



CUSHMAN &  
WAKEFIELD

PLACER VINEYARDS 12A

BASELINE ROAD

PALLADAY ROAD

**FOR SALE**

**193.40 Acres**  
(8,424,504 SF)

**PRICE REDUCED!!!**  
**\$10,500,000**

## PLACER VINEYARDS - PROPERTY 12A

South Line of Baseline Rd.

East of Palladay Rd.

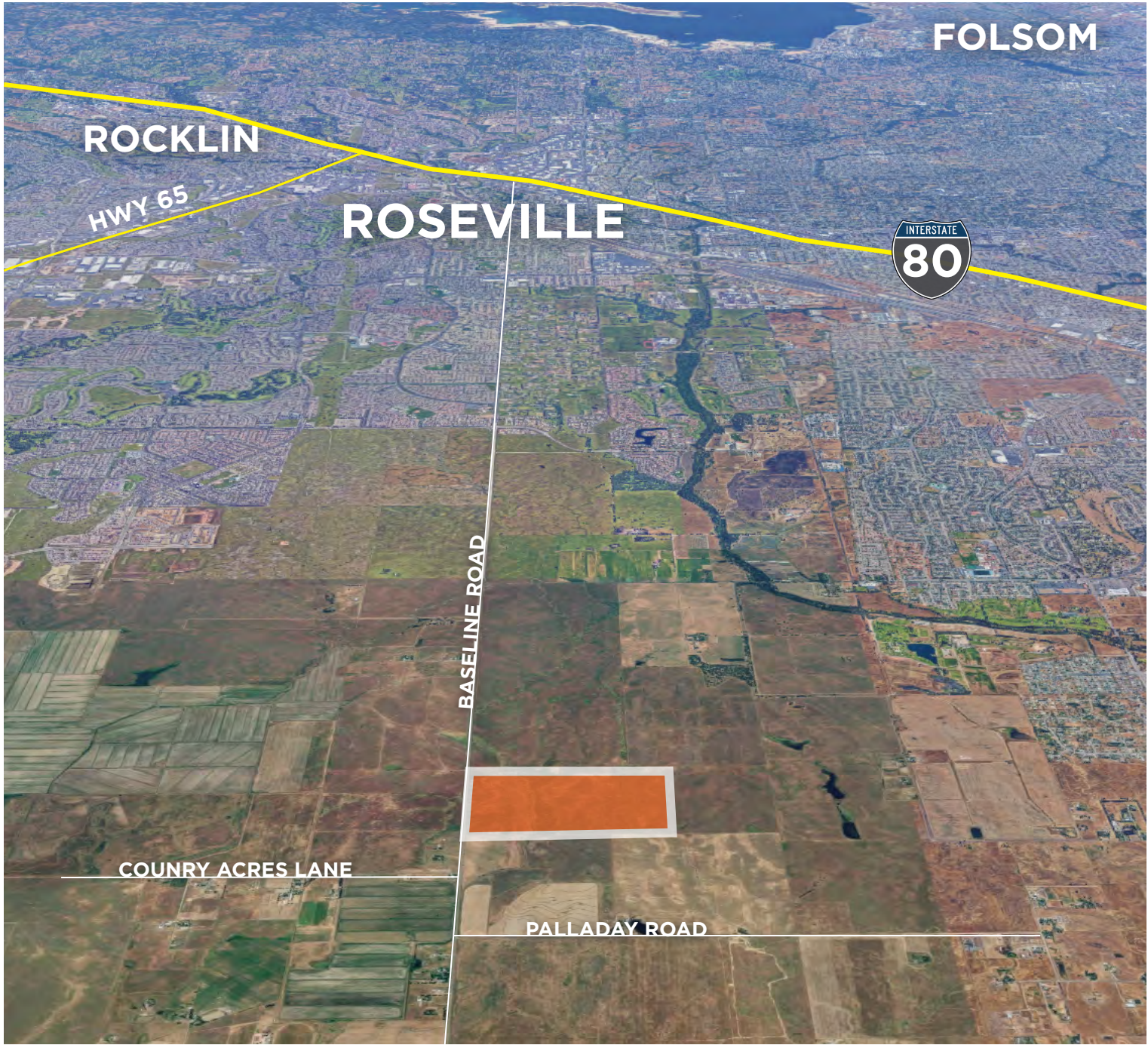
Placer County, California

CUSHMAN & WAKEFIELD INC.  
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**CALL +1 916 288 4800**



# PROPERTY OVERVIEW

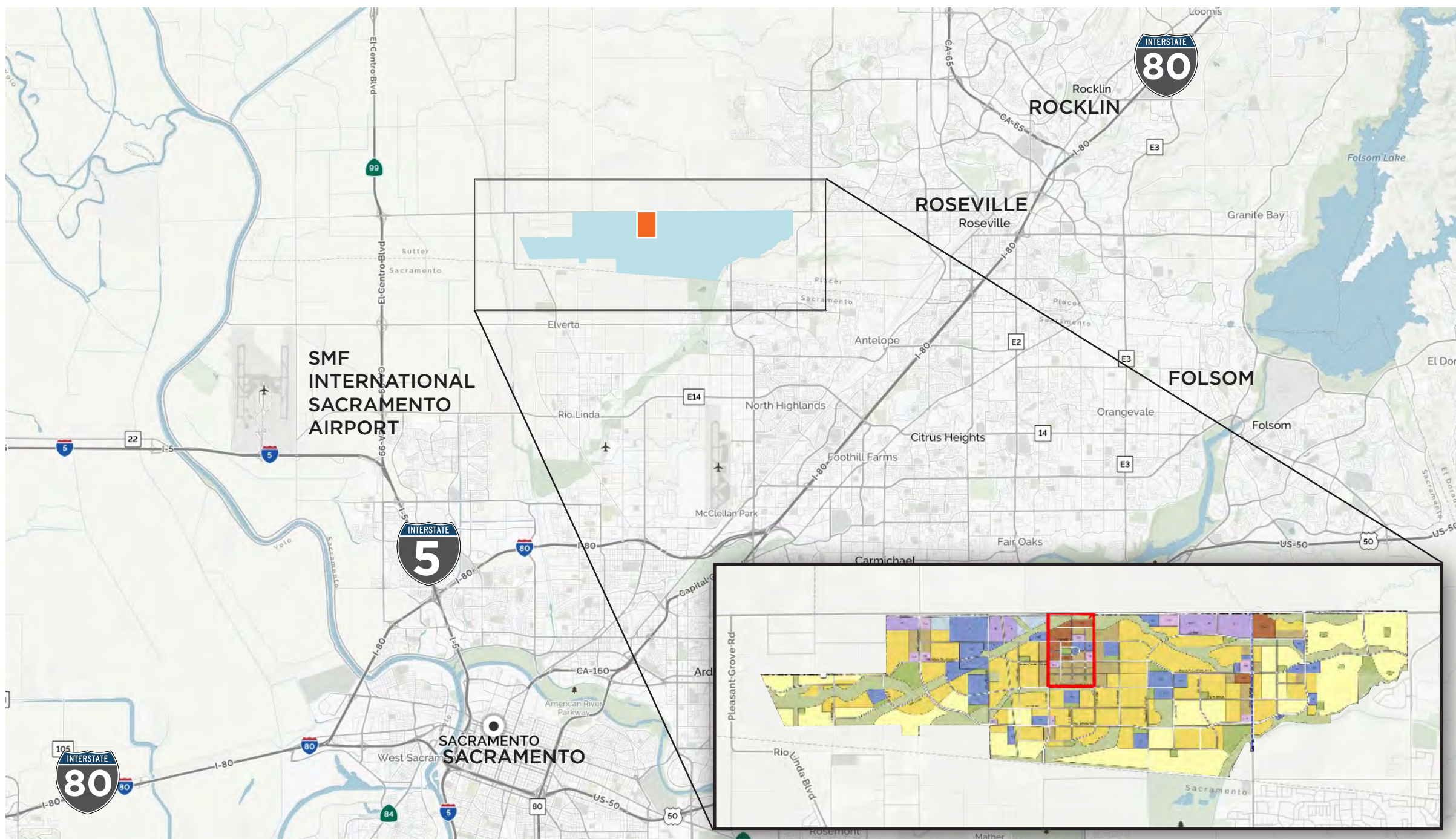


PROPERTY NAME
Placer Vineyards 12A
ADDRESS
South Line of Baselin Road., East of Palladay Road Placer County, California, 95747
LAND AREA
193.40 Acres: 8,424,504 SF
APN
023-200-067
ZONING
SPL-PVSP
PERMITTED USES
Specific Plan designates this parcel for multiple uses. The productive land uses are high-density residential, town center commercial, commercial mix use and religious. The remainder of the land area is slated for parks, open space and major roadways.
TOPOGRAPHY
Generally level
FLOOD AREA
Outside of the 500 year flood plain. An area with 0.2% or 1 in 500 chance of flooding.
WATER
PCWA (Placer County Water Agency)
SEWER
South Placer Waste Water Authority
ELECTRIC
PGE/SMUD
NATURAL GAS
PG&E
POLICE
Placer County Sheriff
FIRE PROTECTION
Placer County Fire District
SCHOOLS
Center JSD, Twin Rivers USD



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193 ACRES FOR SALE



DISTANCES  
**25 MILES** SACRAMENTO INTERNATIONAL AIRPORT

**16 MILES** SACRAMENTO CBD

**7 MILES** DOWNTOWN ROSEVILLE

**LOCATION**



# ABOUT PLACER VINEYARDS

The Placer Vineyards specific plan includes 5,230 acres of land located approximately 15 miles north of the City of Sacramento. In the southwest corner of Placer County. Placer Vineyards will be a new Master Planner Community with a mix of residential, employment, school and recreational uses. Placer Vineyards is a place where the natural and urban landscapes are woven together to create a distinct community. Development for the project will include the construction of over 14,000 homes and create 7,600 new jobs.

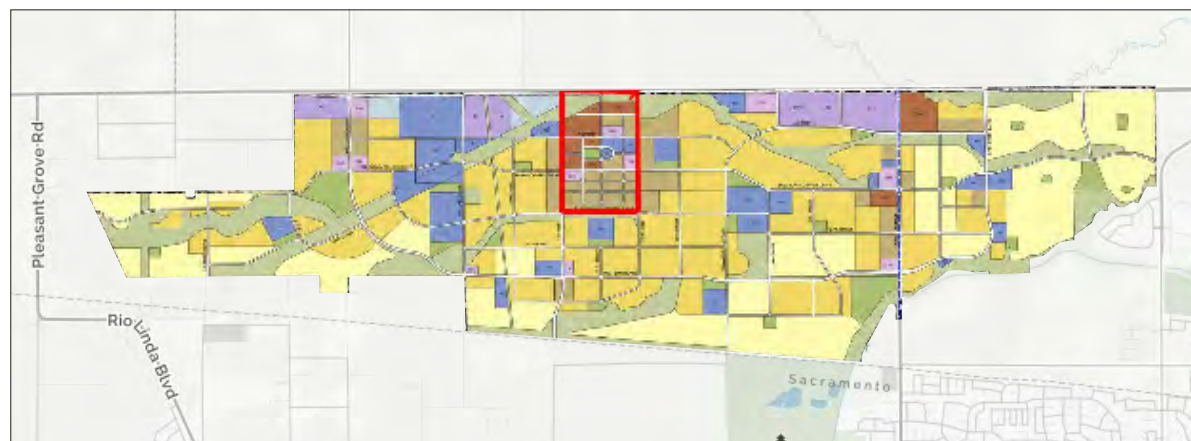
As a transit oriented community, Placer Vineyards will include a transportation network of roadways and bicycle and pedestrian trails that provide access throughout the community, to the larger regional trail system and to the regional bus rapid transit system on Watt Avenue. Small buses will traverse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

Located at the heart of Placer Vineyards is the town center (subject property), which will 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 the public life. Buildings with wide tree 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.

Two small village centers will serve the surrounding neighborhoods with 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 a small mixed-use nodes of activity, each village center provides wide, tree 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.

A regional commercial corridor along Baseline Road will include a strategically located power center at the southwest corner of Watt Ave and Baseline Road that 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.

Two 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. Two oak grove natural area, the Dry Creek Corridor, and adjoining Gibson Ranch Park, provide a natural refuge from the urban fabric.

# THE NEIGHBORHOOD - ROSEVILLE



ROSEVILLE which is considered a part of the Greater Sacramento Region is known as one of the most vibrant areas in all of the California. Comprised of Placer (Roseville), El Dorado, Sacramento and Yolo Counties the entire region has a population of 2.3 million residents.

Located just 16 miles from downtown Sacramento and home to approximately 120,000 people, the city of Roseville is one of the fastest growing communities in California and home to a vibrant and expanding economy. Steady population growth has supported a strong economy as Roseville emerged into Sacramento's premier suburban market over the past decade. Fueled largely by an exodus of people and businesses from the Bay Area seeking a better cost of living and quality of life, the region has experienced record growth over the past decade. Since 2000, the population has increased 45% and over the next ten years it is expected to grow another 21%. The current median household income in Roseville is \$ 75,122 with approximately 30% of all households holding an income of \$ 100,000 or more; well above the Sacramento, California and United States average.

Roseville offers a vast array of cultural and recreational activities for residents and visitors. Roseville's prime location grants easy access to regional points of interest and activities ranging from wine tasting in the Napa and Sonoma Valleys to gaming and nightlife in Reno or Lake Tahoe. The Sierras are only a short drive away for camping, hiking, mountain climbing and winter activities such as skiing or snowboarding. Roseville's position within the Sacramento metropolitan area avail its residents to all of the recreational benefits of a major metropolitan area within a short drive.

Business Ventures in Roseville range from technology, healthcare, agriculture and financial services. Top business employers include Hewlett- Packard, Telefunken Semiconductors USA, Kaiser Permanente, Union Pacific Railroad and Sutter Health. The City of Roseville has an abundance of beautiful parks, trails and open space. The City works diligently to preserve the native oaks, wetlands, wildlife habitat and ancient Native American sites for the enjoyment of residents and guest alike. Roseville has one of the highest parks per capita ratios in the nation and in total the city maintains approximately 50 parks that span over 1,400 currently developed acres and 4,000 acres of open space. Roseville's parks and recreation programs and educational systems make Roseville and amazing place to raise a family.

Shopping plays a vital role in the economy of Roseville. With \$ 2.84 billion in total retail sales last year, the city ranks 13th out of all the largest California cities. The shopping destination is home to retailers such as Nordstrom, Macy's, Tiffany & Co., Crate & Barrel, an Apple store and Whole Foods. Dining options are numerous as well, including Ruth's Chris, Il Fornaio, P.F. Changs, McCormick and Schmick's, Dave & Buster's and more.

<https://www.roseville.ca.us/>



DOCUMENTATION - PLACER VINEYARDS SPECIFIC PLAN

	TITLE	DESCRIPTION	LINK TO DOCUMENT
1	EXECUTIVE SUMMARY	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.	<a href="#">LINK</a>
2	INTRODUCTION	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).	<a href="#">LINK</a>
3	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.	<a href="#">LINK</a>
4	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).	<a href="#">LINK</a>
5	ENVIRONMENTAL RESOURCES	This chapter identifies the environmental conditions and sensitive resources foundin the Plan Area.	<a href="#">LINK</a>
6	TRANSPORTATION & CIRCULATION	This chapter sets forth the policies for the transportation and circulation systems within the Placer Vineyards Specific Plan Area (Plan Area) with the goal of providing a variety of circulation choices in a safe and efficient manner.	<a href="#">LINK</a>
7	COMMUNITY DESIGN	This chapter is intended to define the type of community envisioned for Placer Vineyards	<a href="#">LINK</a>
8	PARKS & OPEN SPACE	This section provides an overview of the parks and open space system designed for Placer Vineyards.	<a href="#">LINK</a>
9	PUBLIC UTILITIES & SERVICES	This section provides an overview of the existing public utilities and services and identifies the backbone infrastructure necessary to serve the build-out of the Placer Vineyards Plan Area (Plan Area).	<a href="#">LINK</a>
10	IMPLEMENTATION	This chapter outlines the methods by which the Specific Plan will be implemented and includes a discussion of administrative procedures, the timing of development, and financing.	<a href="#">LINK</a>

CONT'D DOCUMENTATION - PLACER VINEYARDS SPECIFIC PLAN

	TITLE	DESCRIPTION	LINK TO DOCUMENT
11	ADDENDUM TO THE FINAL EIR	Final Environment Impact Report	<a href="#">LINK</a>
12	PLACER VINEYARD APPENDIX A	The Land Use and Development Standards that follow define the uses and development form for the Placer Vineyards community.	<a href="#">LINK</a>
13	PLACER VINEYARD APPENDIX B	The list of plants below are recommended for use in Placer Vineyards within the design of its open space areas, landscape buffer corridors, streetscapes, gateways and parks.	<a href="#">LINK</a>
14	PLACER VINEYARD APPENDIX C	The traffic intersection designs that follow in this section show the ultimate intersection design configurations for the 2025 cumulative plus project mitigated transportation network within and adjacent to the boundaries of the Placer Vineyards Specific Plan Area.	<a href="#">LINK</a>
15	PLACER VINEYARD APPENDIX D	Mitigation monitoring and reporting program, placer vineyards specific plan.	<a href="#">LINK</a>
16	APPROVED DEVELOPMENT PHASE SECTION 1	A description of the proposed Development Phase.	<a href="#">LINK</a>
17	APPROVED DEVELOPMENT PHASE SECTION 2	A description of the proposed Development Phase.	<a href="#">LINK</a>
18	APPROVED DEVELOPMENT PHASE SECTION 3	A description of the proposed Development Phase.	<a href="#">LINK</a>
19	PLACER VINEYARD - LANDSCAPE PLAN 1 - 55	The Placer Vineyards Landscape Master Plan (PVLMP) is intended to provide direction for the conceptual treatment of outdoor space and reinforce the vision and design goals set forth in the Placer Vineyards Specific Plan.	<a href="#">LINK</a>
20	PLACER VINEYARD - LANDSCAPE PLAN 56 - 112	Transitional Spaces: Within every community, there are places where the user departs one area and enters another. These transitional spaces are important elements which lend themselves to establishing a sense of place.	<a href="#">LINK</a>

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