR) land use designation allows for a range of housing types, including small-lot single family detached homes, duplex, cluster housing or motor courts, attached and detached townhouses, condominiums, apartments, and similar, compatible uses. Refer to housing type examples in Appendix A under the HDR land use designation.

The Land Use Diagram indicates 221.5 acres of High Density Residential uses. This designation allows a density range of 7 to 21 du/ac. A Use Permit is not required for units in this category if the development is consistent with the requirements of this Specific Plan. However, Design/Site Review is required to determine design consistency. Refer to Table 3-3 for the distribution of total units to individual properties of record and to Appendix A for residential development standards.

Alternative housing designs are encouraged in all residential categories. The use of innovative subdivision designs, such as zero-lot-line patio homes, cluster home designs, garage units, and auto court arrangements or the use of duplex units that provide two single-family homes attached along a common wall, is encouraged. The number of units in the MDR and HDR categories should be maximized to the extent feasible to achieve a more transit-oriented development pattern.

COMMERCIAL USES:

Commercial (FAR Range: 0.20 to 0.30)

The Commercial (COM) land use designation allows for a variety of retail uses and services. These include small convenience stores and centers, neighborhood-serving shopping centers, and community-scale retail centers. Typical COM land uses include neighborhood grocery stores, drugstores, and retail stores providing household goods and services for the surrounding residential neighborhoods. The COM designation would also allow for banks and financial institution offices, realty and insurance offices, medical offices and professional offices, and gas stations and auto repair uses (limited in extent and located where compatible with adjoining land uses and subject to approval of a Minor Use Permit). The COM designation also allows for public and quasi-public uses, parks, libraries and museums, public utility and safety facilities, and other similar, compatible uses. Refer to Appendix A for the complete list of permitted uses in the COM land use designation.

The range of floor area ratio (FAR) applicable to the COM designation is between 0.20 to 0.30. The intensity utilized for the purpose of distributing Commercial intensity to individual properties of record is 0.25. Refer to Appendix A for the applicable Commercial Development Standards.

Town Center

The purpose of the town center is to create a pedestrian-oriented, easily accessible, mixed-use retail core in the heart of the Placer Vineyards community. The town center is intended to be a highly visible, higher intensity, active, social, and cultural gathering place. The town center supports a mix of uses with office or residential uses located above ground-floor retail shops. Ground-floor retail uses with mid-rise buildings, placed at the back of sidewalks, open onto wide pedestrian sidewalks, allowing for outdoor dining and retail displays.

Town Center Commercial (FAR Range: 0.35 to 2.0)

Uses encouraged in the Town Center Commercial (TCC) designation include all types of office uses (e.g., banks and medical offices), a variety of retail stores and services (e.g., furniture stores, clothing and household goods, music stores and video outlets, hotels, motels, restaurants, and bars), a variety of entertainment uses (e.g., movie theaters and nightclubs), and public and quasi-public uses (e.g., community recreation center, library, fire station, sheriff's substation, and religious facility); along with public parks, an outdoor performance stage, and plazas. The TCC use may also include locally-serving retail uses (grocery store <25,000 square feet, drugstore, and other local services). Refer to Appendix A for a more specific list of permitted uses in the TCC land use designation. The town center shall be designed to encourage outdoor eating and dining along its sidewalks.

The TCC designation is assumed to provide 80 percent retail uses and 20 percent office uses. The development of residential uses within the TCC designation, however, is also encouraged.

The FAR applicable to the TCC designation ranges from 0.35 to 2.0. For the purposes of distributing development intensities, the Land Use Diagram assumes that approximately 80 percent of this area will be developed with retail uses at an FAR of 0.45. The remaining 20 percent is anticipated to develop with office uses with the same FAR of 0.45. Refer to the Development Standards in Appendix A for allowed Town Center Commercial uses and applicable Development Standards.

Policy 3.17 Specialty Grocery Stores.

It is the intent of the Specific Plan to have the first specialty grocery store located in the town center, if feasible. The purpose of having the first specialty grocery store in the town center is to provide a catalyst that would assist in generating an intensity of commercial and pedestrian use in the heart of the Placer Vineyards community. To that end, the town center will have the exclusive rights for specialty grocery stores less than 25,000 square feet in size. Examples of specialty grocery stores are Trader Joe's, Whole Foods Market, or other similar type store concepts with a store size of less than 25,000 square feet.

Policy 3.18 Grocery Stores.

Similar to the intent expressed in the preceding policy, the Specific Plan encourages the siting of the first traditional grocery store in the town center. However, this policy also recognizes that if plans for other projects in the vicinity of Placer Vineyards include lands designated for a grocery store, market pressures may make it necessary to override this policy. As a result, the town

center will have the exclusive right within the Plan Area to open a traditional grocery store, such as a Safeway, Albertson's, Raley's, or similar type stores for a period of 12 months following the issuance of a certificate of occupancy on the 250th residential unit within the Specific Plan. Notwithstanding the foregoing, if the City of Roseville approves a specific plan for a project adjacent to the Plan Area that is immediately north of Base Line Road, and the project includes a traditional grocery store component, then the right of exclusivity for traditional grocery stores in the town center shall become null and void, and any commercial owner in the Plan Area with properties zoned as PC, BP/PC and COM will be allowed to open a traditional grocery store without the restrictions described above. This right of exclusivity shall not apply to non-traditional grocery stores, such as a Wal-Mart, Food 4 Less, or similar type store.

Policy 3.19 Movie Theater and other Entertainment Uses.

To encourage pedestrian activity and provide attractions that support local shops and restaurants in the town center, the town center shall have exclusive right to all movie theater uses within the Plan Area. Other entertainment uses including dance clubs, live music, theaters, and art galleries shall also be located primarily in the town center.

Commercial/Mixed-Use (14 to 22 du/ac) (FAR Range: 0.35 to 2.0)

The Commercial/Mixed-Use (C/MU) designation is intended to encourage a variety of projects with a mix of uses, including high density residential, retail, and office uses within one development. The C/MU designation allows for mixed-use neighborhood nodes of office and commercial uses on smaller sites integrated into the surrounding residential neighborhoods. Mixed-use developments may include both vertical mixed-use—ground floor commercial uses with residences or offices above, or horizontal mixed-use—commercial and residential development located on the same site with shared open space and direct pedestrian connections.

Typically found on the corners of collector and arterial streets, the C/MU designation allows flexibility for future market conditions and provides for local neighborhood services. The C/MU district also envisions uses such as live-work residential loft spaces with living units integrated into office spaces, commercial store fronts, and artist studios. C/MU areas will also allow religious facilities.

The C/MU designation allows for a residential density range of 14 to 22 du/ac. For the purposes of distributing development intensities, the land use plan assumes that approximately 70 percent of the development area will be

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developed with residential uses, as assigned in Table 3-3. The FAR applicable to the C/MU land use designation ranges from 0.35 to 2.0. The remaining 30 percent of the development area is assumed to develop with commercial uses evenly split between retail and office uses at a FAR of 0.45. Refer to Appendix A for allowed Commercial/Mixed-Use permitted uses and applicable Development Standards.

Policy 3.20 Parking in Commercial/Mixed-Use Sites.

For mixed-use projects, including the town center and village centers, parking may be shared between uses. To facilitate shared parking, a parking analysis shall be prepared during the Design/Site Review process that lists the project-specific assumptions for the mix of uses, outlines peak parking periods for each use type, and demonstrates that adequate parking will be provided. To relax the individual parking requirements, the County Planning Director shall determine that, based on the findings in the shared parking analysis, the entire project will not result in a parking shortfall.

Office (FAR Range: 0.25 to 0.45)

The Office (O) land use category is intended for professional and administrative office uses (e.g., finance, insurance, and banking offices), office parks for research and development, medical and dental facilities, and related incidental office-supporting commercial uses (e.g., copy centers, cafes, communication retail sales and services, and office supplies). Refer to Appendix A for the complete list of permitted uses in the Office land use designation.

The FAR applicable to the O land use designation ranges from 0.25 to 0.45. The intensity utilized for the purpose of distributing Office intensity to individual parcels of record is 0.30. Refer to the Development Standards in Appendix A for the applicable Development Standards.

Business Park (FAR Range: 0.20 to 0.45)

The purpose of the Business Park (BP) land use designation is to provide a wide-range of large-scale office, commercial, and light industrial land uses on large parcels. BP land uses will provide employment, commercial, and regional uses that will help foster a balance of jobs and housing and meet the economic goals of the Placer County General Plan. The BP land use designation also allows for flexibility to meet changing market conditions over time. The BP designation allows for a mix of office park uses (e.g., light industrial, “high-tech” manufacturing and assembly, distribution, warehousing, research and development, and medical and dental facilities) and supporting retail commercial uses (e.g., business services and office support services). The BP designation also

allows for public and quasi-public uses such as commercial recreation uses, religious facilities, and private school and university facilities.

The BP designation allows for office and retail development within a FAR range of 0.20 to 0.45. For the purposes of distributing development intensities, the land use plan assumes that the BP development area will develop with 10 percent retail uses and 90 percent office uses at a FAR of 0.246. Refer to the Development Standards in Appendix A for the allowed Business Park uses and applicable Development Standards.

Power Center (FAR Range: 0.20 to 0.35)

The Power Center (PC) land use is envisioned for large-scale retail stores providing goods and services for the regional market. Stores include, but are not limited to, home improvement and large-scale gardening centers, large-scale discount centers, furniture, computers, household goods and groceries, auto sales and services, auto service stations, tire stores, large-scale clothing outlets, and other uses typically found in power centers. PC uses may also include restaurants and drinking establishments, and fast-food outlets (including drive-thru facilities). The PC designation will also allow for the location of public and quasi-public uses such as commercial recreation uses, religious facilities, and private schools and university facilities.

The FAR applicable to the PC land use designation ranges from 0.20 to 0.35. For the purposes of distributing development intensities, the land use plan assumes that the PC development area will be 100 percent retail uses at a FAR of 0.25. Refer to the Development Standards in Appendix A for the allowed Power Center uses and applicable Development Standards.

Business Park/Power Center

31 acres are designated with a Business Park/Power Center (BP/PC) land use in the Plan Area. The BP/PC designation allows uses from both the BP land use and the PC land use categories, defined above. The FAR applicable to the BP/PC land use designation ranges from 0.25 to 0.45 for Business Park uses and 0.20 to 0.35 for Power Center uses. For the purposes of distributing development intensities, the land use plan assumes that the BP/ PC development area will develop as a Power Center with 80 percent retail uses and 20 percent office uses at a FAR of 0.25. Refer to Appendix A, Section 3.7, “Business Park” or Section 3.8, “Power Center” for BP/PC development standards and to Table A-14 for permitted Business Park and Power Center uses.

PARKS, RECREATION, AND OPEN SPACE USES:

The parks, recreation, and open space system proposed for Placer Vineyards incorporates 842.8 acres of parks and open space to be used for active and passive recreation. 2 large community-sized parks are distributed in the Plan Area, as well as 2 large open space oak preserve areas. 9 neighborhood parks, 8 potential joint-use neighborhood park/school sites, a town center green, and several smaller image parks, are dispersed throughout the Plan Area. A dog park is also proposed in the Plan Area. In addition, a series of trails linked to several east-west and north-south open space corridors provide neighborhood connections throughout the Plan Area. Information on trails is provided in Chapter V, “Transportation and Circulation.” Additional details on the parks and open space system are described in Chapter VII, “Parks and Open Space.”

Open Space

The Open Space (OS) land use designation is intended to protect the natural areas, creeks, wetlands, and specified tree groves within the Plan Area. Open space will include flood control and drainage channels, properties within power line easements, and special setback areas, such as along the Placer/Sacramento County line. Open Space areas may have compatible uses, including trails and other active and passive recreational uses, including their associated parking lots.

A total of 692.8 acres (approximately 13.2 % of the Plan Area) is designated Open Space. This category includes only natural and/or passive open space and does not include parks.

Oak Grove Open Spaces

Concentrations of significant oak trees on the site are preserved in 2 large oak grove open space areas. These oak grove areas provide open space amenities to the community and provide passive recreational opportunities, such as picnic areas, quiet seating areas, and trail loops.

Park

A variety of park types and sizes are planned for Placer Vineyards under the Park (P) designation. Each park is planned and designed with a range of park facilities, depending on the character of the park. The park types and characteristics are described below.

Town Center Green

A 3.5-acre town center green is centrally located in the town center. The town center green is intended to serve as a civic, cultural, and community focal point, designed to complement the design themes within the town center. The town center green will include play areas, picnic areas, an outdoor space configured for performances, open areas for farmers’ markets or other informal uses, and a water feature or other landmark feature as a focal point.

Neighborhood Parks

Neighborhood parks range from 2 to 4 acres in size. Eight potential joint-use school/park sites are also included in this category. Facilities planned for joint-use school/park sites should take into consideration proposed school facilities to maximize the recreation facilities of both. These parks should also be designed to operate independently of the school facilities, if necessary.

Community Parks

2 large community parks are located in the Plan Area. The East Community Park is located at the southeast corner of Watt Avenue and Dyer Lane, adjacent to the Dry Creek Parkway. The West Community Park is bounded to the east by West Dyer Lane, just northwest of the power line easement corridor.

Community parks will include active recreation uses such as ball fields, passive recreation uses such as trails and picnic areas, and other support facilities such as restrooms, concession stands, and parking and staging areas for bicyclists and runners. Additionally, these parks may be used for meetings, neighborhood activities, special-interest groups, and youth and adult sports leagues. Additionally, a multi-purpose Community Center may be located in the West Community Park.

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Private Parks

Private parks and a recreation center are provided within the active adult community in the eastern portions of the Plan Area, identified in Figure 7.1, “Parks and Open Space Plan Diagram.” One-half of the private park acreage shall count toward satisfying the park dedication requirements for the project, subject to the conditions for private parks found in Section 16.08.100-I, “Private Facilities Credit” in the *Placer County Code*.

Landscaped Rights-of-Way and Entries

Landscape corridors and landscaped areas are provided along public street rights-of-way as networks of green spaces designed to enhance the visual and environmental quality of the Plan Area for pedestrians and other visitors. Landscape entry features and gateways are also provided in the community to help define different parts of the community. These are landscaped, themed features at the entrances to major intersections of the community or smaller signature features in residential neighborhoods. Landscaped rights-of-way and entries are not counted within the park or open space requirements for this project. Landscape rights-of-way shall be developed and dedicated to the County at the same time that the public street rights-of-way are developed and dedicated to the County. See Chapter VI, “Community Design,” for additional streetscape and community gateway design guidelines.

Public and Quasi-Public Uses:

The Placer Vineyards Specific Plan provides for a broad range of cultural, public/quasi/public, and religious uses, strategically located throughout the Plan Area. Nestled within the Placer Vineyards neighborhoods and village centers and connected with local trails and bicycle paths, these areas provide for cultural activities that enrich the character and quality of the community in proximity to where people live. These uses are listed below.

Cemetery

Cemetery (C) designates property subdivided into cemetery lots and offering burial plots or air space for sale.

Corporation yard

A corporation yard (CY) site is provided in the Plan Area to accommodate facility needs of the County. 2 acres of the corporation yard site shall be given credit for Community Park acreage (refer to Table 3-2 Land Use Summary).

Fire

Sites for 2 fire stations (F) are provided in the Plan Area. One fire station site is intended to serve the eastern side of the Plan Area and is located on Town Center Drive near Watt Avenue. The other fire station site is located on the west side of the Plan Area, at the intersection of Palladay Road and A Street. A fire administrative center may be collocated with other County administrative offices in the Town Center.

Government/Sheriff

A government (Gov) office site is provided in the town center. A small Sheriff's Substation may be collocated with the government office in the town center to provide policing and local public safety services.

Library

A library (L) site is centrally located in the town center to provide literary, educational, and informational resources to the community.

Religious Site

The Religious Site (REL) designation is reserved for religious organization facilities operated for worship or promotion of religious activities, such as churches, synagogues, and temples. Religious sites also include religious accessory uses on the same site, including living quarters for staff, child day care facilities, and other uses normally associated with a religious facilities (e.g., schools and recreation facilities), as approved by the Planning Director.

Sites made available for religious uses other than the religious sites designated in Figure 3.1, “Land Use Diagram,” may be approved through a Minor Use Permit and shall be identified on tentative maps.

Transit Station

A multi-modal transit station or terminal site (T) is provided in the Plan Area within the east village center with access provided from Watt Avenue. The station/terminal will serve to distribute information on local transit options and serve as a passenger terminal and transfer station for public mass-transit systems including a future, potential bus rapid transit line along Watt Avenue.

Utility Substation

The utility substation (SS) designation allows for electrical substations, pumping stations, pressure regulation stations, or similar facility required to serve the Plan Area.

SCHOOLS:

Sites for 6 elementary schools, 2 middle schools, and 1 high school are designated by the ES, MS, and HS symbols on the Land Use Diagram. The Land Use Diagram designates 167 acres for schools. School sites are situated adjacent to park sites and open space to allow for joint use of facilities, trail access, and efficient use of the land. Joint school/park sites are centrally placed within each neighborhood to provide a focus for neighborhood interaction and to allow children to walk to school. School sites have been located based on the estimated number of students in each surrounding neighborhood and may need to be revised slightly based on actual build-out densities; one of the middle school sites may also be relocated in accordance with Section 9.2.6-C, consistent with these location parameters. Schools are sized for “stand alone”

facilities, which may develop independently of parks.

Policy 3.21 Land Use for Unused School Sites.

If the responsible School District decides that a school site shown in the Land Use Diagram is not needed, the County and/or the Park District shall be offered the opportunity to purchase all or part of the unused school site, adjacent to a designated neighborhood park, for park purposes. For any remaining portion of a school site not purchased by the County and/or the Park District, residential development will be permitted at the residential density of the predominant land use adjacent to the designated school site. The total number of residential units allocated to the underlying parcel of record as of the date of the adoption of this Specific Plan (see Table 3-3) will not be increased by the readjustment of the land use. The neighborhood park site located adjacent to the excess school site shall remain as indicated on the Land Use Diagram, providing a central focus for the neighborhood.

If subsequent to the development of the property adjacent to a school site, the School District decides it no longer has a need for the property, it will be necessary to amend the Specific Plan to define the appropriate use of the property.

Elementary Schools

Elementary schools (ES) serve kindergarten through grades 5 or 6 (depending on the school district). Elementary school sites are 12 acres in size with an adjacent neighborhood park. They are located within residential neighborhoods, within easy walking distance (1/2 mile radius), and provide easy auto access from local residential and collector streets.

Middle Schools

Middle school (MS) sites are planned for 22.5 acres in size and will serve grades 6 through 7 or 8 (depending on the school district). 2 middle schools sites are provided. These sites are located within residential neighborhoods on major collector streets.

High School

The High School (HS) site, located on Palladay Road between A Street and Base Line Road, is 50 acres. It is planned to serve grades 9 through 12 and is sited on collector streets, in proximity to the surrounding residential community, local commercial services, and adjacent to park facilities located in the community park.

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SPECIAL PLANNING AREA:

The Special Planning Area (SPA) designation is located on approximately 979 acres at the western portion of the Plan Area and includes the existing Riego area. There are approximately 150 existing homes within the SPA. Approximately 200 (or 87 percent) of the 230± existing parcels within the SPA are 5 acres or less in size, with the majority being less than 2 acres and located primarily in the Riego township area. The remaining approximately 30 parcels range in size from 5 to 96 acres and are generally located in the vicinity of Newton Street, south of Browning and Colburn Streets. Refer to Figure 3.2 for a map of the SPA.

Of the 14,132 units within the Plan Area, a total of 411 total units are reserved in the SPA for the eventual build-out of this area. These 411 units include the 150 existing homes, leaving an additional 261 new homes allowed for development in the SPA. The 261 additional units reserved for the potential build-out of parcels within the SPA area include: 63 new units allowed to develop consistent with their current zoning and 198 units allowed to develop under the Placer Vineyards Specific Plan and the Specific Plan EIR on a first come, first serve basis. Property owners who choose to subdivide their properties beyond that allowed under current zoning in the SPA will be required to amend this plan (refer to Section 9.2.7).

The main trunk lines of the Placer Vineyards infrastructure system (water, wastewater, and drainage systems) will be sized to serve the anticipated build-out of up to 411 total units reserved within the SPA. Property owners of the SPA may connect to infrastructure systems in the Plan Area but shall be responsible for the costs incurred from the extension of services to their property, including any hook-up fees, Plan Area, or Special District fees.

Policy 3.22 Special Planning Area.

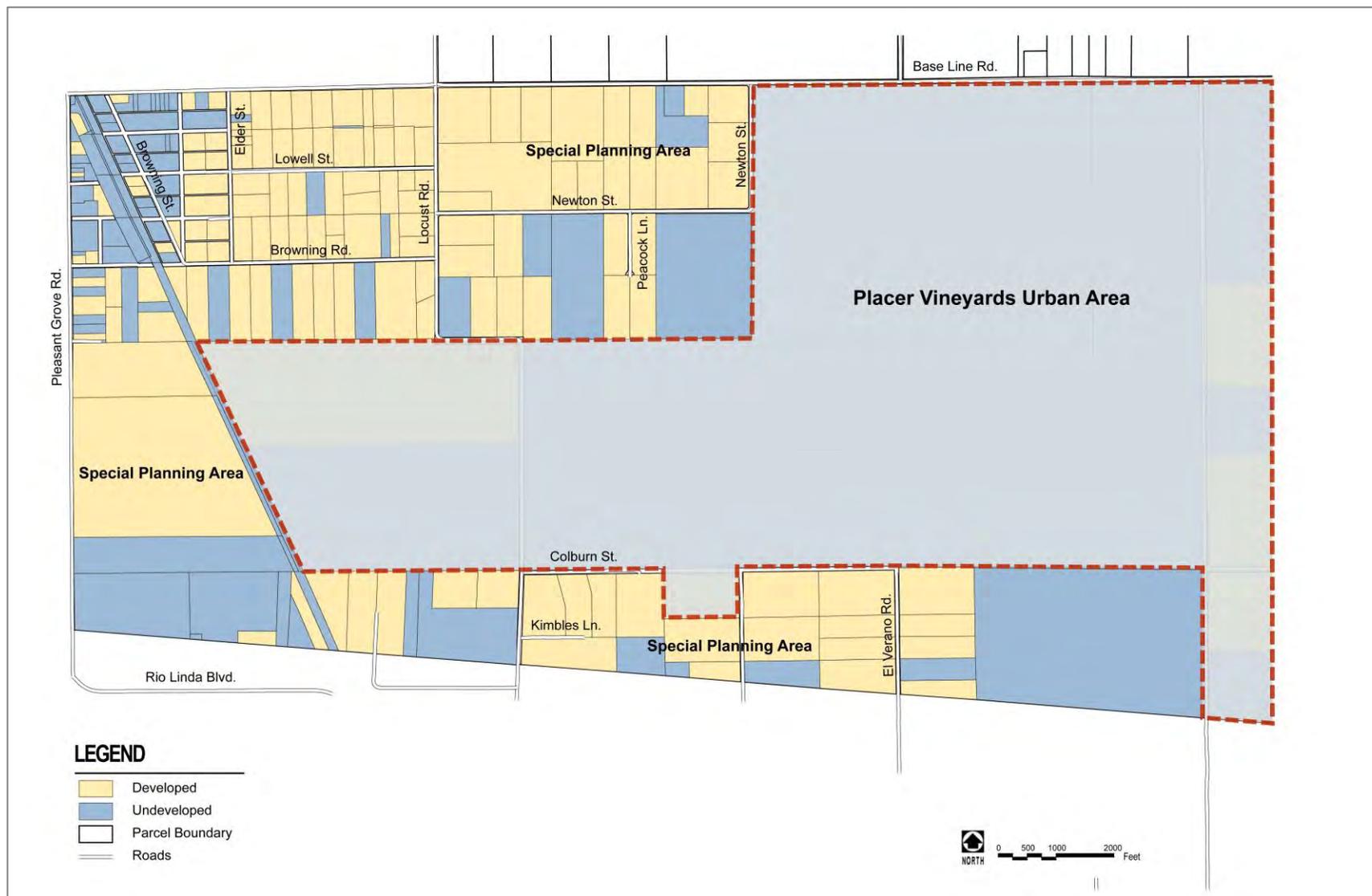
This Specific Plan does not revise or designate zoning for the SPA properties. The corresponding existing zoning for these SPA properties and existing County administrative processes shall govern. Refer to Chapter IX, Section 9.2.7-D, "Entitlements to the Special Planning Area" for the procedures for requesting entitlements in the SPA.

3.4 LAND OWNERSHIP AND LAND USE ALLOCATION

Figure 3.3 and Table 3-3 summarize the development program for each property owner in the Plan Area. Within the development program, the following standards shall apply.

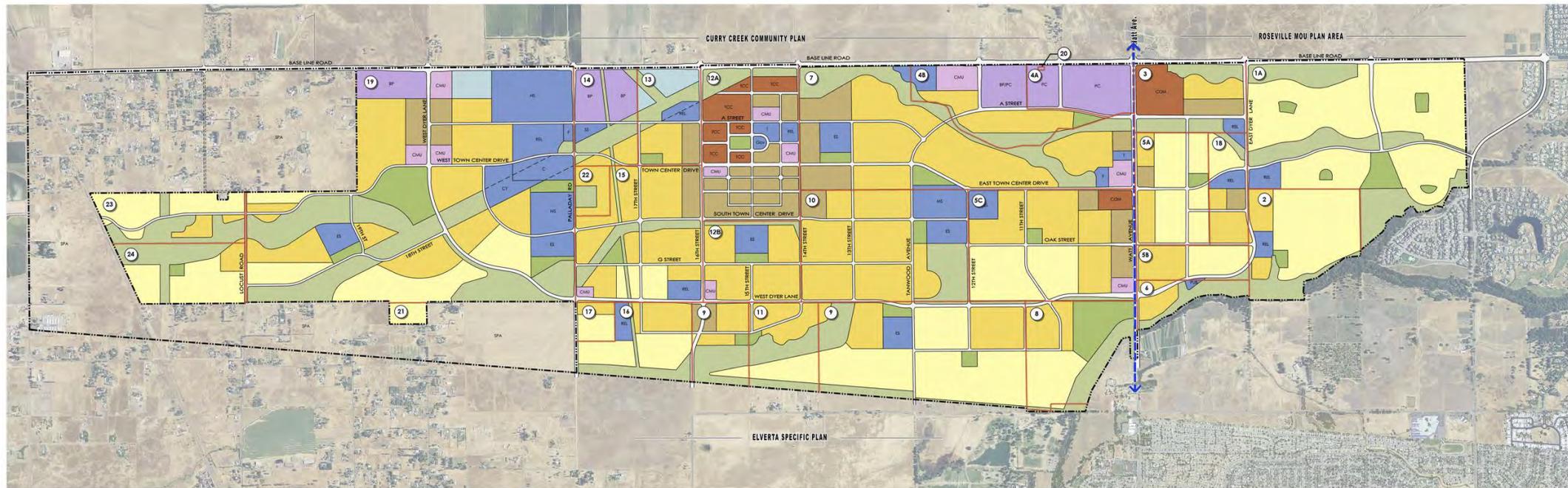
1. No property may exceed the permitted density range for the land use designation or the allowable number of residential units and commercial intensities assigned to the property in Table 3-3 without a rezoning, Specific Plan amendment, and additional environmental review. However, to provide development flexibility, development transfers between land use parcels is permitted, provided that they meet the criteria set forth in "Transfer of Density," described in Chapter IX, "Implementation."
2. When constructed at the same time as the primary residential unit is being constructed on a lot, a secondary dwelling shall be counted as a residential unit for the purposes of calculating the total number of units allowed for a property under Table 3-3. Each such secondary dwelling shall be subject to payment of all fees payable by the primary unit, including those required under the applicable provisions of the development agreement. Lots where secondary dwellings are proposed to be constructed shall be identified as part of any application for the tentative subdivision map for the property.

Figure 3.2 - Special Planning Area Location Map



Source: Placer County Planning 2005

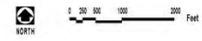
Figure 3.3 - Land Ownership Diagram



EDAW | AECOM

LEGEND

C/MU COMMERCIAL MIXED USE	SPA SPECIAL PLANNING AREA	ES ELEMENTARY SCHOOL	REL RELIGIOUS FACILITY	CY CORPORATE YARD	OS OPEN SPACE
COM COMMERCIAL	LDR LOW DENSITY RESIDENTIAL	MS MIDDLE SCHOOL	F FIRE	SS SUBSTATION	P PARK
PC POWER CENTER	MDR MEDIUM DENSITY RESIDENTIAL	HS HIGH SCHOOL	GOV GOVERNMENT	T TRANSIT	
BP BUSINESS PARK	HDR HIGH DENSITY RESIDENTIAL		L LIBRARY	C CEMETERY	
O OFFICE			PD POLICE		↔ BRT LINE



LAND USE

Table 3-3: Land Use Ownership Summary

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	
Property ID#	AP#	Property Owner	Gross Parcel Acreage	SPA		LDR 2-6 du/ac		MDR 4-8 du/ac		HDR 7-21 du/ac		COM.	OFF	CMU 1 du/acre		BP/PC ^(N)	Pub	Rel ^(R)	Schools			Parks ^(M)	OS	Major Roads	Total Units	
				Acreage	Units	Acreage	Units	Acreage	Units	Acreage	Units			Acreage	Units				ES Acres	MS Acres	HS Acres					
1A	23-200-005 23-221-002, 057, 058	Placer 400 Investors, LLC	402.0			284.0	931											8.0				22.0	88.0	20.0	931	
1B	23-200-006	Hodel Family Enterprises, LP	56.0			10.0	35	20.0	128	6.0	90							9.0					4.0	7.0	253	
2	23-200-017	Mounier Family Revocable Lifetime Trust	138.0			84.5	289	21.0	115									6.0				3.0	19.0	4.5	404	
3	23-200-037	Basalme & Watt, LLC	100.5					28.5	153	9.0	105	25.0						4.0						26.0	8.0	258
4A	23-200-069	BLW 60 LP	65.0												59.7										5.3	0
4B	23-200-071	LDR AREP III Placer Owner, LLC	114.2					40.5	225					7.0	88	31.0		7.0				3.5	20.0	5.2	313	
5A	23-200-062	Richard Riolo (Non-Participant)	106.5			66.0	230	24.5	106	5.0	75											3.0		8.0	411	
5B	23-200-063	Riolo (Non-Participant)	51.0			23.5	74	22.5	103																5.0	177
5C	23-200-016, 028	Riolo LP (Non-Participant)	241.5			74.5	250	103.5	562	25.5	375	9.0		4.5	57			9.5				3.0	2.0	10	1244	
6	23-200-019	O'Levey 1991 Living Trust, Francis Smadovich (Susan Platerki)	39.0					14.5	102								1.5							18.0	5.0	102
7	23-200-045, 056	Bkt II Northern Cal I	357.0					180.5	912	49.5	698			6.5	82		4.5	1.5	12.0	2.5		10.0	62.0	28.0	1692	
8	23-200-041	Sprnell Investments, LLC Mikagin Investments, LLC	120.0			32.0	112	27.5	117													30.0	24.5	6.0	229	
9	23-200-010, 012, 013	Placer I Owners Reserwardip	326.0			152.7	515	58.0	359	8.0	120								12.0			9.0	56.3	30.0	994	
10	23-200-009	Frank Stathos	242.0					152.5	819	11.5	158								12.0	20.0		4.0	27.0	15.0	977	
11	23-200-011	P.O.D. Properties/GP	79.0			23.0	81	25.0	134													1.5	27.5	2.0	215	
12A	23-200-087	Il Centro, LLC	196.0							65.0	871	42.5		11.5	144		7.0	5.0				3.5	20.0	41.5	1015	
12B	23-200-088	Placer 102, LLC	102.0					64.0	342					3.0	38				12.0			4.0	6.5	12.5	380	
13	23-010-024, 23-200-080	Cabal, et al (Non-Participant)	80.0					20.0	122	7.0	105		17.5					7.5				3.0	13.0	12.0	227	
14	23-010-020	D.F. Properties, Inc.	80.0					12.0	58						36.0	4.5								20.0	7.5	58
15	23-010-024, 029, 23-200-008	Holiday Greens, LLC	202.0			21.0	70	117.0	639	12.0	150			3.0	38			7.0				3.5	23.0	15.5	897	
16	23-010-005, 014	Placer Vineyards Development Group, LLC	94.0			47.0	151	20.0	126									5.5						16.0	5.5	277
17	23-010-010	J.A. Sautas Family Partners, LP	19.5			12.0	42	7.5	38																	80
18	23-200-042	Marwood Nassari (Non-Participant)	3.5			1.0	4																		2.5	4
19	23-010-021, 022 & 023, 23-160-035, 027, 23-180-005, 006, 007, 008	Basalme ASB Holdings, LLC, Lerner Wineries, LLC	816.5			99.5	343	217.0	1,148	23.0	345		15.0	15.0	189	23.5	33.0	21.0	24.0	22.5	50.0	45.0	159.5	68.5	2025	
20	23-200-029	Jack Garfield (Non-Participant)	0.3													0.3										0
21	23-010-018	Pandeleon	10.5			10.5	37																			37
22	23-010-028	Silgr (Non-Participant)	22.5					16.0	73															6.5		73
23	23-160-011	PMFSC, LLC	92.5			49.5	173	11.0	41															25.0	7.0	214
24	23-160-004	Pandeleon, et al	94.0			52.0	182	11.0	52													2.0	26.5	2.5		234
SPA	various	various	979.0	979.0	411																					411
Totals			5,230.0	979.0	411	1,022.7	3,519	1,214.0	6,474	221.5	3,092	76.5	32.5	50.5	636	150.5	50.5	91.0	72.0	45.0	50.0	150.0	692.8	331.9		14,132

- Notes:
1. Acres and units are approximations and subject to change with more detailed mapping, final alignment of roadways, etc.
 2. CMU units are calculated at 70% area coverage.
 3. 3 acres of Religious site on property #13 are located under the powerlines
 4. 31 acres of BP on property #4 may be a BP or PC land use
 5. 22 acres of parks in the active adult community (property 1A) are private parks.

3.5 LAND USE ANALYSIS

3.5.1 POPULATION SUMMARY

At final build-out, the population of Placer Vineyards is estimated to be approximately 32,814 residents (including the SPA area). Table 3.4 is a summary of the number of residential unit types and an estimate of the total population of the Plan Area at build-out.

3.5.2 HOUSING SUMMARY

Residential Density:

Residential land uses encompass approximately 65 percent of the total property within the Plan Area, of which 18.7 percent is designated as a Special Planning Area (SPA). The distribution of residential unit types is indicated below in Table 3-4.

Table 3-4: Population and Housing Summary

Unit Type	Density range (du/ac)	Dwelling Units (du)	% Mix of Units	Household Size (population / du)	Estimated Population
Low Density (Active Adult)	2-6	931	6.6%	1.8	1,675
Low Density	2-6	2,588	18.3%	2.5	6,470
Medium Density	4-8	6,474	45.8%	2.5	16,185
High Density	7-21	3,092	21.9%	2	6,184
Commercial Mixed-use	14-22	636	4.5%	2	1,272
Special Planning Area		411	2.9%	2.5	1,028
Total		14,132	100.0%		32,814

Notes:

(1) Includes density bonus from Religious Site

Residential Development Standards

Residential Development Standards for residential land use designations can be found in Appendix A, “Land Use and Development Standards.” Residential design guidelines are also provided in Chapter VI, “Community Design.”

LAND USE

Affordable Housing

The Placer County Housing element sets forth policies and programs intended to provide the opportunity for the County to meet its fair share regional housing allocation and to provide an adequate housing supply for County citizens of all income levels. Placer Vineyards will be required to construct 10% of the dwelling units, within the boundary of the project as affordable to very low-, low-, and moderate-income households. The affordable housing program and any affordable housing agreement for the Plan Area shall be determined in accordance with the policies of this Specific Plan, the General Plan Housing Element, State affordable housing laws and requirements, and the approved Development Agreement.

Assuming the development of 14,132 residential units, the project will be required to provide land to accommodate 1,372 units for very low-, low-, and moderate-income households, as distributed in Table 3-5. Refer to Policy 3.27 for standards on distributing affordable housing units.

For the purposes of this plan housing affordability is based on household incomes defined by the State of California Housing and Community Development (HCD). Very low income households have incomes no greater than 50% of the Placer County median income. Low income households have incomes between 51% and 80% of the Placer County median income. Moderate income households have incomes between 81% and 120% of the Placer County median income. Incomes are adjusted by household size. The HCD determines the median income for Placer County annually.

Affordable Housing Goals

Goal 3.17 Provide at least 10 percent of the residential units in the Specific Plan Area as affordable housing and distribute affordable residential units throughout the community.

Affordable Housing Policies

Policy 3.23 Affordable Housing Requirement.

In compliance with State Law, new development shall provide at least 10 percent of the total residential units in the Plan Area (1,372 units) at a price affordable to very low-, low-, and moderate income households (see Table 3.5).

Policy 3.24 Affordable Housing Obligation.

Owners of residential land will be required to satisfy the affordable housing obligation by constructing a minimum of 10 percent of the units for occupancy by very low-, low-, and moderate-income households, concurrent to and in proportion with development of market rate units within the balance of the property, as defined in the Development Agreement.

Table 3-5 Summary of Affordable Housing Obligation

Affordability Category	Required Allocation (Percentage of Total Units)	Number of Affordable Units Required
Very Low Income	4%	549
Low Income	4%	549
Moderate Income	2%	274
Total	10%	1,372

* These totals represent the affordable obligations of the urban portion of the Plan Area which contains 13,721 homes and does not include the 411 homes allocated to the SPA.

Policy 3.25 Affordable Housing Options.

While individual property owners are responsible for ensuring that land sufficient to accommodate the number of affordable units is available, the Development Agreement shall provide flexibility regarding how the units are provided. Property owners have two options:

- 1) They shall construct the units as part of their market-rate developments generally concurrently and in proportion with the development of market-rate units within the balance of the property, as defined in the Development Agreement, or*
- 2) They shall choose to use one or more of the affordable housing options also specified in the Development Agreement.*

Policy 3.26 Distribution.

Affordable housing units shall be provided as either purchase or rental units, or a mixture of both. For sale/purchase affordable units, including duplex units, may be located anywhere within the Plan Area, provided that the affordable units shall not be clustered together in one location.

Policy 3.27 Concurrent Development of Affordable Units.

Landowners and the County shall enter into Development Agreements that ensures, generally, concurrent development of affordable housing units and development of market-rate units. At the time of approval of the Specific Plan, a Development Agreement will be required to identify the terms for the implementation of affordable housing units. Affordable units shall also be identified on all individual tentative subdivision maps and disclosed to future property owners.

3.5.3 EMPLOYMENT SUMMARY

Table 3.6 estimates potential jobs based on the projected number of employees per acre for office and retail uses. The estimate for school employees assumes 1 employee per 17 students. At full build-out, the Plan Area will provide approximately 7,691 jobs, or approximately 0.5 jobs per household.