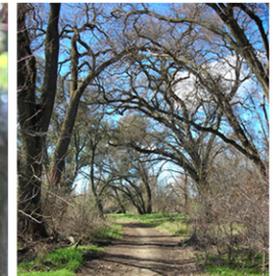




EXHIBIT A



Riolo Vineyard

Specific Plan
Update -
Marked Draft

August 2008
October 2014

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ACKNOWLEDGEMENTS

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1. Introduction

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1.1 OVERALL CONCEPT

Riolo Vineyard is a distinctive master planned community offering an array of premium housing choices complemented by numerous recreational amenities. The individual elements of this community have been meticulously integrated into the natural terrain, carefully designed to blend into the rural countryside and emphasize the natural beauty of this unique site.



The Riolo Vineyard community consists of a series of residential villages, interconnected by abundant green space. Over nine miles of public trails offer such recreational amenities as hiking, horseback riding, and biking to both residents of Riolo Vineyard and the surrounding community alike. A range of product types is presented, accommodating individual preferences and varied income levels. Vast open space areas preserve sensitive natural habitats and buffer existing and proposed

agricultural operations. Landscape corridors interconnect residential villages and provide pedestrian linkages to parks, commercial centers and other amenities. In addition, Riolo Vineyard contributes ~~ten~~ 10.7 acres of park land to the area, strategically arranged so as to provide an assortment of recreational opportunities within easy strolling distance.

The Riolo Vineyard Specific Plan provides a logical guideline for growth in this area, assuring the formation of a comprehensive and thoughtful plan. The Specific Plan proposes high standards of community design which will be carried through the approval process and into final construction. Riolo Vineyard strikes a balance between nature and progress, preserving the rural nature of the site, while simultaneously fulfilling the housing needs of Placer County citizens.



1.2 SPECIFIC PLAN OBJECTIVES

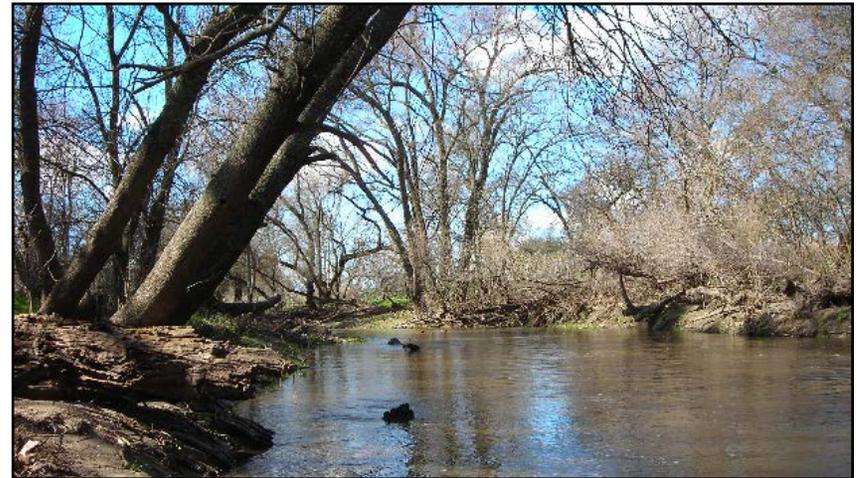
The primary objective of the Riolo Vineyard Specific Plan is to establish a framework for logical and sensitive growth. This Specific Plan provides a comprehensive set of goals and policies to ensure development of a fully integrated community that respects and enhances the site's natural features. The Riolo Vineyard Specific Plan Project Objectives are listed below:

1. Implement the County's General Plan and Dry Creek West Placer Community Plan, which designate the proposed project area for urban development.
2. Preserve the scenic Dry Creek riparian corridor and enhance trail connectivity to complement a regional recreation corridor for bicycle, pedestrian, and equestrian users.
3. Provide a well-designed community with neighborhood identity in close proximity to jobs and services in Placer and Sacramento Counties.
4. Create a high quality environment containing a mix of residential, open space and recreational land uses in an overall design that advances "smart growth" principles.

5. Design a project that minimizes encroachment into the existing 100-year floodplain in the Plan Area while balancing the housing needs and densities of the SACOG Blueprint process and the character of the local community.
6. Provide for increased residential densities in areas presently planned for urban growth and development with accessible infrastructure, consistent with area-wide infrastructure plans and growth policies identified in the Sacramento Area Council of Government's Blueprint for Regional Growth.
7. Reduce growth pressures on outlying areas of Placer County by efficiently utilizing the project area to accommodate residential growth and development.
8. Incorporate an appropriate level of medium- ~~and high~~-density residential development to take advantage of the proximity to region-serving arterials and support opportunities for transit to serve the proposed development.
9. Provide for a cohesive plan of development that maximizes internal connectivity for pedestrian, bicycle and vehicular travel.
10. Provide for a full range of housing densities and product choices affordable to all income levels.
11. Provide a comprehensively planned project that offers maximum feasible protection of sensitive environmental habitat and resources.
12. Create a community that recognizes, respects and preserves historic agricultural uses of the project area through active management within Agricultural Residential parcels.
13. Provide a planned infrastructure system with all public facilities and services necessary to meet the needs of development within the proposed project area.

14. Provide a sufficient number of residential units within the project area to support necessary improvements to local and regional public facilities.
15. Provide for dedication of land within the project area for the expansion of the Union Cemetery.

1.3 SPECIFIC PLAN AREA LOCATION



The Riolo Vineyard Specific Plan Area (Plan Area) is comprised of approximately 525.8 acres located in the southern portion of Placer County. The site is bounded on the North by Dry Creek, on the West by Watt Avenue, on the South by PFE Road, and on the East by Walerga Road. The Plan Area is situated almost immediately north of the Placer County/Sacramento County line, approximately 15 miles northeast of the metropolitan area of Sacramento and four miles west of Interstate 80. The site is located inside Section 7 of Township 10 North, Range 6 East and Section 12 of Township 10 North, Range 5 East, as depicted on the Citrus Heights and Rio Linda Quadrangles of United States Geological Survey topographic maps.

The Regional Context is shown on Figure 1.1.

1.4 PURPOSE AND SCOPE

The Riolo Vineyard Specific Plan Area lies within the Dry Creek West Placer Community Plan Area (Community Plan), adopted in 1990. The Community Plan envisions low density single family residential development over most of the Plan Area, with commercial development opportunities on the corners of PFE Road/Watt Avenue and PFE Road/Walerga Road. An overall density of two units per acre (PUD 2.0) is permitted pursuant to the Community Plan, with density transfers allowed from unusable portions of the site. However, evolving growth patterns over the past decade have demonstrated that a change from solely low density residential development to a mix of residential densities is appropriate in order to create a more efficient land use pattern that accommodates growth and demand for housing.

Many of the parcels within the Plan Area have been designated as “Development Reserve” (-DR) in the Community Plan. The Community Plan suggests that parcels with the Development Reserve designation, located south of Dry Creek and west of Walerga Road, be planned as a separate specific plan. The Dry Creek West Placer Community Plan requires Specific Plans to address a variety of issues related to development. This Specific Plan includes discussions of land use, circulation, green space, resource management, public facilities, and implementation.

This Specific Plan is a comprehensive and definitive guideline for the ultimate development of the Plan Area. This Specific Plan directs the development of the Plan Area by addressing requirements of the master planning process. This process provides the opportunity to plan, coordinate, implement and monitor development within the Plan Area in a thorough and comprehensive manner.

1.5 LEGAL AUTHORITY

Placer County is authorized to adopt this Specific Plan **Update** following the provisions of Article 8, Sections 65450 through 65457 of the Title 7 Planning and Land Use Law, California Government Code and 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 subsequent projects within the Plan Area, including subdivisions and public works projects, shall be consistent with this Specific Plan, the Community Plan, and the Placer County General Plan.

1.6 ENTITLEMENTS AND APPROVALS



The following entitlements and approvals have been approved by the Placer County Board of Supervisors to implement the Riolo Vineyard Specific Plan (**May 2009**):

1. Certification of a Final Environmental Impact Report (EIR) and adoption of Mitigation Monitoring and Reporting Program.
2. Placer County General Plan Amendments:
 - Land Use
 - Agricultural Land Use - Policy 1.H.6
 - Development Form and Design - Policy 1.O.1

- Transportation and Circulation
 - Streets and Highways - Policy 3.A.7
 - Streets and Highways - Policy 3.A.8
 - Streets and Highways - Policy 3.A.12
 - Natural Resources
 - Fish and Wildlife Habitat - Policy 7.B.1
3. Dry Creek West Placer Community Plan Amendments:
 - Community Development Element
 - Land Use - Policies 2 and 25
 - Public Services - Policies 4 and 5
 - Description of LDR minimum lot area requirements
 - Environmental Resources Management Element
 - Natural Resources - Policy 14
 - Transportation/ Circulation Element
 - Circulation - Policies 6 and 9
 4. A resolution adopting the Riolo Vineyards Specific Plan and Riolo Vineyards Design Guidelines (RESOLUTION #2009-121).
 5. An Ordinance Adopting the Development Standards for the Riolo Vineyards Specific Plan (ORDINANCE #5555-B).
 6. Approval of a Vesting Large Lot Tentative Subdivision Map.
 7. Approval of Vesting Small Lot Tentative Subdivision Maps.
 8. An Ordinance Adopting the Riolo Vineyards Development Agreement (ORDINANCE #5557-B).
 9. Zoning Amendments to conform with the adopted Specific Plan.

Subsequent Approvals Include:

1. Approval of Improvement Plans.
2. Floodplain Development Permit or equivalent
3. Issuance of an Encroachment Permit.
4. Cancellation of Williamson Act Contract #AGP 241 (for Frisvold Property development).
5. Annexation into CSA 28, Zone 173 for sewer maintenance.

In addition to the entitlements and approvals listed above, and required by Placer County, development within the Specific Plan area may

require approvals from the following state and federal agencies:

1. U.S. Army Corps of Engineers and U.S. Environmental Protection Agency - Section 404 Clean Water Act Permit.
2. U.S. Fish and Wildlife Service - Section 7 Consultation.
3. Federal Emergency Management Agency - Letter of Map Revision (LOMR)
4. California Regional Water Quality Control Board - Section 401 Water Quality Certification.
5. State Department of Conservation - Approval of Williamson Act contract cancellation.
6. State Water Resources Control Board - Storm Water Discharge Permit

1.7 RELATED DOCUMENTS

The Riolo Vineyard Specific Plan is implemented by Placer County with the supporting documents listed below. These documents are to be used in conjunction with the Specific Plan to ensure full implementation of General Plan goals and policies.

Placer County General Plan and Dry Creek West Placer Community Plan

The Riolo Vineyard Specific Plan has been determined by the Board of Supervisors to be consistent with the requirements of State law, the Placer County General Plan (including the Dry Creek West Placer Community Plan), and County ordinances. With regard to land use consistency, the discussion of Land Use and Community Character in Section 3 identifies how various Riolo Vineyard Specific Plan land use categories, Placer County General Plan land use designations, and the Dry Creek West Placer Community Plan and zoning districts fit together for purposes of determining consistency. With regard to policy consistency, the Riolo Vineyard Specific Plan should be read and applied in the context of the policy framework established by the Placer

County General Plan and the Dry Creek West Placer Community Plan.

Environmental Impact Report

The Specific Plan Environmental Impact Report (EIR) was certified on INSERT DATE 5/13/2009 and the Specific Plan was adopted on INSERT DATE 5/13/2009. The EIR examines the environmental impacts of the proposed plan and focuses on environmental changes resulting from implementation of the Plan. The EIR serves as a project EIR and examines all phases of the project including planning, construction and operation of all subdivision map approvals. The EIR also serves as a Program EIR for purposes of evaluating later requests for tentative parcel maps, tentative subdivision maps, use permits, Specific Plan amendments and variances. Supplemental environmental analysis may need to be prepared if subsequent changes to the plan are proposed, or other circumstances change, which create impacts not considered in the original environmental analysis.

Section 65457(a) of the Government Code and Section 15182(a) of the State California Environmental Quality Act Guidelines provide that no EIR, or negative declaration are required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. The EIR certified for this Specific Plan is both a program and a project-level document, and has been written to the level of detail necessary to qualify residential development for this exemption, assuming that such residential development is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures (including the completion of detailed site-specific studies if appropriate).

Development Agreements

In conjunction with the approval of vesting tentative subdivision maps in the Plan Area, each applicant and the County may enter into a Development Agreement in accordance with Government Code §65864 and Section 17.58.210 of the Placer County Code, et. seq. The

development agreement will operate to vest development rights for specified uses of the property, as well as for specified densities and intensities of use. In addition, the Development Agreement will set forth needed infrastructure improvements, park dedication requirements, timing and methods of financing improvements, and other specific performance obligations of the applicant and the County as related to the development of individual properties within the Plan Area.

A Development Agreement was entered as part of the original Specific Plan approvals; as part of this Updated Specific Plan, an amendment has been proposed to that original Development Agreement to reflect the changes herein.

Zoning Ordinance

The County's Zoning Ordinance will remain the underlying land use regulatory authority for the Specific Plan. To the extent that a component or regulation of the Specific Plan differs from a requirement of the Ordinance, the Specific Plan will take precedence. Where the Specific Plan is silent or vague, the Zoning Ordinance will be used for the purposes of interpretation, and/or directly applied as appropriate.

Subdivision Ordinance

The County's Subdivision Ordinance will regulate individual requests for land divisions within the Specific Plan area, unless otherwise addressed herein. To the extent that a component or regulation of the Specific Plan differs from a requirement of the Ordinance, the Specific Plan will take precedence. Where the Specific Plan is silent or vague, the Subdivision Ordinance will be used for the purposes of interpretation, and/or directly applied as appropriate.

Additional Discretionary Land Use Approvals

It is recognized that additional discretionary approvals will be required in order to implement the development envisioned by this Specific

Plan. These additional approvals could include, but may not be limited to, Tentative and Final Subdivision maps, Design/Site Review for commercial and attached housing, Conditional Use Permits, Floodplain Development Permits and other discretionary approvals required by County ordinances or state or federal law. Additional land use approvals required for Specific Plan implementation are discussed in further detail in Section 8, Implementation.

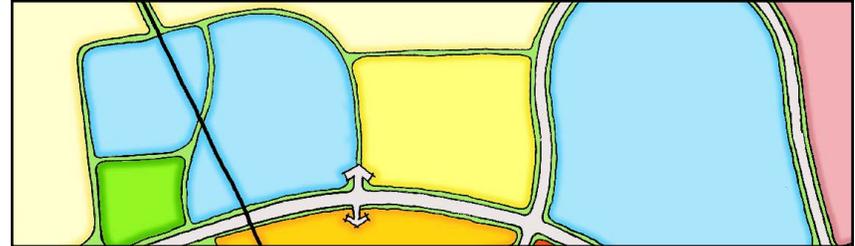
Riolo Vineyard Design Guidelines

The Riolo Vineyard Design Guidelines, a companion document to this Specific Plan, recommend a series of design policies which implement ~~the Southern European concept~~ **traditional architecture fitting into the West Placer context.**

Riolo Vineyard Development Standards

The Riolo Vineyard Development Standards, a companion document to this Specific Plan, implement the regulatory framework and planning concepts of the Specific Plan. The Riolo Vineyard Development Standards supersede portions of the Placer County Zoning Ordinance. Additionally, all project proposals will be reviewed by the Placer County Design/Site Review Committee. The Placer County Design/Site Review Committee shall make a finding of consistency among the development plan, the Riolo Vineyard Specific Plan and the accompanying Development Standards and Design Guidelines.

1.8 SPECIFIC PLAN ORGANIZATION



The Riolo Vineyard Specific Plan ultimately guides growth and development within the Plan Area. Detailed goals, policies, standards and concepts are provided to ensure that all projects within the Plan Area are consistent with the unifying vision of the Specific Plan. The Riolo Vineyard Specific Plan is organized into the eight sections listed below:

Section 1 Introduction - This section outlines the purpose of the Specific Plan, describes the physical location, lists the necessary entitlements and approvals, summarizes the regulatory framework, and defines the project objectives.

Section 2 Setting - This section summarizes the history of the area, describes existing and adjacent uses, explains the physical characteristics, and depicts current ownership and zoning.

Section 3 Land Use - This section identifies and describes the proposed land uses and zoning for the Plan Area.

Section 4 Circulation - This section details the vehicular, pedestrian, bicycle and equestrian circulation systems for the Plan Area.

Section 5 Green Space - This section describes concepts for the design and maintenance of an interconnected series of parks, open space, and landscape corridors within the Plan Area.

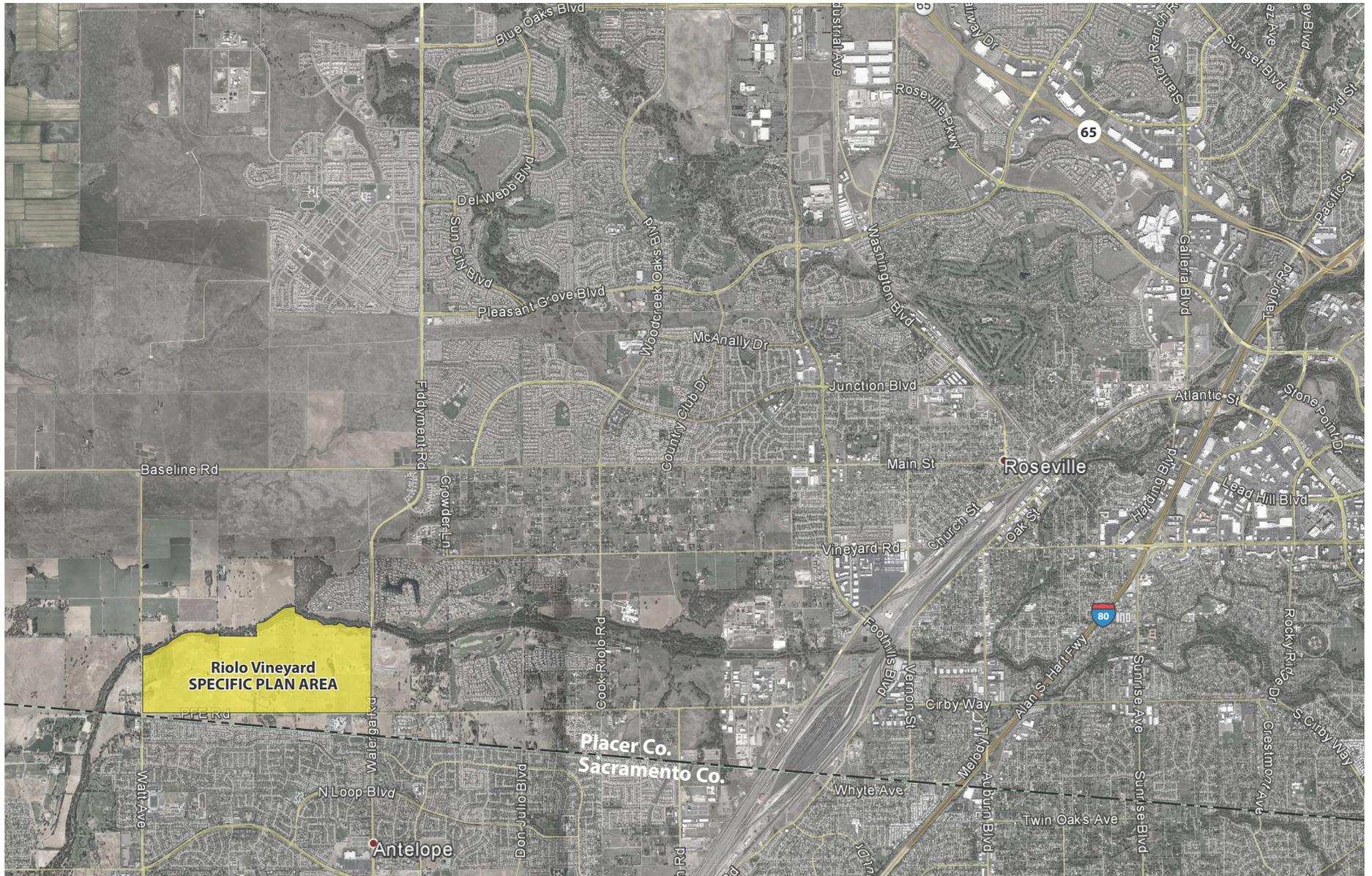
Section 6 Resource Management - This section identifies the natural resources in the Plan Area and outlines a comprehensive strategy for their preservation, protection and management.

Section 7 Public Services and Utilities - This section describes the utilities (water, recycled water, wastewater, drainage, gas, electric, and communication) and services (schools, public safety, and other county services) proposed to serve Plan Area residents.

Section 8 Implementation - This section summarizes implementation measures, details the amendment and modification process, explains the project phasing, and lists the financing methods and applicable fees.

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**FIGURE 1.1 REGIONAL CONTEXT
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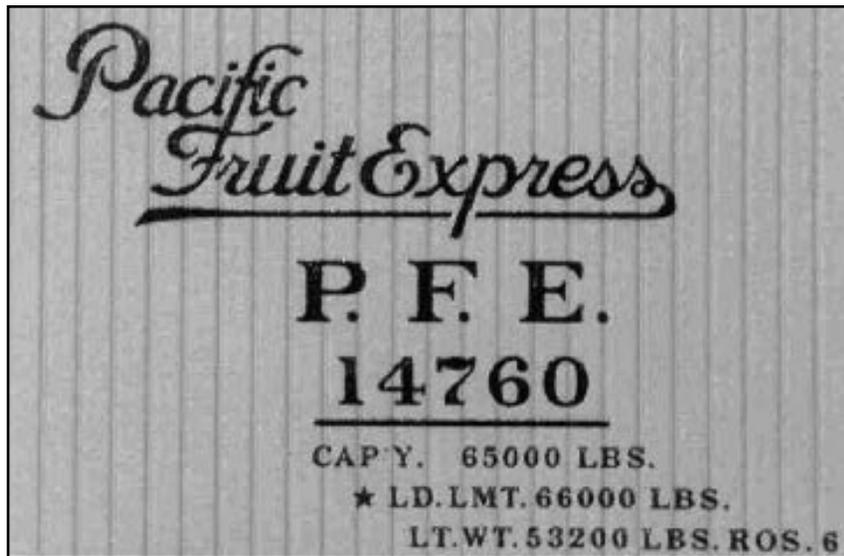


2. Setting

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2.1 PLAN AREA HISTORY

The rolling hills of Placer County served as home to the Maidu Indians for over 500 years. The gold rush of 1849, however, permanently altered that landscape by introducing miners and settlers to the region. Roseville became the site of the junction between Central Pacific and California Central Railroads. It remained a small village serving farmers and ranchers until a train repair depot relocated from Rocklin into the area, changing Roseville into a bustling town.



In 1909, the first units of the Pacific Fruit Express Ice Plant were erected, and by 1920, it was known as the world's largest artificial ice plant. In fact, the name PFE Road is derived from the Pacific Fruit Express rail line that once delivered perishable fruits and vegetables from Placer County to often remote areas.

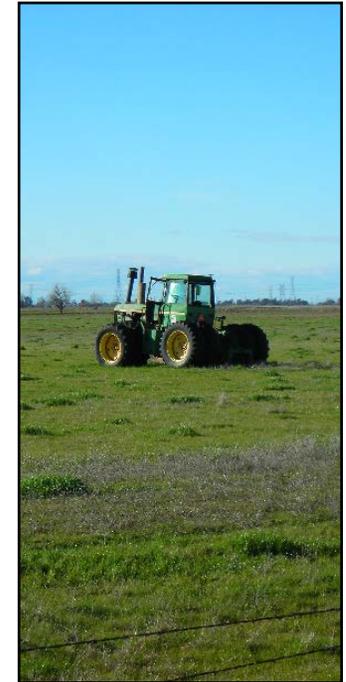
As new modes of transportation emerged, the Pacific Fruit Express railway finally became outdated. Consequently, farming that occurred along the PFE Road corridor gradually became less intense.

2.2 SITE DESCRIPTION

The Riolo Vineyard Specific Plan Area has historically been used for open space and agricultural purposes (both fallow and cultivated). Existing vegetation consists of native and exotic trees, grassland vegetation, agricultural crops, orchards, and vineyards. The Plan Area currently contains a small grove of almond trees and a vineyard, neither of which, at present, are actively harvested.

The three most significant natural features within the Plan Area are the Dry Creek riparian corridor, its associated floodplain, and the upland areas. The Dry Creek riparian corridor is heavily vegetated and will be preserved within more than ~~126 acres~~ 128 acres of dedicated open space. The remainder of the floodplain is sparsely vegetated, mostly with exotic grasses associated with historic agricultural use. The upland areas of the site are also vegetated predominantly by exotic grasses. Most of the existing trees in the upland area are located adjacent to Watt Avenue, Walerga Road, and PFE Road. The remaining trees are scattered throughout the rest of the site.

The topography of the Plan Area is characterized by upland areas in the southern portion of the site sloping downward to Dry Creek in the north. There is approximately 40 feet of elevation change from the highest to the lowest point on the site. The topography displays a pronounced edge between the upland area and the lower floodplain. Slopes range from ten to twenty percent along this edge. Interior to the upland area, slopes vary from one to five percent.



Small farming projects currently exist in portions of the site, including a truck farm in the northwest corner that will continue to operate as it has historically. Union Cemetery is also situated within the Plan Area. The cemetery is approximately two acres in size and is accessible from Watt Avenue. **The Cemetery site will be increased from 2.0 acres to 4.8 acres as a result of land dedication by HBT of Riolo Vineyards, LLC.**

The Existing Conditions are shown on Figure 2.1.

2.3 CONTEXT

The Community Plan designates lands south and east of the Plan Area as Low Density Residential (LDR), High Density Residential (HDR), Commercial (C), and Open Space (O). West and north of the Plan Area are designated Professional Office (P), and Open Space (O).

Doyle Ranch and Morgan Creek are two existing subdivisions located north of Dry Creek on both sides of Walerga Road. The Placer Vineyards Specific Plan area (consisting of approximately 5,200 acres) lies to the north and west of the Plan Area. The **Silver Creek Hidden Crossing** and Morgan Place subdivisions are also located adjacent to Riolo Vineyard, east of Walerga Road.

Located south of PFE Road and near the Walerga Road intersection is Antelope Springs Church and Wilson Riles Middle School. The Antelope community lies to the south, across the Sacramento County line, and is characterized by single-family residential development.



Compatibility with the surroundings plays a major role in the design for Riolo Vineyard. The land plan strives to minimize potential conflicts and inconsistencies with adjacent uses. Street patterns and utilities have been crafted to connect to adjacent plans, and extreme care has been taken to properly transition from one land use to another.

2.4 CURRENT OWNERSHIP

The overall Plan Area comprises approximately 526 acres and consists of ~~15 parcels~~ **14 parcels**. ~~Eight Six~~ **Eight Six** of these parcels (approximately ~~323~~ **315** acres) are controlled by ~~PFE Investors, LLC~~ **HBT of Riolo Vineyards, LLC**. The ~~seven eight~~ remaining parcels maintain separate ownership. Among these is Parcel 23-200-057, which is currently designated ~~Low Density Residential (LDR-DR) and Commercial (C) under the Community Plan and subject to a Williamson Act Contract.~~ **The owners of this parcel have filed a Notice of Non-Renewal and are currently proposing** Medium Density Residential (MDR) development allowing up to 120 dwelling units. In order for development of this parcel to proceed, the Williamson Act contract would have to be cancelled or expire.

The Current Ownership as of the date of the Specific Plan adoption is shown on Figure 2.2.

2.5 SITE ZONING

The Plan Area is currently zoned Low Density Residential (RS-AG-B-20-DR-PD=2), Open Space (OPD=2 **and** OPD=1), and Commercial (~~C1-UP-Dc, and~~ CPD-Dc), as listed in the Dry Creek West Placer Community Plan. The Riolo Vineyard Specific Plan includes proposed zoning classifications for the Plan Area described in Section 3.4.

The HBT holdings within the Specific Plan area have been rezoned to Riolo Vineyard Specific Plan (SPL-RVSP).

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PREVIOUSLY APPROVED Table 2.1 Specific Plan Area Assessor Parcels

| Assessor Parcel Number | Owner | Approximate Gross Acreage |
|-------------------------------|--------------------------|----------------------------------|
| 023-200-019 | Navtej Riar | 28.3 |
| 023-200-023 | PFE Investors, LLC | 92.9 |
| 023-200-027 | Union Cemetery | 2.0 |
| 023-200-051 | PFE Investors, LLC | 43.7 |
| 023-200-052 | PFE Investors, LLC | 43.5 |
| 023-200-053 | PFE Investors, LLC | 5.5 |
| 023-200-031 | PFE Investors, LLC | 0.5 |
| 023-200-055 | PFE Investors, LLC | 101.7 |
| 023-200-056 | PFE Investors, LLC | 4.6 |
| 023-200-057 | James & Mariann Frisvold | 15.0 |
| 023-221-006 | PFE Investors, LLC | 30.4 |
| 023-221-005 | Elliott Walker | 78.4 |
| 023-221-054 | Placer County | 28.8 |
| 023-221-004 | Monte & Gladys Lund | 40.5 |
| 023-221-007 | Park Arya | 10.0 |
| Total | | 525.8 |

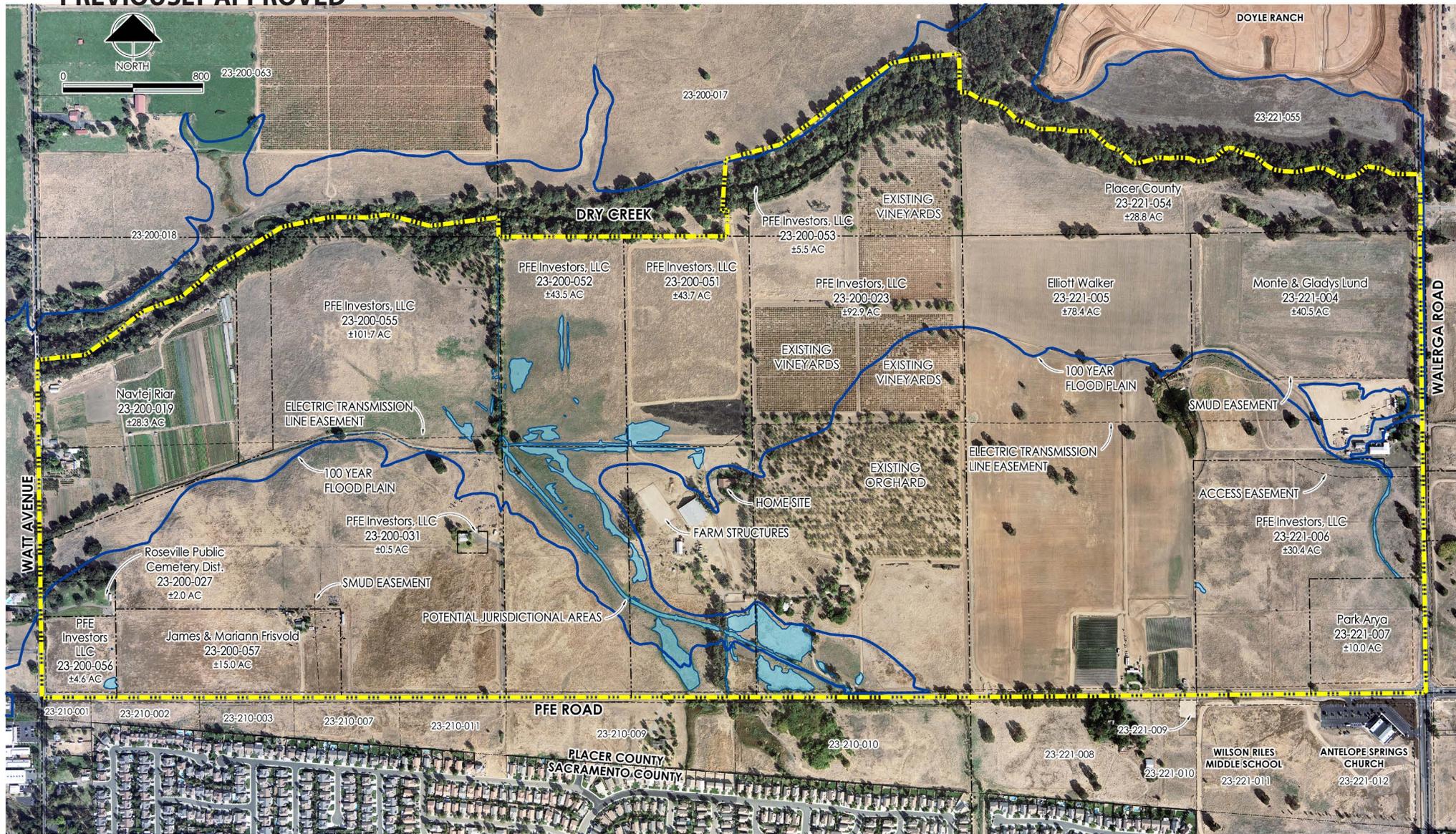
Note: Surveyed acreage differs slightly from Assessor Parcel acreages.

AMENDED Table 2.1 Specific Plan Area Assessor Parcels

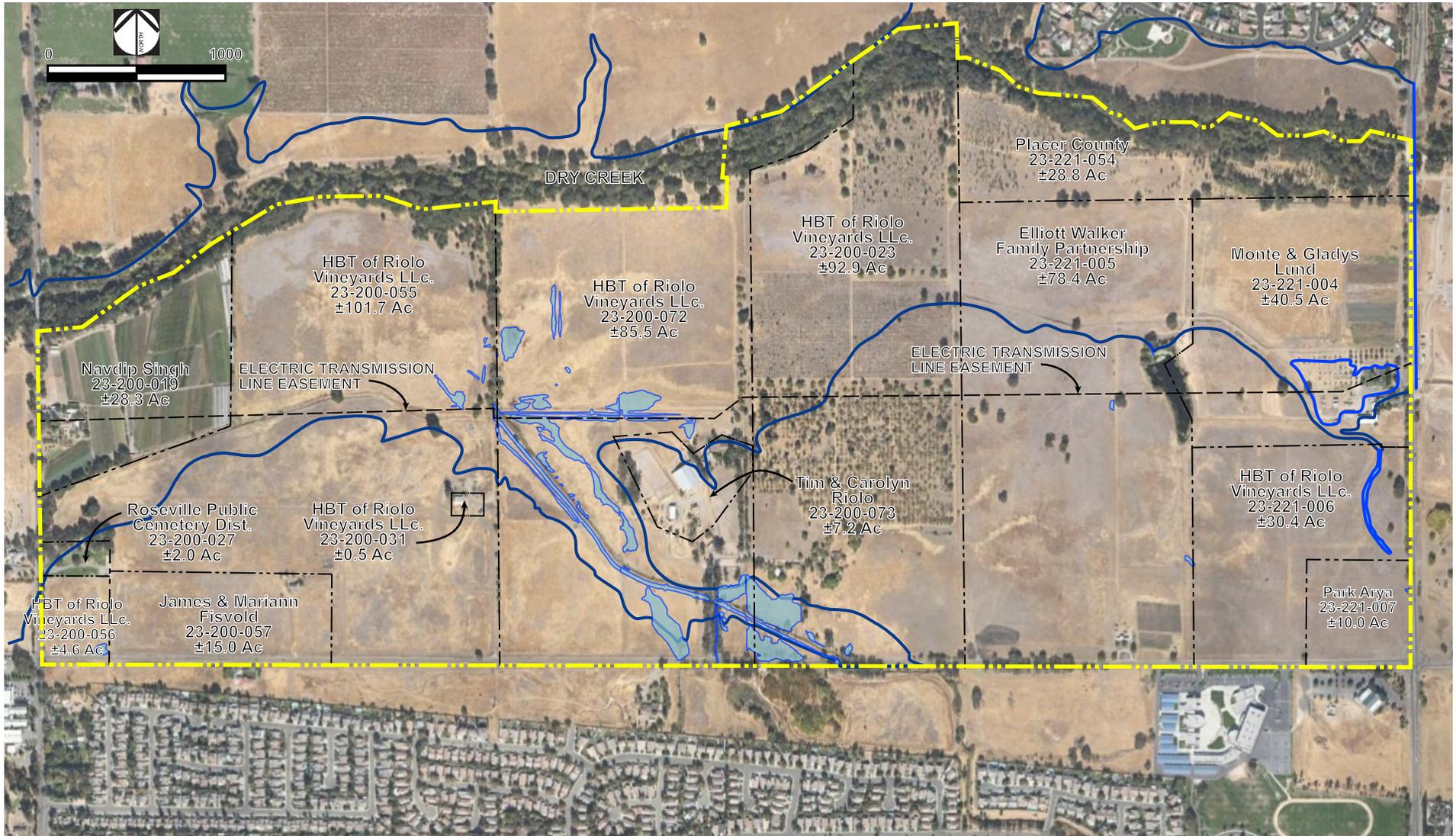
| Assessor Parcel Number | Owner | Approximate Gross Acreage |
|-------------------------------|-----------------------------------|----------------------------------|
| 023-200-019 | Navtej Riar | 28.3 |
| 023-200-023 | HBT of Riolo Vineyards, LLC | 92.9 |
| 023-200-027 | Union Cemetery | 2.0 |
| 023-200-072 | HBT of Riolo Vineyards, LLC | 85.5 |
| 023-200-073 | Tim & Carolyn Riolo | 7.2 |
| 023-200-031 | HBT of Riolo Vineyards, LLC | 0.5 |
| 023-200-055 | HBT of Riolo Vineyards, LLC | 101.7 |
| 023-200-056 | HBT of Riolo Vineyards, LLC | 4.6 |
| 023-200-057 | James & Mariann Frisvold | 15.0 |
| 023-221-006 | HBT of Riolo Vineyards, LLC | 30.4 |
| 023-221-005 | Elliott Walker Family Partnership | 78.4 |
| 023-221-054 | Placer County | 28.8 |
| 023-221-004 | Monte & Gladys Lund | 40.5 |
| 023-221-007 | Park Arya | 10.0 |
| Total | | 525.8 |

Note: Surveyed acreage differs slightly from Assessor Parcel acreages.

FIGURE 2.1 EXISTING CONDITIONS PREVIOUSLY APPROVED



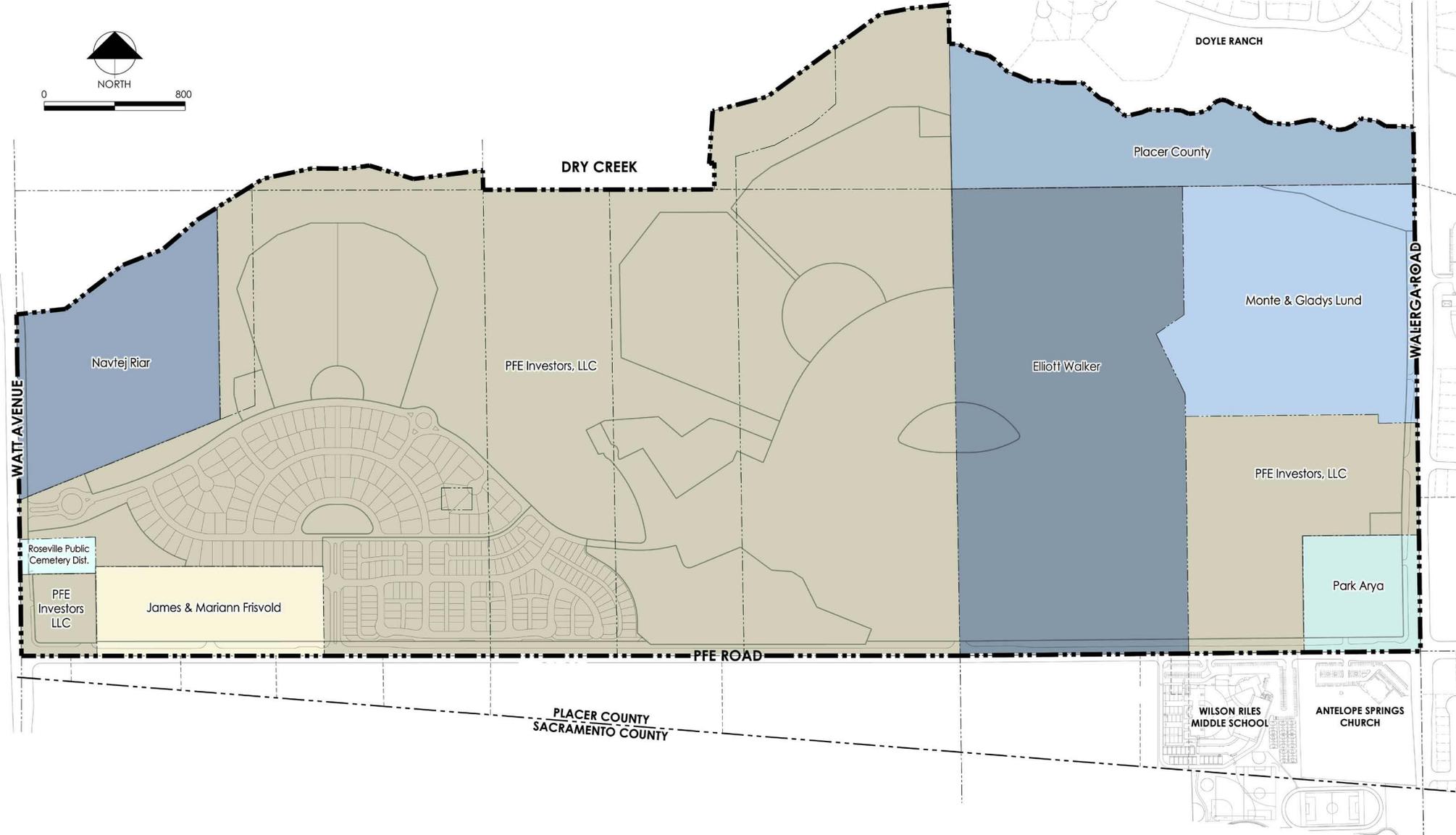
**FIGURE 2.1 EXISTING CONDITIONS
AMENDED**



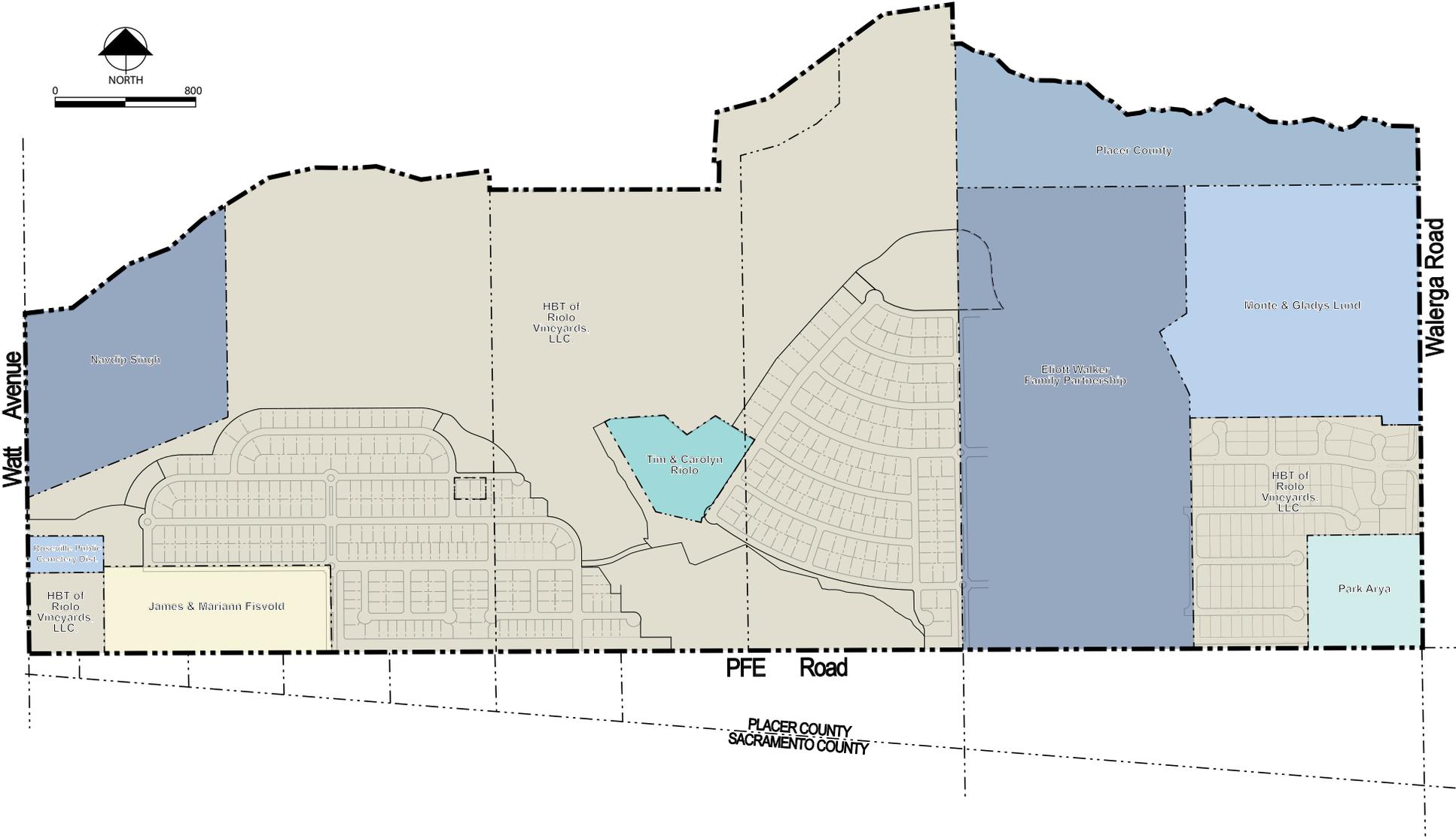
LEGEND

- - - Specific Plan Boundary
- 100 Year Flood Plain
- Wetland Features

FIGURE 2.2 CURRENT OWNERSHIP PREVIOUSLY APPROVED



**FIGURE 2.2 CURRENT OWNERSHIP
AMENDED**



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3. Land Use

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3.1 LAND USE CONCEPT

The Riolo Vineyard Specific Plan envisions a master planned community with a strong sense of place. The thoughtful shaping of land uses is a critical step in implementing this goal. Riolo Vineyard offers Placer County residents all the amenities a master-planned community affords, while simultaneously embracing the rural atmosphere that is so vital to this region. The land use concept for Riolo Vineyard combines contemporary planning and design concepts with historical relevance.

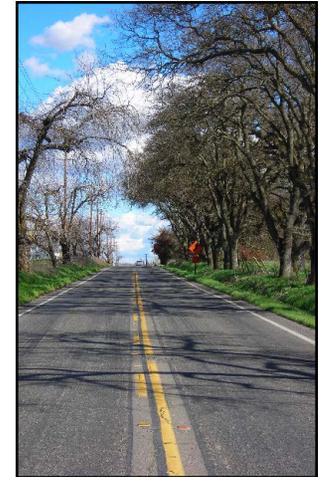


The Riolo Vineyard plan respects the natural systems on the site and compliments the character of adjacent land uses. The land use design arranges residential villages in close proximity to open space, natural habitat, parks and created agricultural parcels. The design for the northern edge of the Plan Area maintains an historic sense of openness by visually linking residents to large swaths of agriculture and open space. Just beyond, the Dry Creek riparian corridor forms a magnificent green backdrop to the community.

Approximately half of the site is offered as an interconnected system of open space, large agricultural parcels, generous landscape

corridors and conveniently accessible parks. The remainder of the site consists of several distinctive single ~~and multi-~~ family neighborhoods, along with smaller commercial and public uses.

Primary access to the Plan Area is from Walerga Road ~~and~~ PFE Road ~~and~~ Watt Avenue. ~~[The Watt Avenue access point has been removed.]~~ A hierarchical roadway system distributes traffic through the Plan Area and internally connects the land uses. A multitude of alternative transportation opportunities are available via an interconnected system of pedestrian, bicycle, and equestrian trails.



3.2 LAND USE GOALS AND POLICIES

The following goals and policies establish the framework for the Riolo Vineyard Land Use Plan:

Land Use Goal #1

To create distinctive neighborhoods that integrate various land uses and residential densities which are respectful of one another.

Land Use Goal #2

To maintain a natural and open character and provide a strong sense of place.

Land Use Policies

1. Provide a mix of land uses that are economically beneficial to Placer County.
2. Respect and enhance the site's natural forms, viewsheds, and environmental attributes.

3. Provide recreational facilities that are centrally located and linked to residential areas to encourage pedestrian/bicycle/equestrian activity.
4. Establish a design program that details gateways, walls and fences, signage, lighting and landscaping standards and guidelines that will define a quality aesthetic and traditional neighborhood character.
5. Create a diverse residential project that offers a blend of housing styles, sizes and price ranges within a single community.
6. Neighborhood densities and lot sizes shall be controlled by the Specific Plan and Development Standards.
7. Homes shall face public amenities such as parks and open space where possible.
8. Residential neighborhoods shall be interconnected.
9. Adequate parking and access shall be included in all approved commercial development plans.
10. “Strip-commercial” style configurations shall be avoided.
11. Commercial development shall be designed to integrate with the overall look and feel of the project in terms of architectural style, exterior treatments, finishes, etc.
12. Provide safe and efficient pedestrian access between adjacent residential neighborhoods and the commercial site.
13. Address the relationship between commercial and adjacent residential uses by incorporating techniques such as landscaping, soundwalls, berms, fencing, and/or varied building orientations.
14. Organize land use patterns to provide an appropriate level of compatibility with adjoining land uses and reduce potential nuisance conflicts.
15. Open space, landscape corridors, single-loaded streets, setbacks, walls and fences, grading, landscape screens, and increased lot widths and/or depths may be used to transition and buffer adjacent land uses.
16. Internal residential streets shall avoid direct connections between commercial uses and adjacent residential neighborhoods.

3.3 LAND USE DESIGNATIONS

The Riolo Vineyard community will contribute to the long term growth needs of Placer County. The development pattern has been compactly organized to fit into the existing landscape while simultaneously preserving scenic vistas and environmentally sensitive areas. The community is comprised of a variety of land uses in addition to a broad range of housing opportunities.

Land Use Plan

The Riolo Vineyard Land Use Plan organizes the individual land uses in relationship to one another, shapes them to fit the existing landscape, and links them together with a logical circulation system. The Plan Area is comprised of residential, agricultural, commercial, open space, recreational and public uses. Further refinements to this design (within substantial compliance of the original) may be required in order to address technical issues that could arise during the subdivision design process.

The purpose of the Land Use Plan is to guide the development of the Specific Plan Area. The Land Use Plan solidifies the intent of the Riolo Vineyard Design Guidelines and Development Standards associated with this Specific Plan. Design of the Land Use Plan has been governed by the intent to provide a safe, distinctive, and desirable community.

The Land Uses are shown on Figure 3.1 and summarized in Table 3.1.

Land Uses

The Riolo Vineyard Specific Plan provides the following land uses:

(AG) Agriculture

The Agriculture (AG) land use designation allows existing residences and agricultural operations to continue within the Specific Plan Area. ~~Two Multiple~~ areas are given the AG designation: ~~an existing 27.1 acres in the northwest corner of the project, and 2.7 acres located in the northeastern portion, and an additional 61.3 acres in the northern portion of the Plan Area.~~ ~~Both of these areas are-~~ All AG designations are located within the Dry Creek 100-year floodplain. Allowable uses within this designation shall be consistent with those listed in the Dry Creek West Placer Community Plan as well as the Placer County Zoning Ordinance. The AG land use accounts for approximately ~~6%~~ 17% of the site.



(AG-10) Agriculture-10

The Agriculture-10 (AG-10) land use designation ~~creates six parcels which~~ encourage small scale agricultural endeavors. The minimum AG-10 parcel size is 10 acres. The intent of these large parcels is to allow the owner to construct a custom home ~~reflective of the Southern European character~~ with traditional architecture appropriate for the West Placer area, and to engage in agricultural operations with the remainder of the parcel. Buffers between this use and adjacent uses are

discussed in the Land Use Compatibility section of this Chapter. The AG-10 land use ~~accounts for approximately 61 acres, or 12% of the site.~~ is no longer proposed to be used on HBT holdings, but the designation will remain for future potential use by others.



(RR) Rural Residential

The Rural Residential (RR) land use designation allows an existing residence to remain on the site and creates an additional RR lot directly adjacent to the existing one. This proposed land use is intended to be consistent with the Dry Creek West Placer Community Plan Rural Residential land use designation and the County's Residential Agriculture zoning classification. The minimum Rural Residential parcel size is 2 acres. The RR land use accounts for approximately 1% of the site.

(ES) Estate Residential

The Estate Residential (ES) land use designation allows single-family detached homes on lots 13,500 square feet and larger. This land use is intended to provide for larger, higher end homes. The allowable density range within the ES land use designation is 1-3 dwelling units per acre. The ES land use currently accounts for approximately 1% of the site. Agricultural use of this land may continue as interim use until development occurs, pursuant to this Specific Plan.

(LDR) Low Density Residential (1-5 du/ac)

The Low Density Residential (LDR) land use designation allows single-family detached homes on lots 5,500 square feet and larger. This land use is intended to provide a range of housing product types within several interconnected villages. This conventional residential approach is characterized by spacious homes on gently meandering streets. The allowable density range within the LDR land use designation is 1-5 dwelling units per acre. The LDR land use accounts for approximately 42% 41% of the site and similar and compatible uses. Agricultural use of this land may continue as interim use until development occurs, pursuant to this Specific Plan.

(MDR) Medium Density Residential (5-10 du/ac)

The Medium Density Residential (MDR) designation allows for a variety of detached and attached housing products on lot sizes of 2,000 to 5,499 square feet. Medium Density Residential villages will provide a more dense approach than LDR areas, characterized by inviting porches and comfortable, shady streets. A variety of housing styles will give these areas a distinctive character. Alternative products and housing designs (duplex units, shallow-wide lots, ~~alley-loaded products~~, and angled lots) are encouraged. Careful attention to detail and architectural design will ensure these homes cohesively merge with the adjacent LDR villages. The allowable density range within the MDR land use designation is 5-10 dwelling units per acre. The MDR land use accounts for approximately 7% 6% of the site and similar and compatible uses. Agricultural use of this land may continue as interim use until development occurs, pursuant to this Specific Plan.

(HDR) High Density Residential (10-23 du/ac)

~~The High Density Residential (HDR) designation is intended to provide affordable multiple family housing units within the Specific Plan Area. High Density Residential may accommodate opportunities for rental (apartments, etc.) or ownership (condominiums, townhomes, etc.). The location of the HDR site corresponds with a commercial site located in the Dry Creek West Placer Community Plan. This approach is consistent with the Community Plan, which permits “the~~

~~relocation of commercial uses to the best possible location” (page 40). Careful attention to design within the HDR land use is encouraged. Architecture should address variations in massing, staggered facades and entries, varied rooflines and other thematic treatments. HDR units with street frontage shall orient living spaces and porches toward the street in order to avoid obvious side or rear view appearances. Refer to the Riolo Vineyard Development Standards and Design Guidelines for specific site design requirements. The allowable density range within the HDR designation is 10-23 units per acre. The HDR land use accounts for approximately 1% of the site. Agricultural use of this land may continue as interim use until development occurs, pursuant to this Specific Plan.~~

The HDR parcel will be assigned a land use designation of commercial with an allowed development area not to exceed 3,750 s.f. of commercial square footage. Any additional commercial square footage proposed on this parcel will require a subsequent environmental impact analysis, which would include an analysis of cumulative traffic impacts to roadways and intersections outside the Specific Plan area.

(CO) Commercial

The Commercial (CO) designation is intended to provide village retail, restaurants, services and/or business-professional uses, which support the daily needs of residents within the Plan Area. The CO land use is located in the southeast and southwest portion of the Plan Area, at the intersection of Walerga Road and PFE Road, and Watt and PFE respectively. The commercial site could include neighborhood-serving uses such as markets, restaurants, shops, banking, ice-cream parlors, laundry/cleaners, cafe/deli, offices, and other similar uses. The CO land use accounts for approximately 1% 2% of the site.



Density Reserve

The total number of units proposed to be built within the Riolo Vineyards Specific Plan has been reduced by 47 units from the originally approved 933 to 886. These unbuilt units will be held in a density reserve for potential transfer to non-HBT parcels in the future. However, since the 47 density reserve units are associated with the Specific Plan Amendment change from HDR to a maximum commercial square footage of 3,750 SF on this parcel at the corner of Watt and PFE Roads, any future development derived from the density reserve will be subject to additional environmental analysis.

(PQP) Public or Quasi-Public

The Public or Quasi-Public (PQP) land use designation is intended to define those sites devoted to public use. One such area incorporates the existing Union Cemetery plus adjacent land for future expansion. Cemetery land is property that may be designated as cemetery lots and sold for burial purposes. The remaining two PQP sites are designated for public utility facilities required to serve the Plan Area. These sites include a proposed lift station/ recycled water facility and a proposed electrical substation site. The PQP land use accounts for approximately 4% 5% of the site.

(O) Open Space

The Open Space (O) land use designation is intended to preserve areas with conservational, agricultural, natural, cultural, recreational and scenic values. Open Space land uses typically protect wetlands, creeks, trees, sensitive habitats and other natural areas. These areas may also include compatible uses such as flood control, utilities, drainage channels, mitigation, special setback areas and recreational uses. The Open Space land use designation includes only natural and/or passive open space and does not include parks or landscape corridors. The O land use accounts for approximately 24% of the site.



(P) Parks and Recreation

The Parks and Recreation (P) land use designation is intended to provide a natural environment where residents can socialize and interact. This land use has been specifically designed as a focal point for the various residential villages. Four parks are planned within the Riolo Vineyard Specific Plan Area, and are supplemented with a network of trails. Each one is centrally strategically located to allow convenient pedestrian access and appropriately sized to give the flexibility of both passive and active uses. Amenities within this land use may include tot lots, sport fields, trails, picnic areas, and passive natural areas. The P land use accounts for approximately 2% of the site.

Landscape Corridors

Landscape corridors enhance the visual quality of a community by incorporating large swathes of greenery and providing pedestrian linkages at key locations. Landscape corridors are designed along the three major roadways (Watt Avenue, PFE Road and Walerga Road) and at each of the project entries. Additional landscape corridors provide pedestrian connections to residential villages, parks, commercial centers and other neighborhood amenities.



3.4 ZONING DISTRICTS

The Riolo Vineyard Specific Plan establishes zoning districts land use designations which implement the desired densities and character of the Plan Area. Regulations or components not described within this Specific Plan shall default to the Placer County Zoning Ordinance for the applicable provisions.

The Zoning is shown on Figure 3.2 and summarized in Table 3.2.

3.5 LAND USE COMPATIBILITY

Thoughtful planning and land use design can help reduce potential conflicts between differing land uses. Adjoining land uses have the potential to produce nuisances which can impact one another. These could include unwanted noises, odors, light, dust, chemical or fertilizer use, traffic, views, shading, and structures. Minimizing these potential conflicts is one goal of effective planning and land use design. Through the use of appropriate transitions, land use patterns, and individual site designs, the Riolo Vineyard Specific Plan ensures the creation of a harmonious and cohesive living environment that can be enjoyed by all types of future users.

Residential Density

Residential land uses (excluding AG and AG-10) encompass approximately 50 41 percent of the Plan Area. The allowable density range for Low Density Residential (LDR) is 1-5 units per acre. Medium Density Residential (MDR) portions allow 5-10 units per acre. High Density Residential (HDR) permits 10-23 units per acre. Areas devoted to open space, public parks, major roadways, public facilities, and agricultural uses are not included in the calculation of densities. Densities proposed in the plan area are higher than those in the Dry Creek West Placer Community Plan. However, the Plan Area’s overall density remains less than two dwelling units per gross acre as a result of the permissible density transfer from the floodplain to adjoining lands (Dry Creek West Placer Community Plan, page 40) and within the range assumed for public services.

Agricultural Practices Restrictions

The Riolo Vineyard Specific Plan not only recognizes the vastly important role agriculture has played on this part of the County, but also embraces this rich history by proposing approximately 60 acres of AG-10 land and five seven acres of RR, and preserving approximately

30 acres of existing AG land within the Plan Area. Locating new residential development in close proximity to agricultural operations, however, has the potential to create land use compatibility issues. Agricultural operations typically result in increased levels of noise, dust and odors. In order to reduce these potential impacts, new development must comply with the Placer County Right-to-Farm ordinance, which states that existing farming operations that have followed proper and accepted practices cannot be deemed a “nuisance”.



In addition, the General Plan requires new non-agricultural development immediately adjacent to agricultural lands to provide a sufficient buffer. The Specific Plan prohibits agricultural activities on AG-10 lots and Agricultural land within 50’ of adjacent LDR, Parks, and other active recreation areas. Ag-10 lots and Agricultural land will also be subject to a Swainson’s Hawk conservation easement, which will limit certain uses within these lots. Landscaping and grading within adjacent Park sites shall be designed to effectively screen these uses from one another. In addition, agricultural fencing will be provided along the perimeter of Ag-10 lots and Agricultural land, which will further limit the potential for unwanted interaction between these uses. Project design will maintain adequate physical separation between proposed residential development and existing agricultural operations within the Specific Plan area. Where residential development would abut agricultural uses on an adjacent parcel, a minimum 50-foot separation from habitable structures is to be maintained unless the developer obtains a letter agreement from the owner of the adjacent parcel providing for the cessation of existing or future agricultural operations. In all cases, the requirement for physical separation would terminate at the time an application for

development of the adjacent parcel is submitted to the County. Physical separation may be maintained by roadways, landscape corridors, structural setbacks on developed parcels, or temporary restrictions on development of residential parcels, as appropriate.

In 1990, the County Board of Supervisors adopted the Dry Creek West Placer Community Plan, which designated the non-floodplain portions of the Specific Plan area for Low Density Residential and Commercial Use. While agricultural activities have been historically conducted within the Specific Plan area, existing agricultural activities within the non-floodplain portions of the Specific Plan area are to be regarded as transitional uses, which would be phased out as development under the Specific Plan occurs. For this reason, strict application of standard General Plan buffer requirements on developed parcels would result in discontinuous and non-cohesive patterns of development, with residential communities separated by remnant buffer strips as land on both sides develops. In order for new agricultural uses on Ag-10 or AG parcels to remain viable in the context of a planned community, reasonable restrictions on new agricultural uses have been proposed by the project applicant.

The following Agricultural Practices Restrictions are proposed by the project proponent within the Ag-10 /andAgriculture land use designations. Refer to the Riolo Vineyard Development Standards for a list of permitted uses for AG and RR land uses.



1. A minimum of 8 acres of each Agricultural-10 or Agriculture parcel will be subject to enforceable management practices to maintain foraging habitat value for Swainson's Hawk. This area (the Preservation Area) would exclude generally the building envelope portion of each Agricultural-10 parcel. The following activities would be permitted within the Preservation Area:

- Grazing
- Cultivation of field and row crops
- Maintenance of existing vineyards and orchards, including replacement plantings within existing orchard or vineyard areas. Planting of additional vineyards or orchards is not permitted.
- Application of pesticides, upon the issuance of a Pesticide Operator ID Number by the Placer County Department of Agriculture.
- Private Recreational use
- Construction of unpaved roadways as reasonably needed for access and maintenance

The following activities would be prohibited within the Preservation Area:

- Natural resource development (extraction of minerals, aggregate, or hydrocarbons)
- Commercial composting
- Destruction of native trees, except for disease or insect control, or to prevent property damage or personal injury
- Expansion of orchards or vineyards within the Plan Area (areas with existing historical orchards and vineyards may remain under continuing cultivation)
- Alteration of native grassland, except as consistent with or to facilitate the permitted activities listed above.
- Livestock feedlots
- Grading activities, except in connection with agricultural activities such as plowing or planting.

2. Organic farming practices and the use of synthetic pesticides and fertilizers are encouraged. Pesticide application shall be in accordance with all applicable County, state and federal regulations.

Pesticides shall be applied by hand pump equipment, small tractor pulled sprayers, or by hand-held applicators (backpack sprayers). Pesticides shall not be applied by aerial spraying, or when air movement could cause off-site drift.

3. Soil tilling, earth moving, and fertilizer and pesticide application shall not be permitted when wind conditions would result in off-site drift of fugitive dust, fertilizer or pesticides.
4. Application of organic fertilizer (manure or compost), if utilized, all be performed in a manner that minimizes significant odor impacts on adjacent residential parcels.
5. The use of mechanical equipment for agricultural purposes shall be limited to between the hours of 7:00 AM to 10:00 PM. Agricultural areas shall be maintained to provide drainage and minimize the collection of standing surface water. Hunting activities are prohibited.
6. Open burning shall be limited to vegetation materials (green waste) and shall not be conducted within 200 feet of a public street, trail or park facility. Open burning activities shall require a burn permit from the Placer County Air Pollution Control District (APCD) and shall be in compliance with APCD Regulation 3.

These restrictions on practices within Agricultural-10/**Agriculture** parcels will be identified in the Covenants, Conditions and Restrictions (CC&Rs) and enforced by the homeowners association. The Agricultural Practices Restrictions identified above are listed for reference purposes only. These practices are not adopted by the County as regulatory restrictions on agriculture. Amendments to the Agricultural Practices Restrictions do not constitute or require an amendment to the Specific Plan.

Affordable Housing

~~Affordable housing is provided within the Specific Plan Area in accordance with County guidance for all Specific Plans, which requires a minimum of 10 percent of all new housing construction to meet the following affordability:~~

- ~~• At least 4% of new housing construction will be affordable to very low-income families.~~
- ~~• At least 4% of new housing construction will be affordable to low-income families.~~
- ~~• At least 2% of new housing construction will be affordable to moderate-income families.~~

It is the intent of this Specific Plan to provide a range of housing opportunities within the Plan Area in order to satisfy a portion of its affordable housing obligations. While the County General Plan requires that Specific Plans provide a minimum of 10% of all new housing construction to meet certain affordability standards, affordable housing for the HBT of Riolo Vineyard's Specific Plan parcels will be satisfied through a funding agreement between Towne Development (HBT of Riolo Vineyards, LLC.) and the non-profit Acres of Hope organization. This arrangement resulted in the elimination of the previously-approved high density affordable housing at the corner of Watt Avenue and PFE Road, and will instead help provide more immediate housing and support for homeless mothers with children.

Affordable Housing Requirement

~~Affordable housing will be maintained under the terms of an affordable housing agreement with the County. For the purposes of this Specific Plan, household income categories are defined as follows:~~

- ~~• Moderate = up to 120% of Placer County Median Income~~

- Low = up to 80% of Placer County Median Income
- Very Low = up to 50% of Placer County Median Income

For the year 2007, the Placer County Median Income, as determined by the federal Department of Housing and Urban Development, was \$67,200.00.

It is the intent of this Specific Plan to provide high and medium density housing opportunities within the Plan Area in order to satisfy affordable housing obligations. Residential units used to satisfy affordable housing obligations of the Specific Plan shall be constructed within the Plan Area, unless otherwise approved by the County. The obligations of the Project Applicant (PFE Investors) to provide housing to very-low and low-income families will be satisfied within the high density residential community, while affordable housing for moderate-income families will be provided as designated “for-sale” units within the medium density residential community. The eventual number of affordable units may fluctuate based upon the total number of units approved by the county and developed by each applicant within the Specific Plan Area, in adherence to the 10 percent requirement. Affordable housing units may be transferred to different locations of the site depending upon the ultimate affordable housing obligations. Low density residential units within the Specific Plan area developed by PFE Investors need not be restricted in order to satisfy affordable housing requirements. Affordable housing obligations of other landowner-participants within the Specific Plan area (Frisvold and Lund parcels) shall be satisfied with residential units developed on those parcels, or through the provisions of future agreements with the county.

Other landowner-participants within the Specific Plan may consider additional funding to support the Acres of Hope mission, construction of affordable homes pursuant to the County General Plan, or by other means through future agreements with the County.

Any affordable housing constructed within the Plan Area will be maintained under the terms of an affordable housing agreement with the County. For the purposes of this Specific Plan, household income categories are defined as follows:

- Moderate = up to 120% of Placer County Median Income
- Low = up to 80% of Placer County Median Income
- Very Low = up to 50% of Placer County Median Income

For the year 2013, the Placer County Median Income, as determined by the federal Department of Housing and Urban Development, was \$76,100.00.

The eventual number of affordable units within the Specific Plan Area may fluctuate based upon the total number of units approved by the County and developed by each of the other applicants, in adherence to the 10% requirement on their parcels (Elliott, Frisvold, and Lund parcels). Affordable housing units may be transferred to different locations within the Specific Plan Area depending upon the ultimate affordable housing obligations. If the obligation is met by constructing affordable homes on those parcels, the following affordability requirements shall be met:

- At least 4% of new housing construction will be affordable to very low-income families.
- At least 4% of new housing construction will be affordable to low-income families.
- At least 2% of new housing construction will be affordable to moderate-income families.

PREVIOUSLY APPROVED Table 3.1 Land Use Summary

| Land Use | Lot Size | Units | Acres | Percent |
|--|-------------------------|--------------|--------------|----------------|
| Residential (PFE Investors) | | | | |
| Low Density Residential | 5,500 sf lots or larger | 378 | 110.4 | 21.0 % |
| Medium Density Residential | 2,000 - 5,499 sf lots | 157 | 23.7 | 4.5 % |
| High Density Residential | N/A | 60 | 3.2 | 0.6 % |
| Rural Residential | 2 acre minimum | 2 | 5.0 | 1.0 % |
| Residential (PFE Investors) Total | | 597 | 142.3 | 27.1 % |
| Residential (Others)* | | | | |
| Medium Density Residential (Frisvold) | 2,000 - 5,499 sf lots | 120 | 12.6 | 2.4 % |
| Low Density Residential (Elliott) | 5,500 sf lots or larger | 170 | 74.2 | 14.1 % |
| Low Density Residential (Lund) | 5,500 sf lots or larger | 40 | 36.5 | 6.9 % |
| Residential (Others) Total | | 330 | 123.3 | 23.4 % |
| Agricultural | | | | |
| Agriculture-10 | 10 acre minimum | 6 | 61.3 | 11.7 % |
| Agriculture | N/A | N/A | 29.8 | 5.7 % |
| Agricultural Total | | 6 | 91.1 | 17.4 % |
| Commercial | | | | |
| Commercial | N/A | N/A | 7.5 | 1.4 % |
| Commercial Total | | | 7.5 | 1.4 % |
| Green Space | | | | |
| Open Space | N/A | N/A | 123.9 | 23.6 % |
| Parks and Recreation | N/A | N/A | 10.1 | 1.9 % |
| Green Space Total | | | 134.0 | 25.5 % |
| Public or Quasi-Public | | | | |
| Cemetery | N/A | N/A | 4.8 | 0.9 % |
| Major Road/ Landscape Corridor | N/A | N/A | 20.3 | 3.9 % |
| Pump Station/ RW Facility | N/A | N/A | 2.0 | 0.4 % |
| Substation | N/A | N/A | 0.5 | 0.1 % |
| Public or Quasi-Public Total | | | 27.6 | 5.3 % |
| Project Area Total | | 933 | 525.8 | 100% |

* (Others) refers to parcels not owned by PFE Investors which have been allocated residential units.

Table 3.1 Land Use Summary

| Land Use | Lot Size | Units | Acres | Percent |
|--|--------------------------|------------|--------------|---------------|
| Residential (HBT of Riolo Vineyards) | | | | |
| Low Density Residential | 5,500 sf lots or larger | 441 | 104.9 | 20.0% |
| Medium Density Residential | 2,000 - 5,499 sf lots | 102 | 19.8 | 3.8% |
| Estate Residential | 13,500 sf lots or larger | 11 | 3.2 | 0.6% |
| Rural Residential | 2 acre minimum | 2 | 7.2 | 1.4% |
| Residential (HBT of Riolo Vineyards) Total | | 556 | 135.1 | 25.8% |
| Density Unit Reserve (HBT of Riolo Vineyards) | | | | |
| Density Reserve Units | N/A | 47 | 0 | 0.0% |
| Residential Density Reserve Total | | 47 | 0 | 0.0% |
| Residential (Others)* | | | | |
| Medium Density Residential (Frisvold) | 2,000 - 5,499 sf lots | 120 | 12.6 | 2.4% |
| Low Density Residential (Elliott) | 5,500 sf lots or larger | 170 | 74.2 | 14.1% |
| Low Density Residential (Lund) | 5,500 sf lots or larger | 40 | 36.5 | 6.9% |
| Residential (Others) Total | | 330 | 123.3 | 23.4% |
| Agriculture | | | | |
| Agriculture-10 | 10 acre minimum | 0 | 0 | 0.0% |
| Agriculture | N/A | N/A | 61.3 | 11.7% |
| Agriculture (Others) | N/A | N/A | 29.8 | 5.7% |
| Agriculture Total | | | 91.1 | 17.3% |
| Commercial | | | | |
| Commercial - HBT (Not to exceed 3,750 sf) | N/A | N/A | 3.0 | 0.6% |
| Commercial - Others | N/A | N/A | 7.5 | 1.4% |
| Commercial Total | | | 10.5 | 2.0% |
| Green Space | | | | |
| Open Space | N/A | N/A | 128.3 | 24.4% |
| Parks and Recreation | N/A | N/A | 10.7 | 2.0% |
| Green Space Total | | | 139.0 | 26.4% |
| Public or Quasi-Public | | | | |
| Cemetery | N/A | N/A | 4.8 | 0.9% |
| Major Road/Landscape Corridor | N/A | N/A | 21.2 | 4.0% |
| Pump Station/RW Facility** | N/A | N/A | 0.9 | 0.1% |
| Substation | N/A | N/A | 0.5 | 0.1% |
| Public or Quasi-Public Total | | | 26.8 | 5.1% |
| Project Area Total | | 933 | 525.8 | 100.0% |

*(Others) refers to parcels not owned by HBT of Riolo Vineyards which have been allocated residential units.

** Tank for the Pump Station will be underground, therefore only 0.3 acres of the Pump Station counts towards the total acreage of the "Project Area Total"

PREVIOUSLY APPROVED
Table 3.2 Zoning/ Land Use Comparison

| Zoning | Land Use |
|---|---------------------------------------|
| SPL-RVSP-HDR | HDR High Density Residential |
| SPL-RVSP-MDR | MDR Medium Density Residential |
| SPL-RVSP-LDR | LDR Low Density Residential |
| SPL-RVSP-RR | RR Rural Residential |
| SPL-RVSP-AG-10 | AG-10 Agriculture -10 |
| SPL-RVSP-O | O Open Space |
| SPL-RVSP-LDR, MDR, HDR, RR, AG-10 | P Parks and Recreation |
| SPL-RVSP-LDR, MDR, HDR, RR, AG-10, O | PQP Public or Quasi-Public |

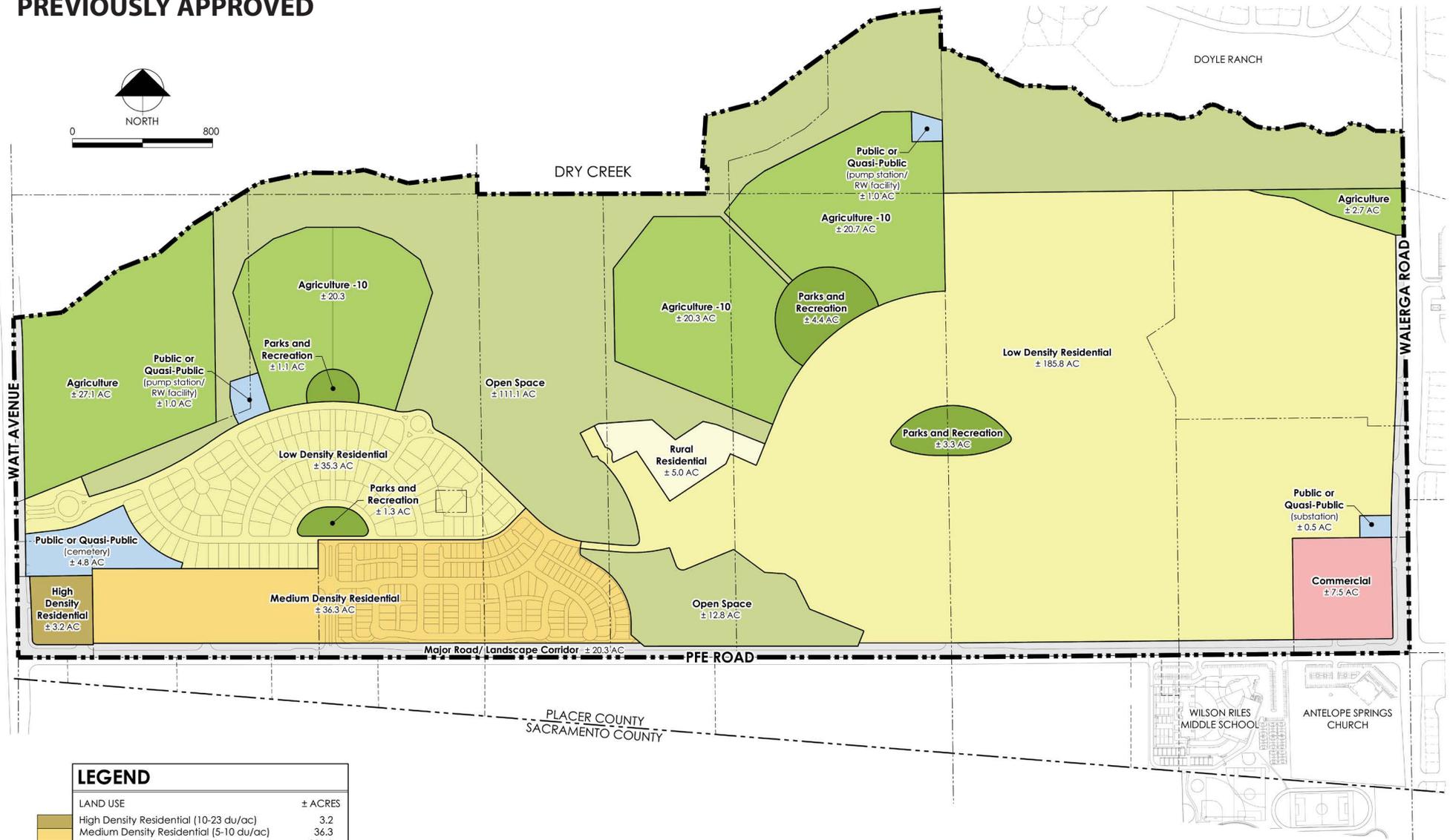
Note: All properties not under the control of PFE Investors shall retain their existing Zoning.

AMENDED Table 3.2 Zoning/ Land Use Comparison

| Zoning | Land Use |
|-----------------|---------------------------------------|
| SPL-RVSP | CO Commercial |
| SPL-RVSP | MDR Medium Density Residential |
| SPL-RVSP | LDR Low Density Residential |
| SPL-RVSP | ES Estate Residential |
| SPL-RVSP | RR Rural Residential |
| SPL-RVSP | AG-10 Agriculture -10 |
| SPL-RVSP | AG Agriculture |
| SPL-RVSP | O Open Space |
| SPL-RVSP | P Parks and Recreation |
| SPL-RVSP | PQP Public or Quasi-Public |

Note: All properties not under the control of HBT of Riolo Vineyards, LLC. shall retain their existing zoning.

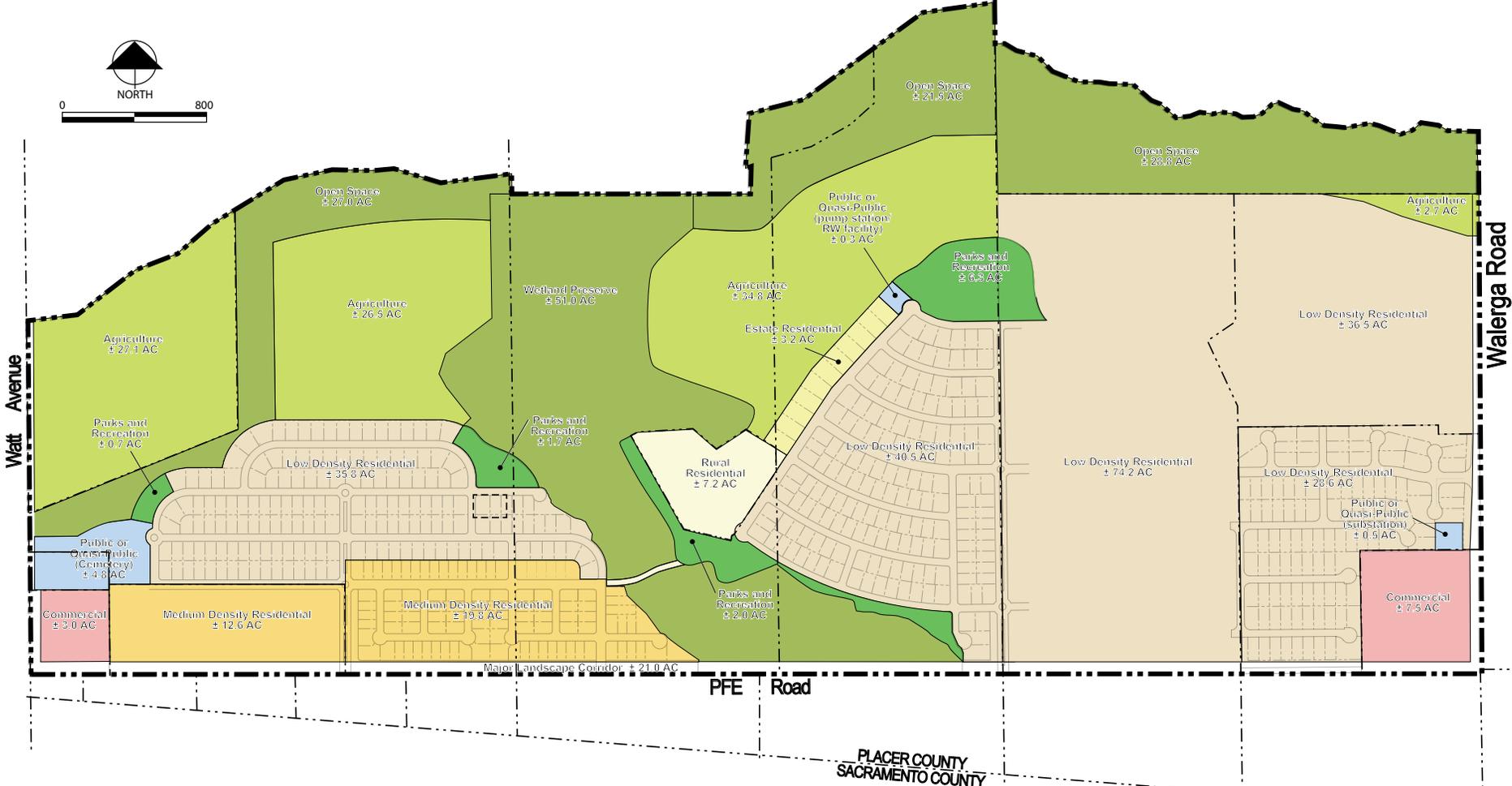
FIGURE 3.1 LAND USE PREVIOUSLY APPROVED



LEGEND

| LAND USE | ± ACRES |
|---|--------------|
| High Density Residential (10-23 du/ac) | 3.2 |
| Medium Density Residential (5-10 du/ac) | 36.3 |
| Low Density Residential (1-5 du/ac) | 221.1 |
| Rural Residential (2 ac min.) | 5.0 |
| Agriculture -10 (10 ac min.) | 61.3 |
| Agriculture | 29.8 |
| Open Space | 123.9 |
| Parks and Recreation | 10.1 |
| Commercial | 7.5 |
| Public or Quasi-Public | |
| Cemetery | 4.8 |
| Substation | 0.5 |
| Pump Station/ RW Facility | 2.0 |
| Major Road/ Landscape Corridor | 20.3 |
| TOTAL | 525.8 |

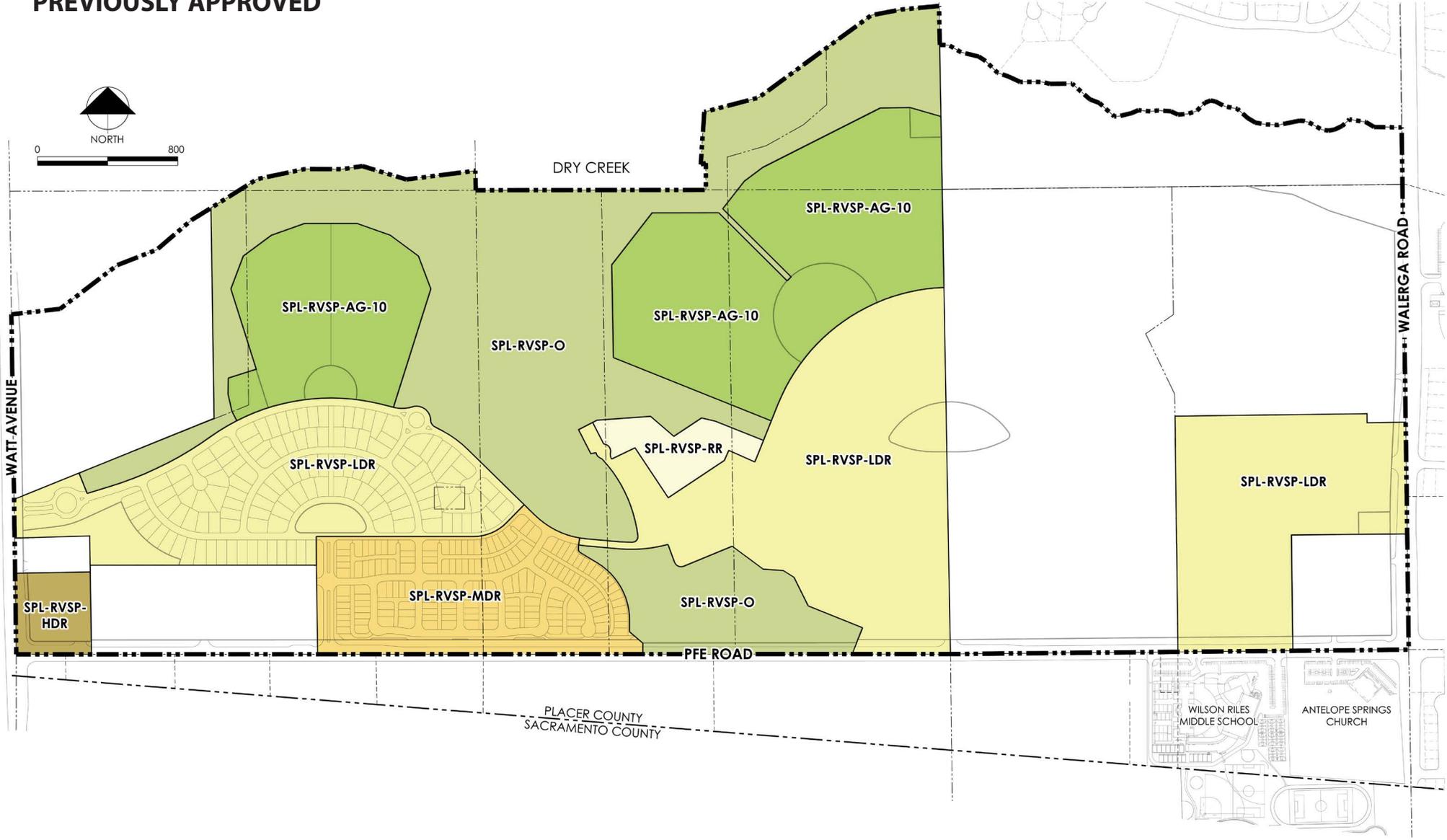
FIGURE 3.1 LAND USE AMENDED



| LEGEND | |
|---|--------------|
| LAND USE | ±ACRES |
| Medium Density Residential (5-10 du/ac) | 32.4 |
| Low Density Residential (1-5 du/ac) | 173.1 |
| Estate Residential | 3.5 |
| Rural Residential (2 ac min.) | 7.2 |
| Agriculture | 125.3 |
| Open Space | 85.6 |
| Wetland Preserve | 51.0 |
| Parks and Recreation | 10.7 |
| Commercial | 10.7 |
| Public or Quasi-Public | |
| Cemetery | 4.8 |
| Substation | 0.5 |
| Pump Station/ RW Facility | 0.9 |
| Major Road / Landscape Corridor | 21.0 |
| TOTAL | 525.8 |

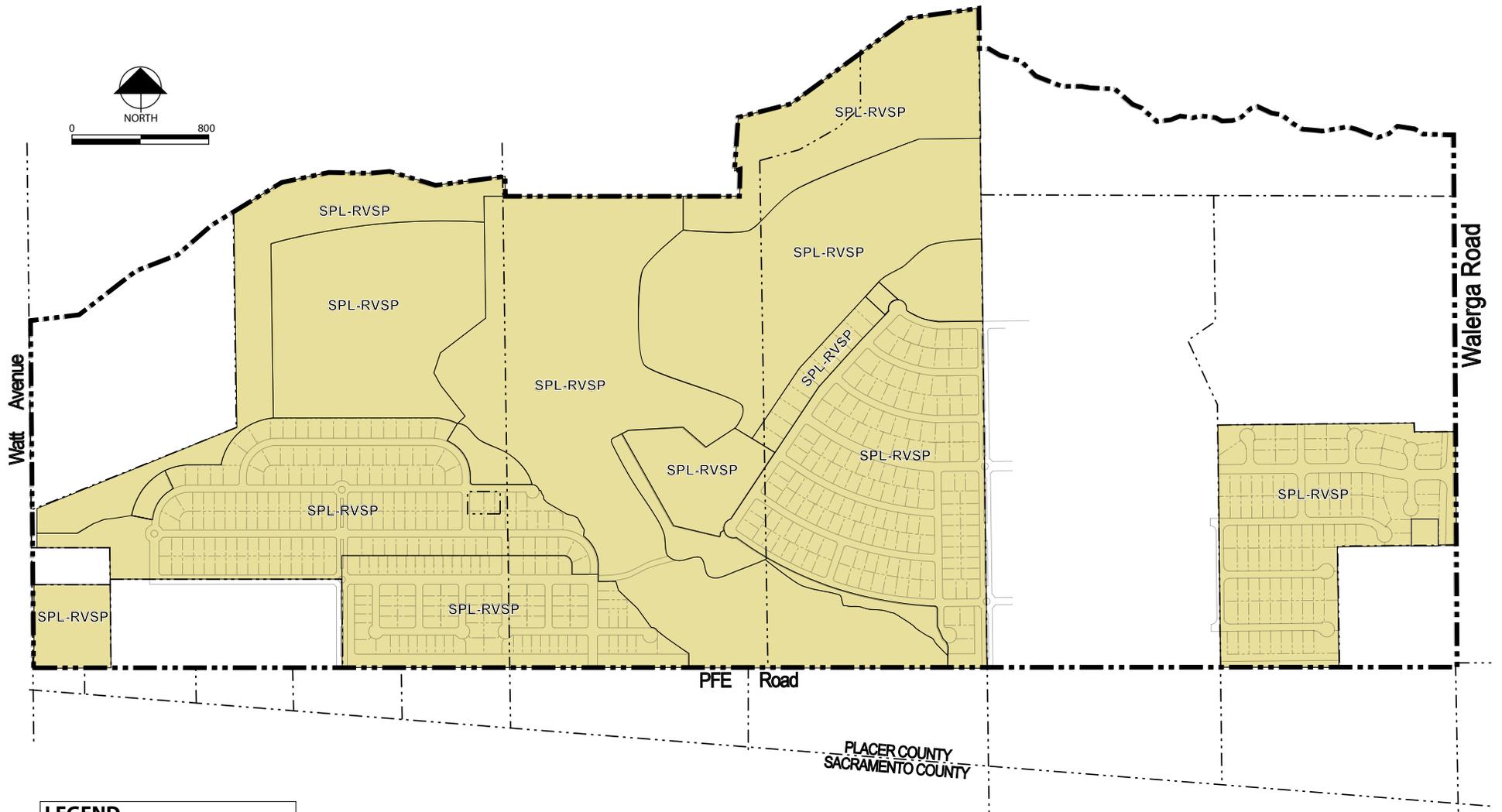
PLACER COUNTY
SACRAMENTO COUNTY

FIGURE 3.2 ZONING PREVIOUSLY APPROVED



Note: All properties not under the control of PFE Investors shall retain their existing zoning.

**FIGURE 3.2 ZONING
AMENDED**



| LEGEND | |
|------------------|----------------------------|
| SPL - RVSP - O | Open Space |
| SPL - RVSP - AG | Agriculture |
| SPL - RVSP - RR | Rural Residential |
| SPL - RVSP - ES | Estate Residential |
| SPL - RVSP - LDR | Low Density Residential |
| SPL - RVSP - MDR | Medium Density Residential |
| SPL - RVSP - CO | Commercial |

Note: All properties not under the control of H&B of Biolo Vineyard shall retain their existing zoning.

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4. Circulation

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4.1 CIRCULATION CONCEPT

The Riolo Vineyard circulation system is designed to offer the community a variety of transportation options. The Specific Plan accounts for all modes of personal transportation, from vehicular and pedestrian, to bicycle and equestrian.



The project proposes a hierarchy of roadways specifically designed to meet the traffic needs of the community. The Plan Area is bounded on three sides by arterial roadways (Walerga Road, Watt Avenue, and PFE Road). Various improvements to these existing roadways will be made as a part of the Riolo Vineyard project. Within the community, primary and secondary residential streets guide traffic into residential villages and provide important connections to parks and open space.

The Riolo Vineyard Specific Plan focuses on establishing a community that offers viable options for alternative transportation and encourages these nontraditional modes of travel. The project promotes bicycle travel via a combination of Class II bike lanes and separated Class I trails. A series of pedestrian pathways and sidewalks links residents to the assorted uses within the Plan Area. An extensive equestrian multi-purpose trail offers horseback riding through open space punctuated by oak trees and agricultural lands. Each of the various nonvehicular travel options interconnect to form a comprehensive system.

All public roadways within Riolo Vineyard are designed to meet Placer County standards and are offered for dedication to the County. Maintenance of public roadways will be funded through assessments levied by the applicable benefit district. ~~Private alleys within the project will be maintained via a homeowner's association (HOA).~~ Specific alignments will be determined during the Final Mapping stages. Specific obligations for financing and construction of improvements shall be identified in the development agreement(s).



The Vehicular Circulation is shown on Figure 4.1.

4.2 CIRCULATION GOALS AND POLICIES

The following goals and policies establish the framework for the Riolo Vineyard Circulation System:

Circulation Goal #1

Create a safe and efficient circulation network for all modes of travel.

Circulation Goal #2

Create visual interest by using green space as the primary focal point for the various routes and modes of travel.

Circulation Policies

1. Plan for an adequate transportation network to meet increased traffic demands through build-out of the Plan Area.
2. Establish internal circulation connections between the different land uses and residential neighborhoods.

3. Establish a network for alternative modes of transportation that encourages walking, biking and horseback riding, thereby reducing automobile trips and their associated impacts.
4. Design roadways to take visual advantage of parks, landscaping and open space.
5. Single-load residential streets that are adjacent to parks or open space, where the plan allows.
6. Emphasize the form and function of roadways by utilizing curvilinear streets that regulate speeds, discourage cut through traffic, and interrupt static blocks of housing.

4.3 ROADWAY CLASSIFICATIONS

Arterials

Watt Avenue is a north-south arterial that extends from Baseline Road in Placer County south through Sacramento County. Watt Avenue connects West Placer County with Interstate 80 in Sacramento County, and extends across the American River to provide access to US 50. The Riolo Vineyard project design accommodates the ultimate expansion of the Watt Avenue right-of-way adjacent to the Plan Area to 130 feet. This ultimate condition does not necessarily represent improvement responsibilities. Actual obligations for infrastructure improvements will be determined by a Development Agreement between the County and the individual property owners within the Plan Area, as shown on Table 2.1.

Watt Avenue is shown on Figure 4.2, Section A.

Rural Arterials

PFE Road is an east-west rural arterial that extends from Watt Avenue west to the City of Roseville. The Riolo Vineyard project design accommodates the ultimate expansion of the PFE Road right-of-way adjacent to the Plan Area to 64 feet. This ultimate condition does not

necessarily represent improvement responsibilities. Actual obligations for infrastructure improvements will be determined by a Development Agreement between the County and the individual property owners within the Plan Area, as shown on Table 2.1.

PFE Road is shown on Figure 4.2, Section B.

Walerga Road is a north-south rural arterial that extends from Baseline Road south to Roseville Road in Sacramento County. It provides access between western Placer County and the Antelope area of Sacramento County. Walerga Road was recently widened to four lanes north of PFE Road and realigned to connect with Fiddyment Road north of Baseline Road. The Riolo Vineyard project design accommodates the ultimate expansion of the Walerga Road right-of-way adjacent to the Plan Area to 106 feet. This ultimate condition does not necessarily represent improvement responsibilities. Actual obligations for infrastructure improvements will be determined by a Development Agreement between the County and the individual property owners within the Plan Area, as shown on Table 2.1.

Walerga Road is shown on Figure 4.2, Section C.

Primary Residential Streets

All Primary Residential Streets within the Plan Area will have a 52 foot right-of-way width. This section includes parking on both sides of the street, and Class II bike lanes.

This street is shown on Figure 4.2, Section D.

~~Primary Residential Streets separating open space or agriculture from residential uses have a 45 foot right-of-way width. This section includes parking on the residential side of the street and Class II bike lanes.~~

This street is shown on Figure 4.2, Section D.

Primary Residential Streets separating parks from residential uses have a 58-foot right-of-way width. This section includes parking on both sides of the street and Class II bike lanes.

This street is shown on Figure 4.2, Section D1.

Primary Residential Streets with residential uses on both sides generally have a 52-foot right-of-way width. This section includes parking on both sides of the street and Class II bike lanes.

This street is shown on Figure 4.2, Section E.

Primary Residential Streets with open space on both sides, or separating open space from residential, generally have a 40-foot right-of-way width. This section prohibits parking but includes Class II bike lanes.

This street is shown on Figure 4.2, Section F.

Primary Residential Streets with landscape corridors on both sides generally have a 40-foot right-of-way width. This section prohibits parking on both sides of the street.

This street is shown on Figure 4.2, Section G.

Secondary Residential Streets

Secondary Residential Streets within the Plan Area have a 40-foot right-of-way width. This section allows for parking on both sides of the street.

This street is shown on Figure 4.2, Section E

Secondary Residential Streets within the Plan Area also vary depending upon adjacent land uses. Secondary Residential Streets with residential-

or landscape corridors on both sides generally have a 40-foot right-of-way width. This section allows parking on both sides of the street.

This street is shown on Figure 4.2, Section H.

Secondary Residential Streets separating parks from residential generally have a 40-foot right-of-way. This section allows parking on both sides of the street.

This street is shown on Figure 4.2, Section I.

Entry Streets



Riolo Vineyard has four major entries and several minor ones. Watt Avenue and Walerga Road each provide a major entry point, and two more enter the community from PFE Road. Riolo Vineyard has three major entries accompanied by one minor entry. Two major entries, and the one minor entry, are located on PFE Road. The third major entry is on Walerga Road. A minor entry from PFE into the Frisvold property is anticipated to be full access. Entryways are custom designed and right-of-way widths vary in order to accommodate landscaped medians and other decorative features. This section prohibits parking on both sides of the street.

This street is shown on Figure 4.2, Section J. Section F.

Private Residential Alleys

Alleys provide access to residential garages located at the rear of a lot. Alleys are private and have a 24 foot right-of-way with five foot wide multi-purpose easements on both sides. This section prohibits parking on both sides of the street. Private alleys will be maintained by the Home Owners Association or other special maintenance mechanism.

This street is shown on Figure 4.2, Section K.

4.4 TRAFFIC CALMING



A number of traffic calming features have been incorporated into the the Riolo Vineyard circulation system. These features include curvilinear alignments, raised islands, and traffic circles. Such design techniques alert drivers, force vehicles to travel at slower speeds and restrict certain movements for pedestrian safety.

Some typical traffic calming features are shown on Figures 4.3-4.6.

4.5 SIGNALIZATION

Signalization, or modification of signals, is planned by the County at the intersections of PFE Road/Watt Avenue and PFE Road/Walerga Road.

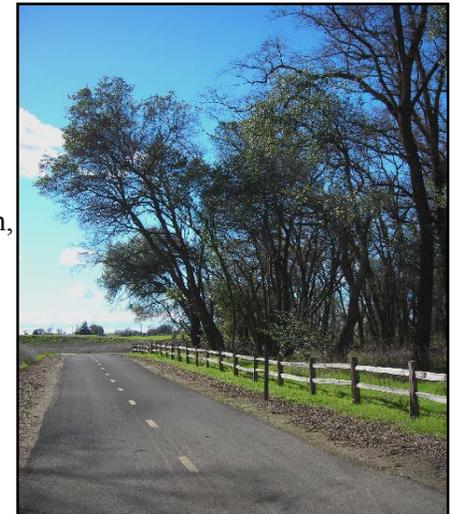
4.6 PEDESTRIAN, EQUESTRIAN AND BICYCLE CIRCULATION

The availability of pedestrian, bicycle and equestrian multi-purpose trails promotes a desirable and healthy alternative to motor vehicle transportation. The Riolo Vineyard Specific Plan recognizes the vital importance of these alternative modes of travel as both a means of transportation and a recreational amenity.

The Pedestrian, equestrian multi-purpose, and Bicycle Circulation is shown on Figure 4.7.

Class I Trails

The Riolo Vineyard project contributes approximately 2 miles of Class I bike, pedestrian and equestrian multi-purpose trail to the regional Dry Creek Greenway Trail system. Upon completion of this regional system, Sacramento and Placer County residents will enjoy over 70 miles of hiking, biking, and horseback riding facilities. The Dry Creek trail meanders along the northern edge of the Plan Area beneath the canopy of the Dry Creek riparian corridor, connecting Watt Avenue



with Walerga Road. This trail system consists of a combination 12 foot wide bike/ pedestrian/ utility access road and a four foot wide equestrian multi-purpose trail.

The Class I Trail/ Utility Access Road is shown on Figure 4.2, ~~Section E~~ Section G.

Additional Class I bike/ pedestrian trails are located along the project sides of Walerga Road, PFE Road and Watt Avenue. This trail is eight feet wide along Walerga and PFE Roads and widens to ten feet along Watt Avenue. The Class I system connects to the Dry Creek trail and completes a 4.5 mile loop around the community.

The trail along Watt Avenue has been changed to 10' as to be consistent with the Approved Riolo Vineyard Specific Plan. In the case that the multi-purpose trail cannot connect to Watt Avenue through the Singh property (APN: 23-200-019), the multi-purpose trail will make the connection to Watt Avenue by circumventing the Singh property to the south. Under this alternate circumstance of connection, from the location where the Class I trail connects to Watt Avenue at the southernmost tip of the Singh property, the 10' class I trail will be changed to a 12' class I trail, and continue to the Watt Avenue bridge (to the north) as to complete the connection of the Class I Dry Creek Trail. The trail along Watt Avenue, to the south of this connection point, will remain a 10' Class I trail.

The developer shall design the trails on Watt Avenue to be consistent with the design of the Watt Avenue bridge.

*Not shown in the figures: The properties directly adjacent to Riolo Vineyards, on the West side of Watt Avenue, have a Class I trail with a multi-purpose (equestrian) trail continuing north and south beyond the project boundaries.

Class II Bike Lanes

Class II bike lanes are provided along Watt Avenue, PFE Road, and Walerga Road. These lanes are also connected internally by a Class II bike lane within the Primary Residential Street (Section D) ~~that connects Watt with Walerga along the northern edge of the residential villages~~. At build out, the Riolo Vineyard Specific Plan will create a looping Class II system that extends over four miles long.

The Class II Bike Lanes are shown on Figure 4.2, Sections A-D.

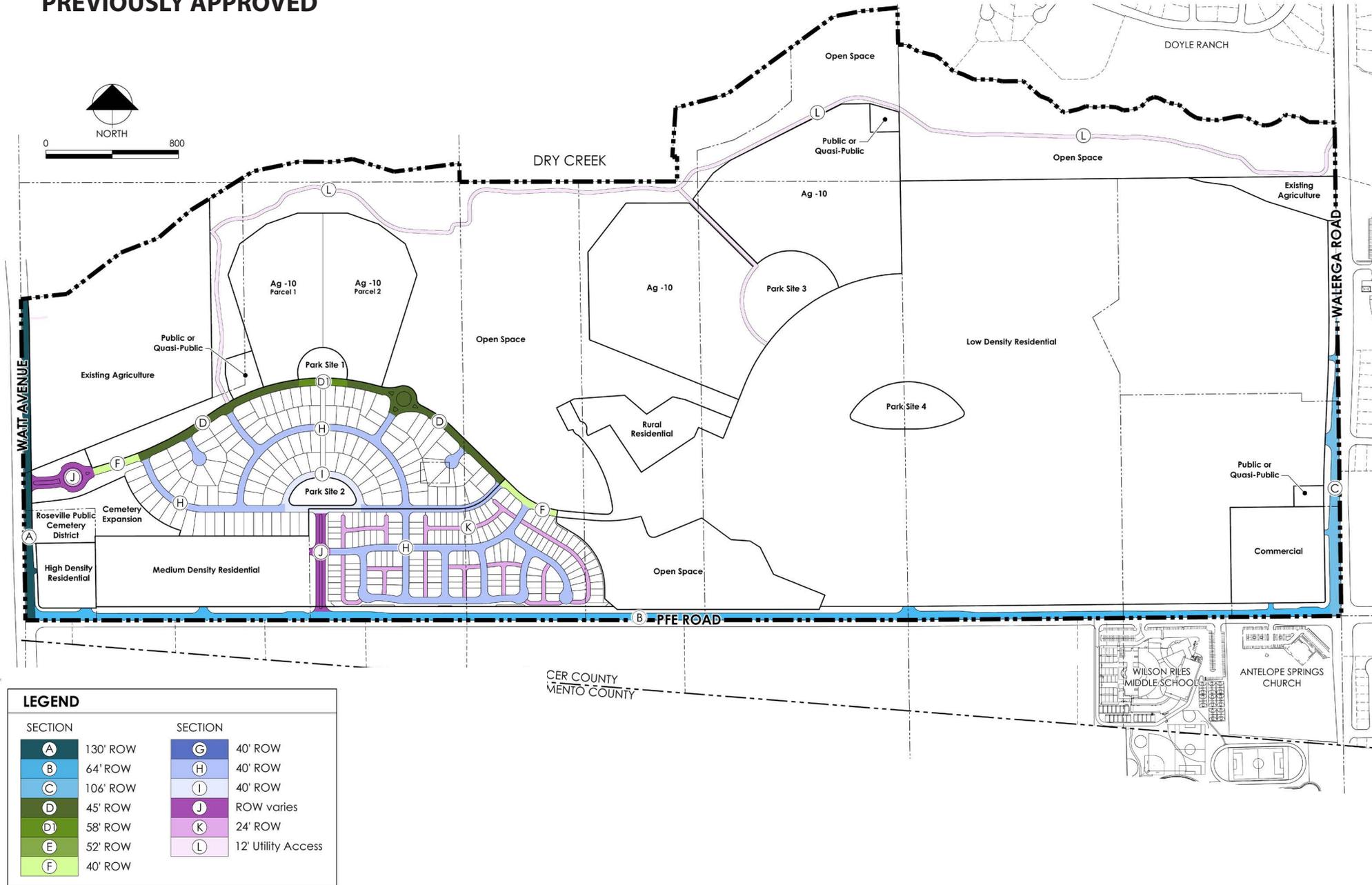
Pedestrian Circulation

An elaborate circulation system is presented for pedestrian use, providing important linkages to parks, commercial centers, open space, schools, and churches. Three types of pathways are available depending upon the nature and intensity of the use. These walkways permeate the site and allow access to every potential destination within the community.

4.7 PUBLIC TRANSPORTATION

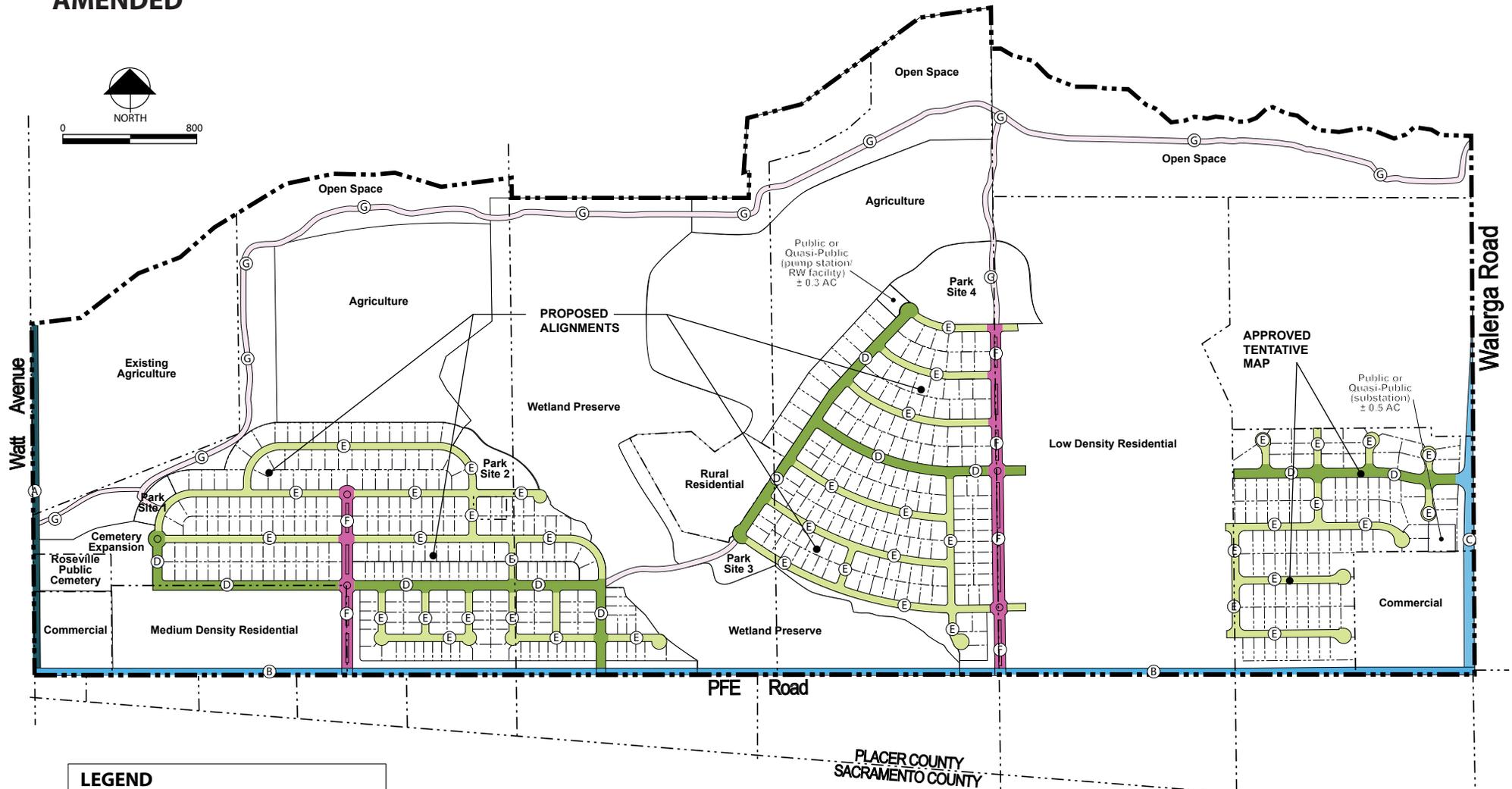
The Specific Plan encourages public transportation by incorporating covered bus stops with turnouts. Two such bus stops are located on PFE Road. One sits west of the main entrance to the Medium Density Residential village and the other sits west of the Walerga/PFE intersection at the Commercial site. The third bus stop sits north of the PFE/Watt intersection, at the ~~High Density Residential~~ Commercial site. Bus stops may be used for fixed route service within the Plan Area or area wide commuter service.

FIGURE 4.1 VEHICULAR CIRCULATION PREVIOUSLY APPROVED



Note:
 Vehicular circulation patterns are conceptual.
 Both horizontal and vertical alignments are subject to further revision.
 Street sections not shown apply to future site planning conditions.

FIGURE 4.1 VEHICULAR CIRCULATION AMENDED



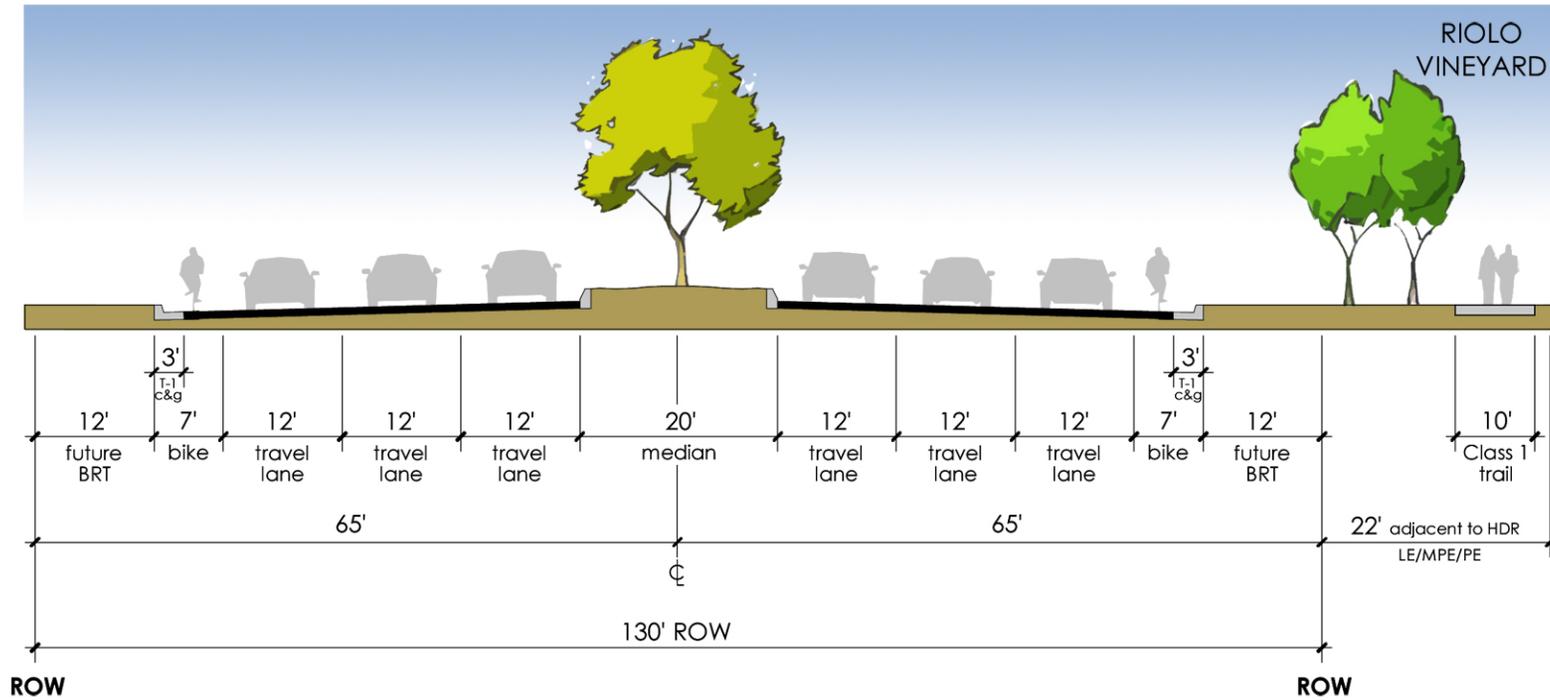
LEGEND

SECTION

| | |
|----------|--------------------|
| A | 130' ROW |
| B | 64' ROW |
| C | 106' ROW |
| D | 52' ROW |
| E | 40' ROW |
| F | ROW varies |
| G | 12' Utility Access |

Note:
 Vehicular circulation patterns are conceptual.
 Both horizontal and vertical alignments are subject to further revisions.
 Street sections not shown apply to future site planning conditions.

**FIGURE 4.2 STREET SECTIONS
PREVIOUSLY APPROVED**



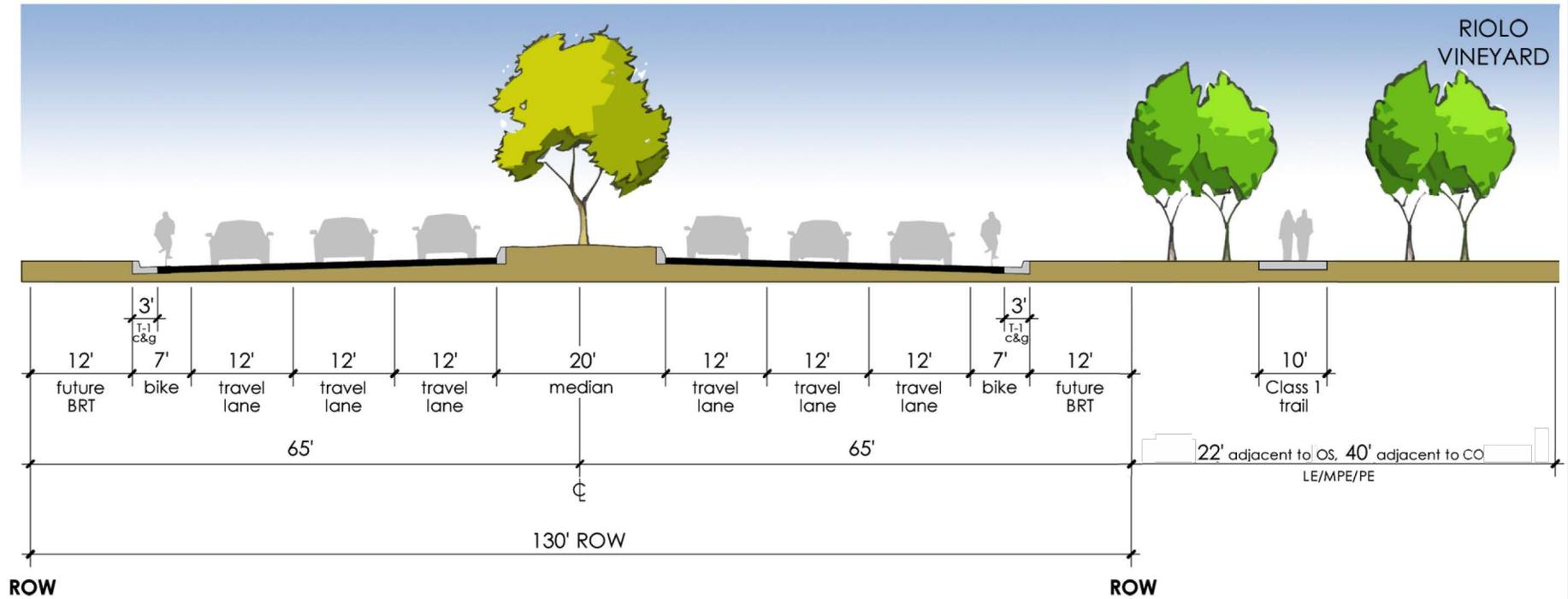
* Improvements shown above are ultimate conditions and do not necessarily represent implementation or construction responsibilities.
 ** Reductions to the specified widths of landscape corridors may occur in order to accommodate turn lanes, bus stops, and acceleration and deceleration lanes.

SECTION A

Ultimate Watt Avenue

n.t.s.

FIGURE 4.2 STREET SECTIONS AMENDED

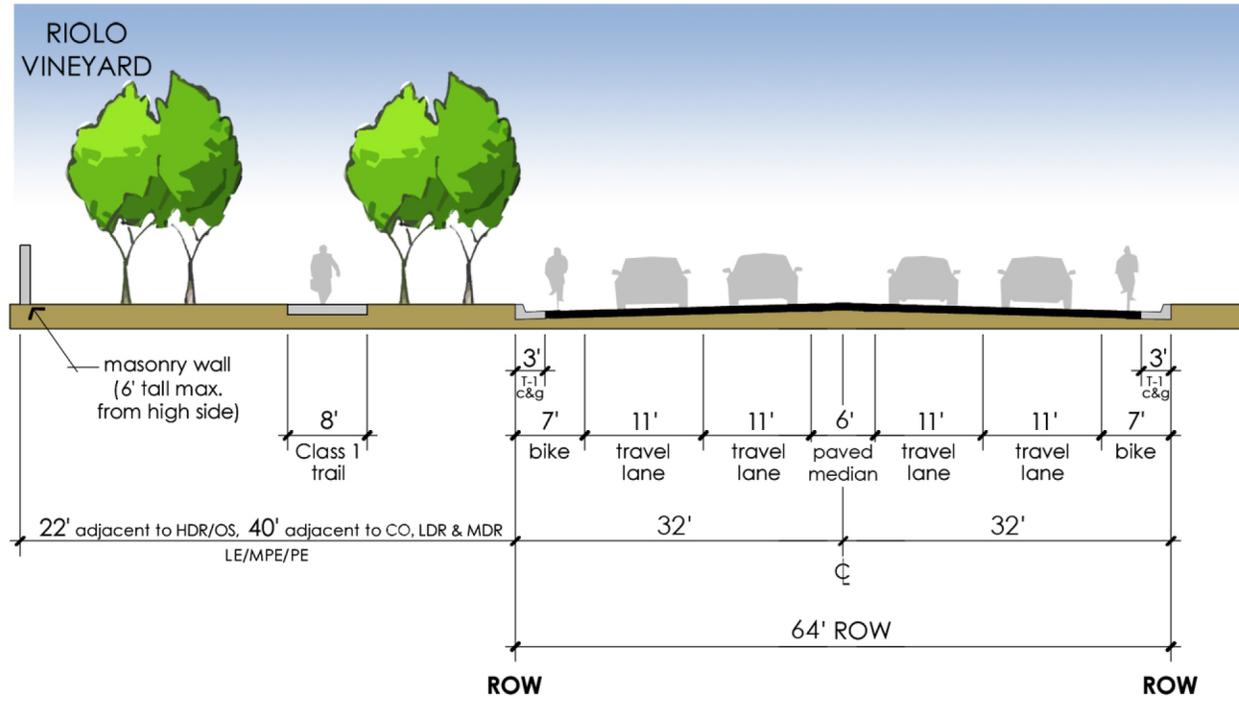


* Improvements shown above are ultimate conditions and do not necessarily represent implementation or construction responsibilities.
 ** Reductions to the specified widths of landscape corridors may occur in order to accommodate turn lanes, bus stops, and acceleration and deceleration lanes.

SECTION A

Ultimate Watt Avenue
 n.t.s.

**FIGURE 4.2 STREET SECTIONS
PREVIOUSLY APPROVED**



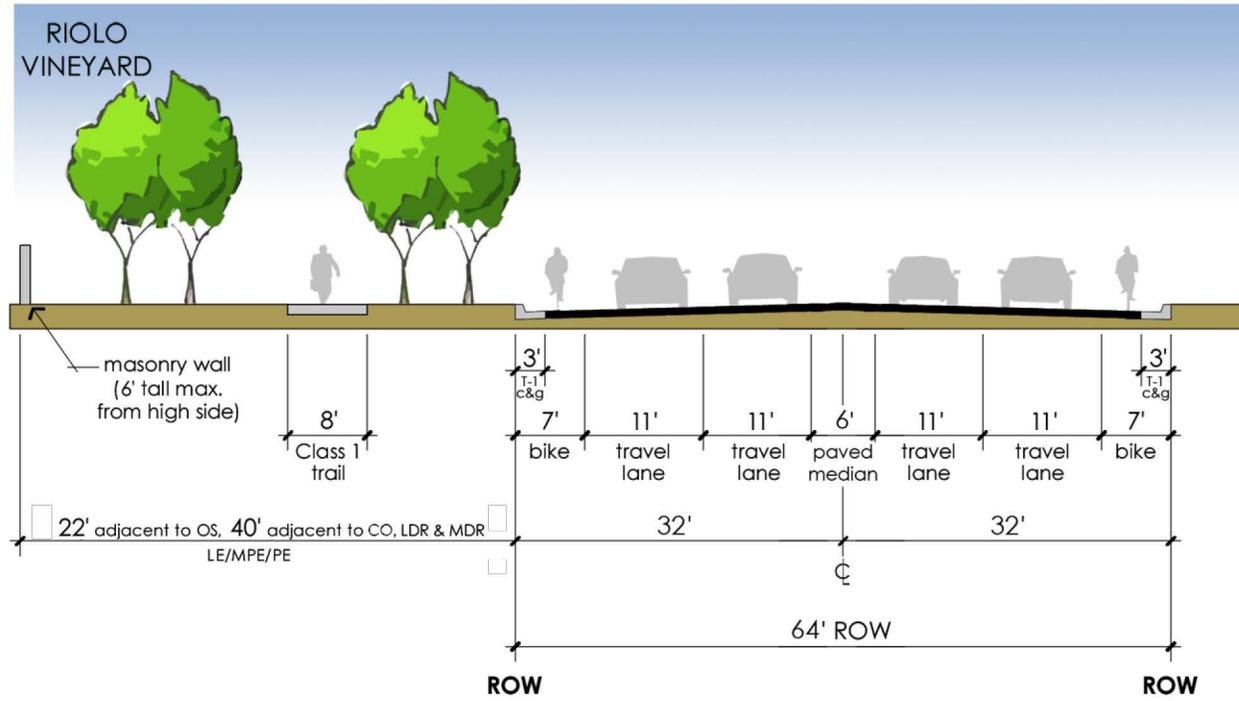
* Improvements shown above are ultimate conditions and do not necessarily represent implementation or construction responsibilities.
 ** Reductions to the specified widths of landscape corridors may occur in order to accommodate turn lanes, bus stops, and acceleration and deceleration lanes.

SECTION B

Ultimate PFE Road

n.t.s.

**FIGURE 4.2 STREET SECTIONS
AMENDED**



* Improvements shown above are ultimate conditions and do not necessarily represent implementation or construction responsibilities.
 ** Reductions to the specified widths of landscape corridors may occur in order to accommodate turn lanes, bus stops, and acceleration and deceleration lanes.

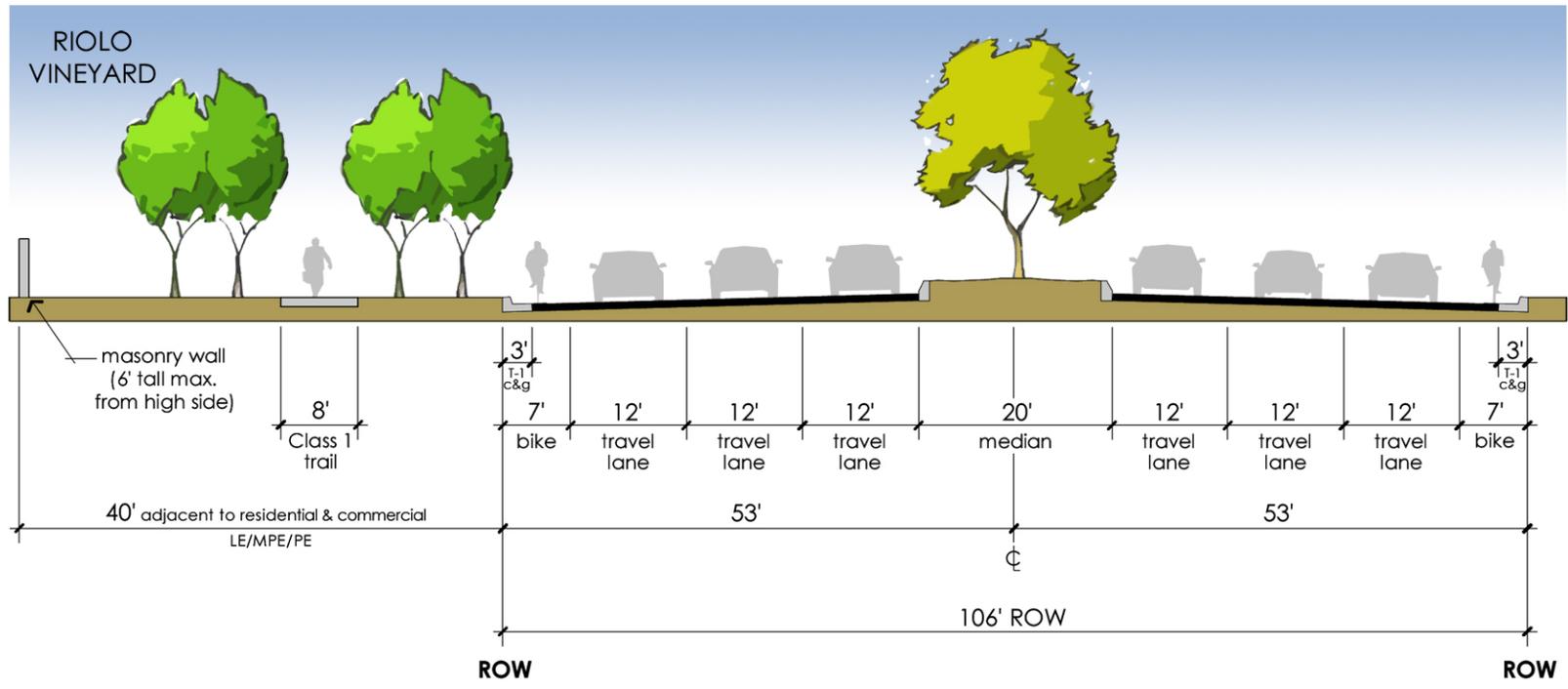
SECTION B

Ultimate PFE Road

n.t.s.

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**FIGURE 4.2 STREET SECTIONS
REMAINS THE SAME**

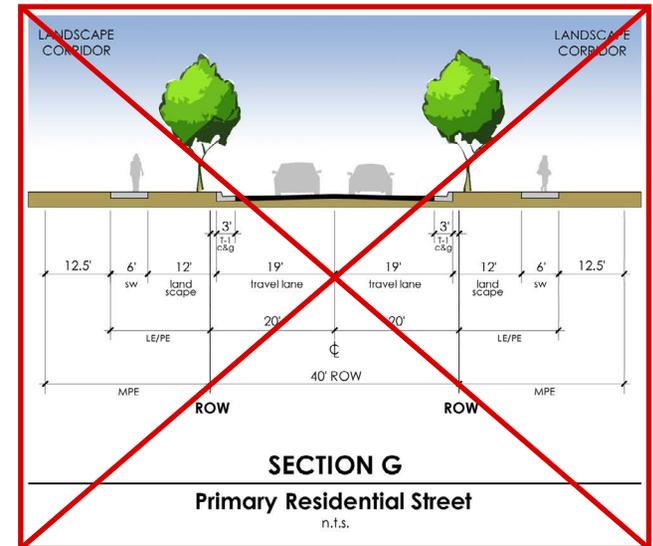
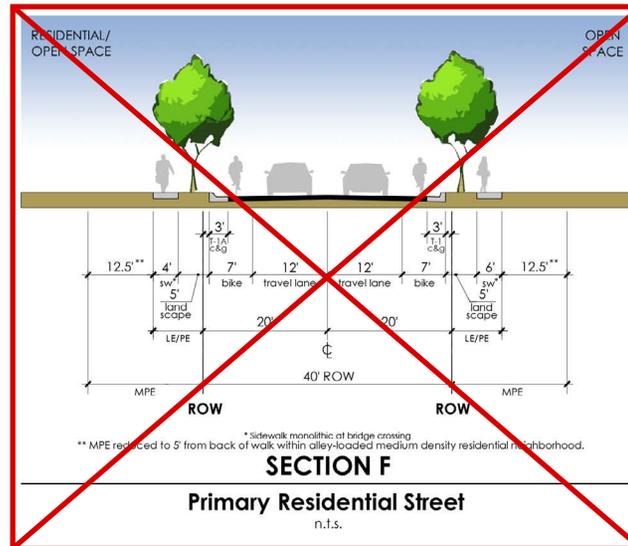
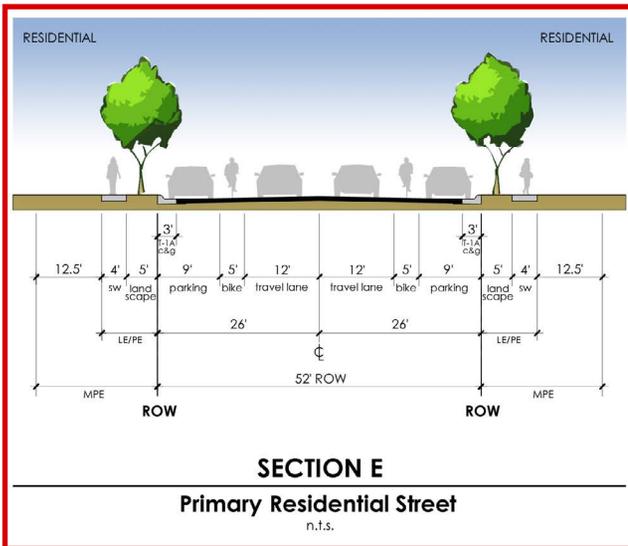
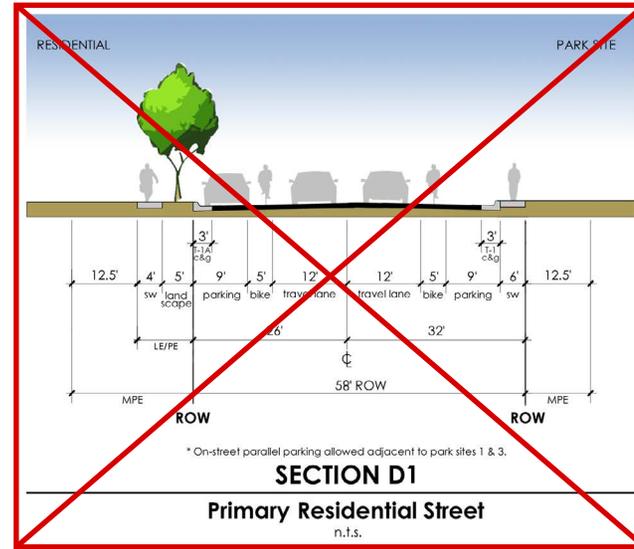
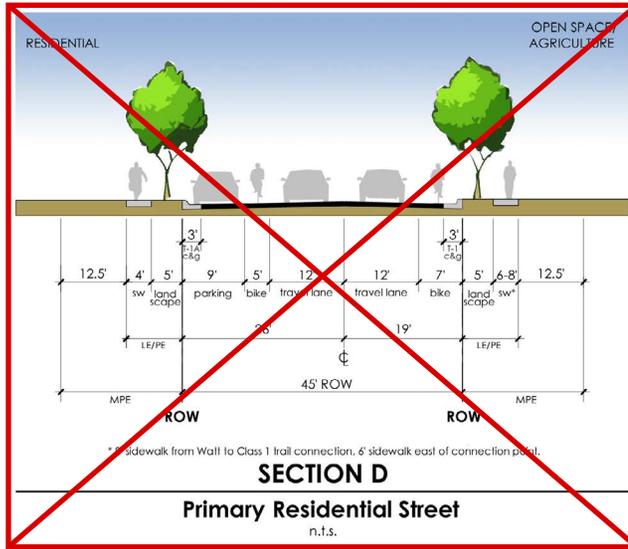


* Improvements shown above are ultimate conditions and do not necessarily represent implementation or construction responsibilities.
 ** Reductions to the specified widths of landscape corridors may occur in order to accommodate turn lanes, bus stops, and acceleration and deceleration lanes.

SECTION C

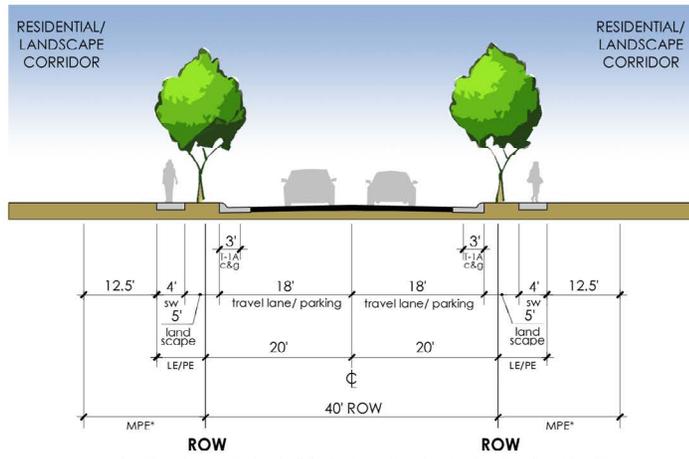
Ultimate Walerga Road
n.t.s.

**FIGURE 4.2 STREET SECTIONS
PREVIOUSLY APPROVED PRIMARY STREET SECTIONS**



Primary residential street sections simplified to this match this section.

FIGURE 4.2 STREET SECTIONS PREVIOUSLY APPROVED SECONDARY STREET SECTIONS

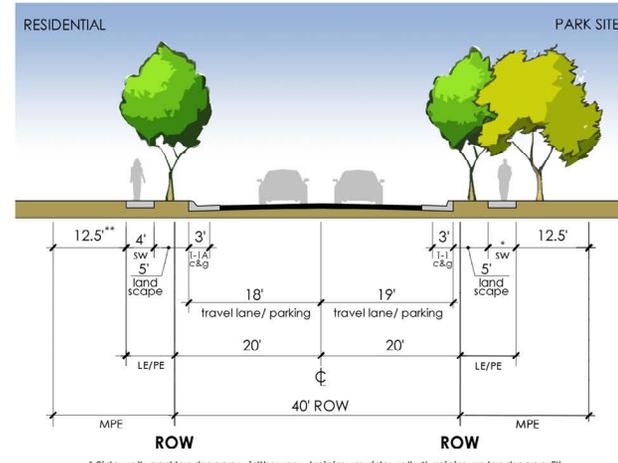


* MPE reduced to 5' from back of walk within alley-loaded medium density residential neighborhood.

SECTION H

Secondary Residential Street

n.t.s.



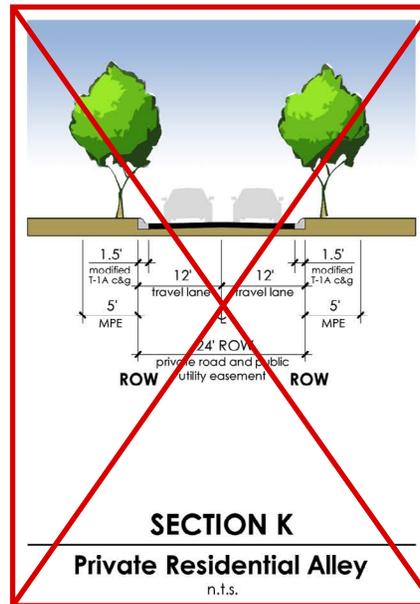
* Sidewalk and landscape widths vary (minimum sidewalk 4', minimum landscape 5').

** MPE reduced to 5' from back of walk within alley-loaded medium density residential neighborhood.

SECTION I

Secondary Residential Street

n.t.s.



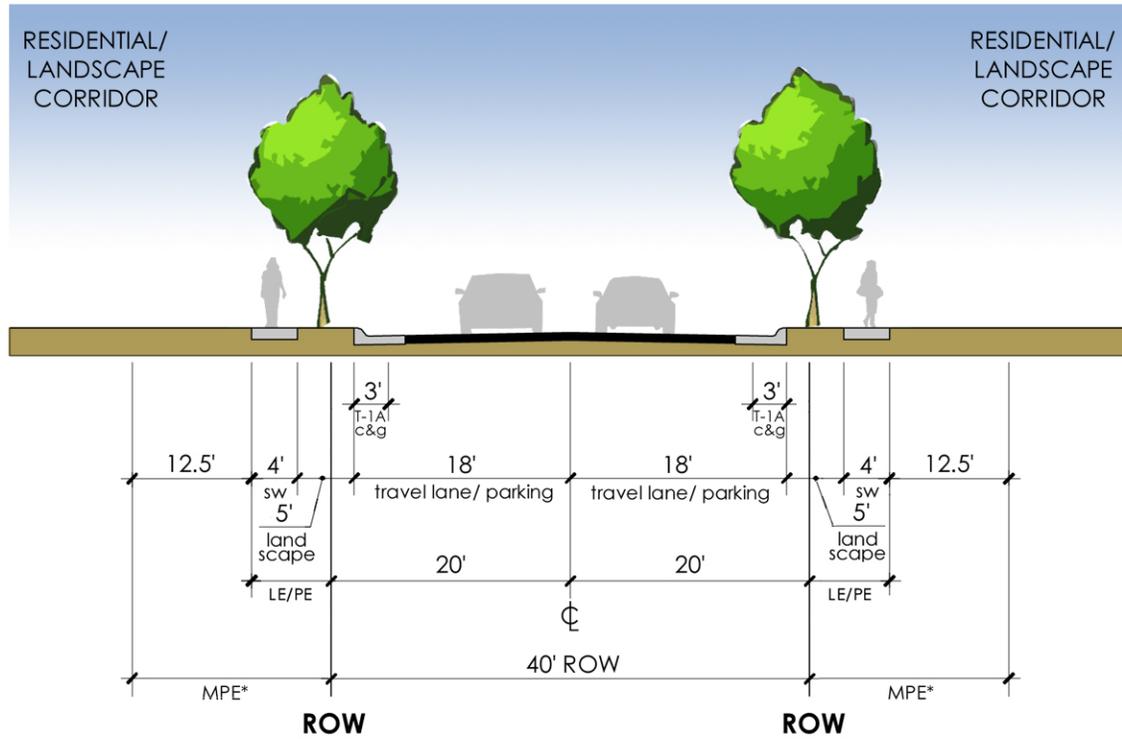
SECTION K

Private Residential Alley

n.t.s.

Private Residential Alley Street Section has been removed.

**FIGURE 4.2 STREET SECTIONS
AMENDED**



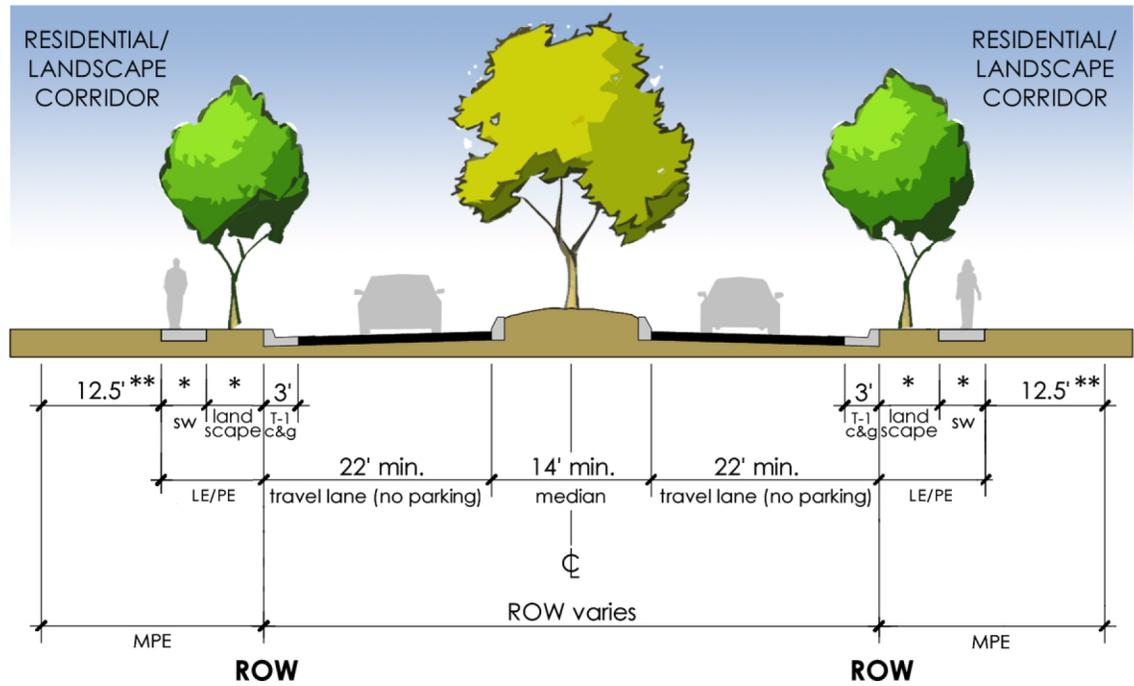
*MPE reduced to 5' from back of walk within medium density residential neighborhood.

SECTION E

Secondary Residential Street

n.t.s.

FIGURE 4.2 STREET SECTIONS REMAINS THE SAME



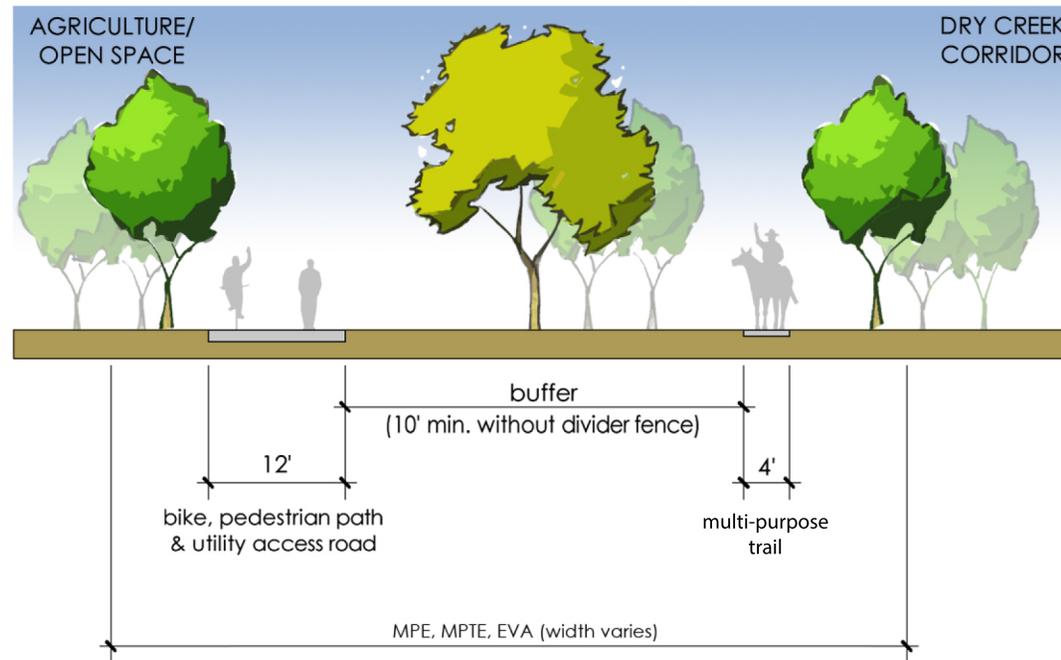
* Sidewalk and landscape widths vary (minimum sidewalk 4', minimum landscape 5').
 ** MPE reduced to 5' from back of walk within alley-loaded medium density residential neighborhood.

SECTION F

Entry Street

n.t.s.

**FIGURE 4.2 STREET SECTIONS
REMAINS THE SAME**



SECTION G

Class 1 Trail/ Utility Access Road

n.t.s.

FIGURE 4.3 TRAFFIC CIRCLE "A" DETAIL
THIS DETAIL HAS BEEN REMOVED

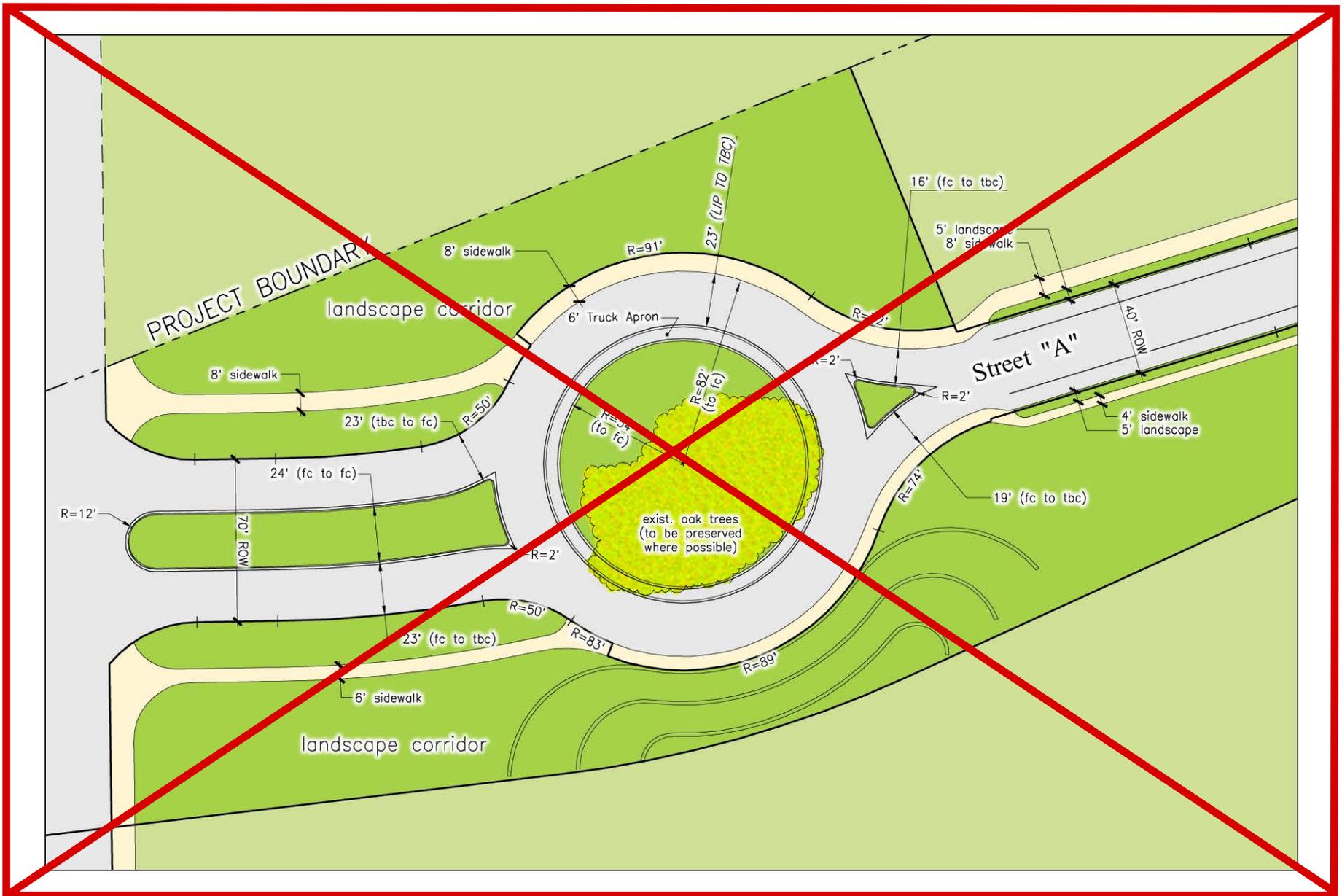


FIGURE 4.3 CONCEPTUAL TRAFFIC CIRCLE "A" DETAIL
AMENDED



FIGURE 4.5 TRAFFIC CIRCLE "B" DETAIL
PREVIOUSLY APPROVED

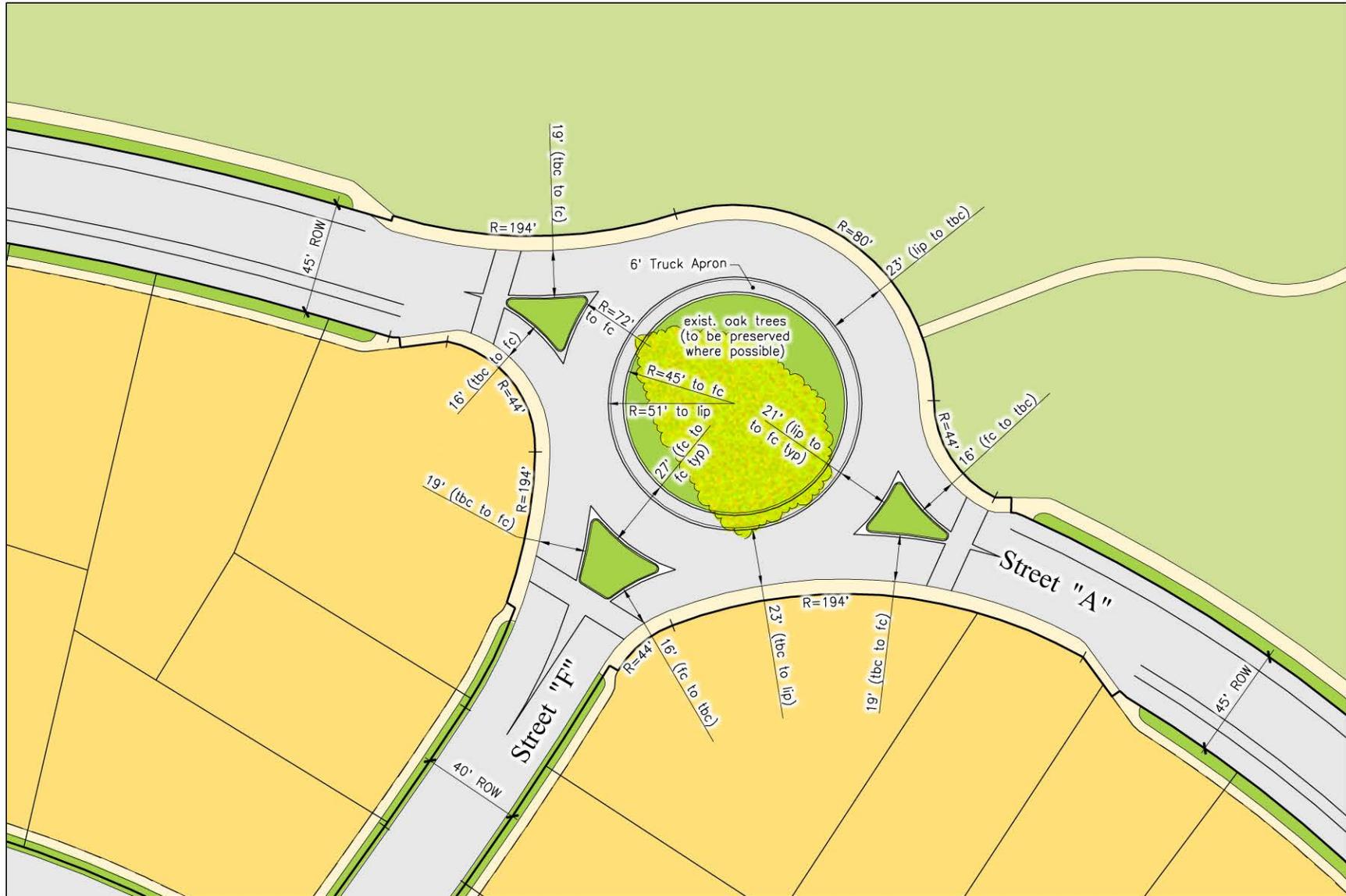
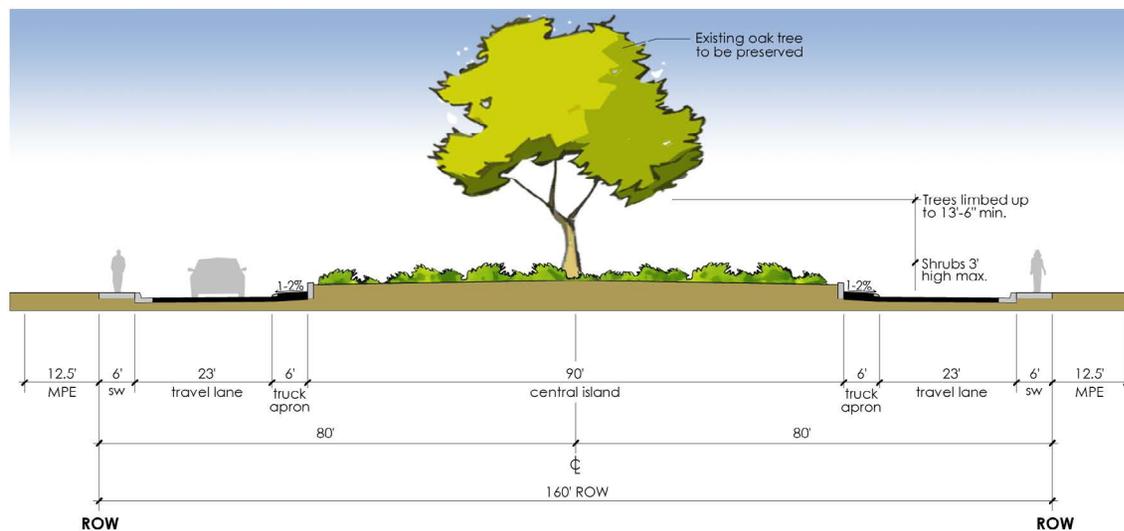


FIGURE 4.4 CONCEPTUAL TRAFFIC CIRCLE "B" DETAIL
AMENDED

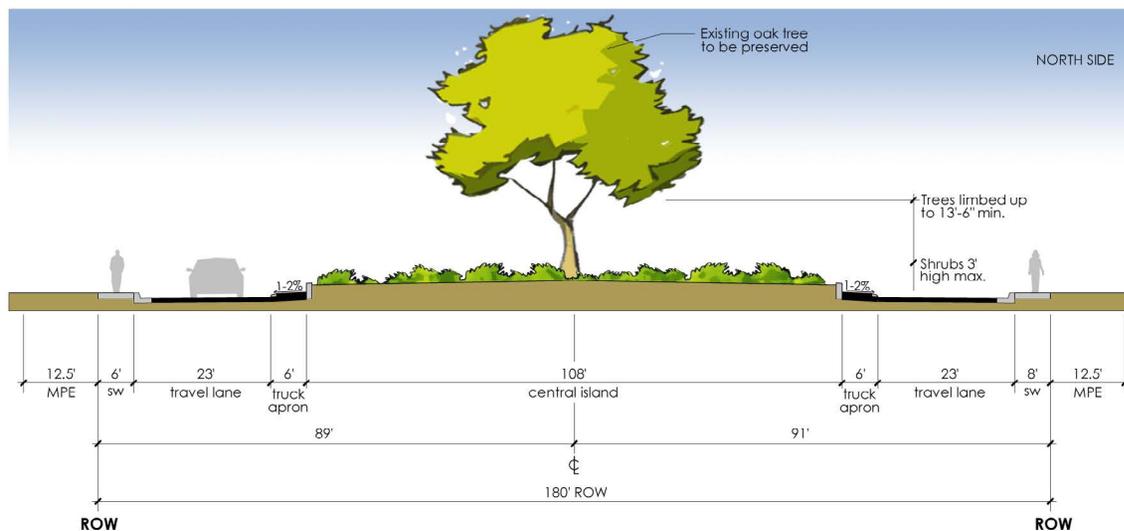


**FIGURE 4.4 & 4.6 CONCEPTUAL TRAFFIC CIRCLE "A" & "B" SECTION
PREVIOUSLY APPROVED SECONDARY STREET SECTIONS**



Traffic Circle "B"

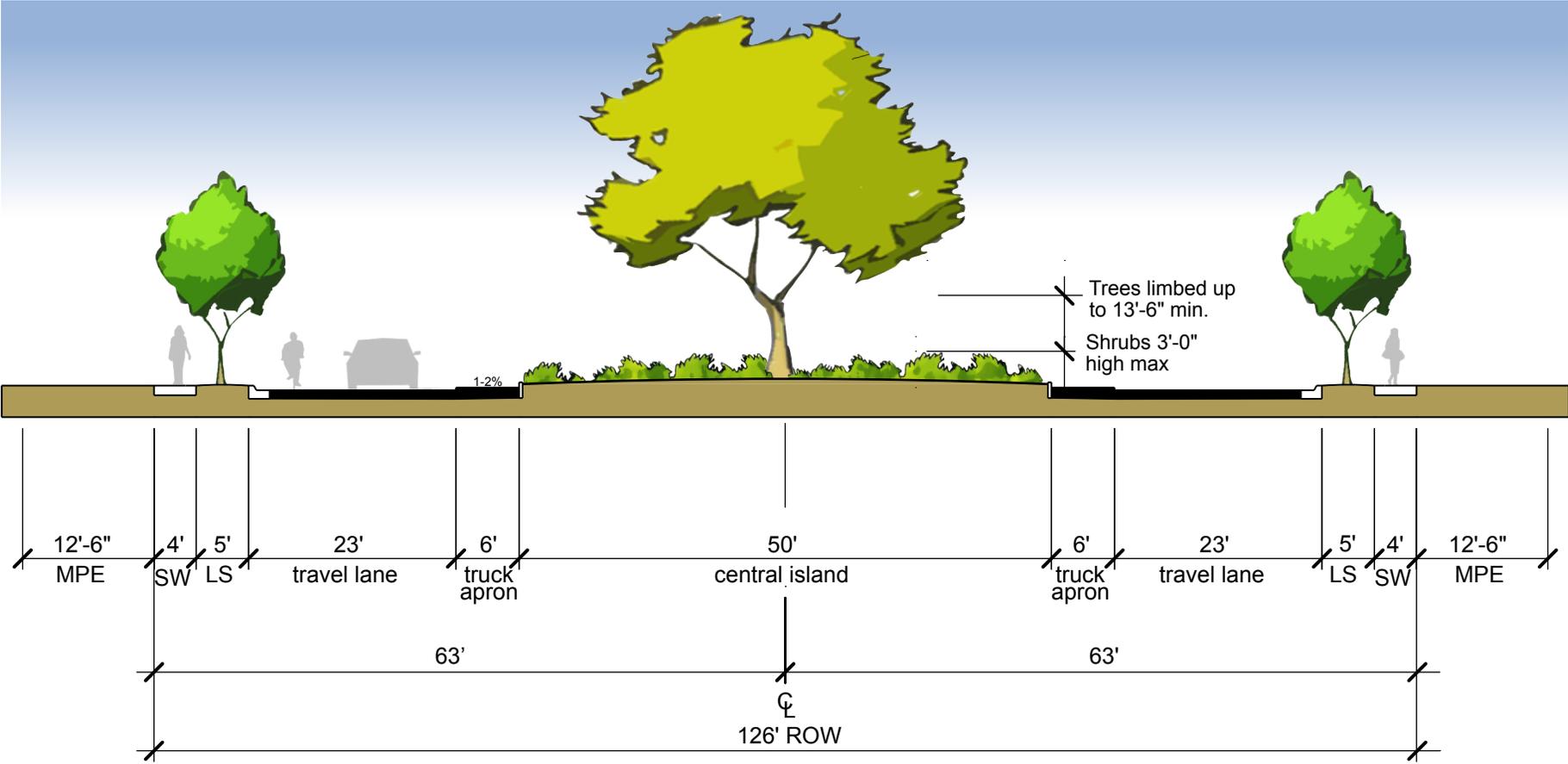
n.t.s.



Traffic Circle Detail "A"

n.t.s.

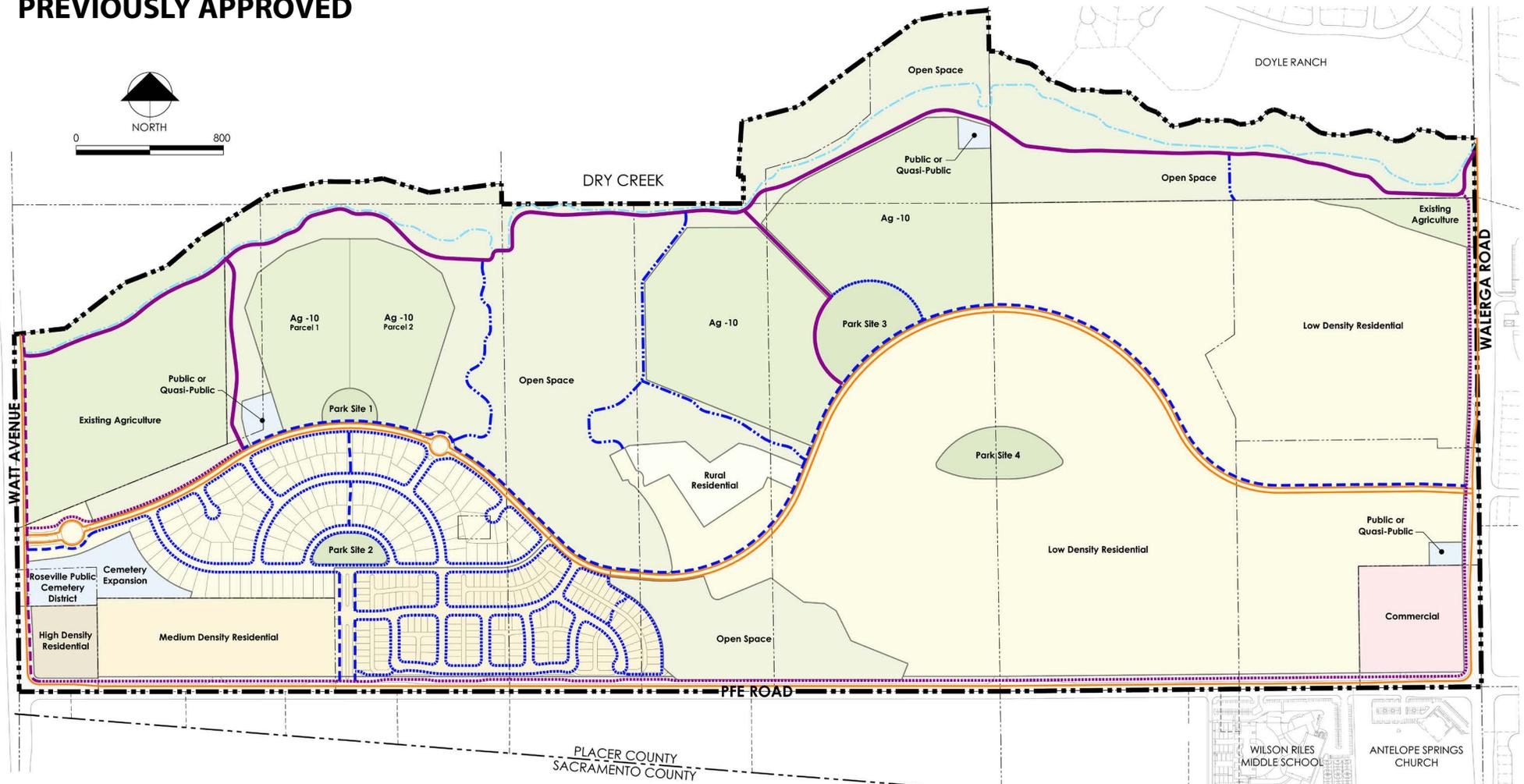
FIGURE 4.5 CONCEPTUAL TRAFFIC CIRCLE SECTION
AMENDED



Traffic Circle (typ.)

n.t.s

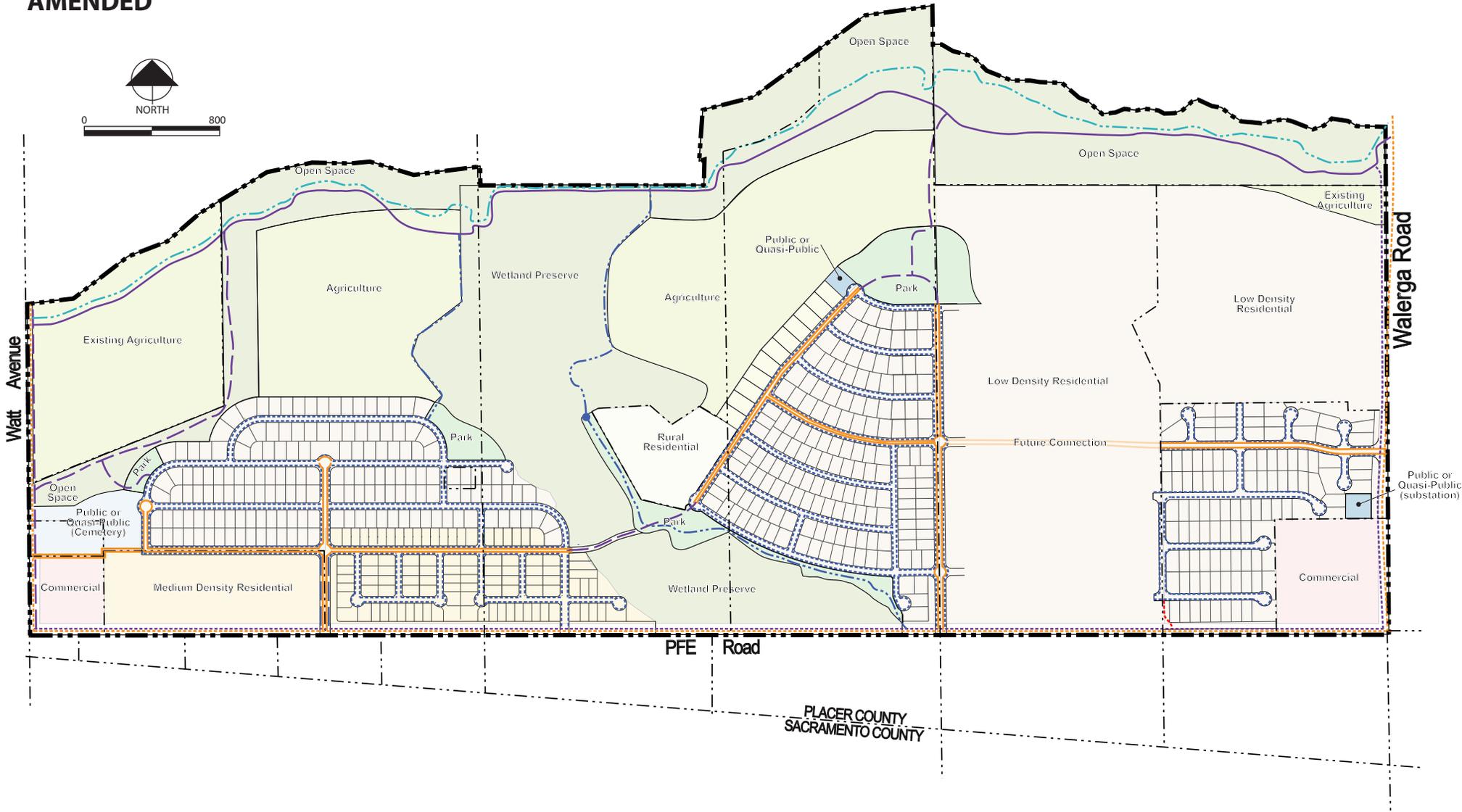
FIGURE 4.7 PEDESTRIAN, EQUESTRIAN & BICYCLE CIRCULATION PREVIOUSLY APPROVED



| LEGEND | | approximate length |
|--------|-----------------------|--------------------|
| | 12' Class I Trail | 11,060 Ft. |
| | 10' Class I Trail | 1,790 Ft. |
| | 8' Class I Trail | 11,290 Ft. |
| | 6' Separated Sidewalk | 10,010 Ft. |
| | 5' Pedestrian Path | 4,220 Ft. |
| | 4' Separated Sidewalk | na |
| | 4' Class II Bike Lane | 22,000 Ft. |
| | 4' Equestrian Trail | 9,110 Ft. |

Note: Pedestrian circulation patterns are conceptual. Individual alignments and lengths are subject to further revision. 5' pedestrian path connection from Class 1 trail to Lund property shall maintain connection to LDR use after plan adjusts to revised 100 year floodplain.

FIGURE 4.6 PEDESTRIAN, EQUESTRIAN & BICYCLE CIRCULATION AMENDED



| LEGEND | | APPROXIMATE LENGTH | | | APPROXIMATE LENGTH |
|--------|-----------------------|--------------------|--|------------------------------|--------------------|
| | 12' Class I Trail | 9,500 ft. | | 5' Pedestrian Path | 5,500 ft. |
| | 10' Class I Trail | 6,400 ft. | | 5' Class II Bike Lane | 24,000 ft. |
| | 8' Class I Trail | 10,600 ft. | | 4' Class II Bike Lane | 12,500 ft. |
| | 6' Separated Sidewalk | 900 ft. | | 4' Multi-Purpose Trail | 9,000 ft. |
| | 4' Separated Sidewalk | 56,000 ft. | | EVA / Pedestrian Path (temp) | 175 ft. |

Note: Calculations are based on trails shown.
 Pedestrian circulation patterns are conceptual.
 Individual alignments and lengths are subject to further revision.

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5. Green Space

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5.1 GREEN SPACE CONCEPT

The thoughtful incorporation of green space into a master-planned community does more to establish a sense of place than any other design feature. The Riolo Vineyard Specific Plan recognizes the importance of this element to the long-term vitality of a community. As a result, the plan provides more than ~~130~~ 160 acres of open space, parks and landscape corridors, strategically located to complement the natural characteristics of the site.

The Riolo Vineyard Specific Plan conserves large swathes of contiguous open space connected to four public parks through generously planted landscape corridors. Park sites are located within easy walking distance of residential villages. Landscape corridors heighten the aesthetic quality of the community by emphasizing entries, softening roadways and linking key portions of the Plan Area. Broad views of open space visually link the community to the Dry Creek corridor. The graceful interaction of these three elements balances the community with the surrounding natural environment.

The Green Space is shown on Figure 5.1.



5.2 GREEN SPACE GOALS AND POLICIES

Green Space Goal #1

Provide adequate parks, open space, and recreational facilities to meet community needs.

Green Space Goal #2

Integrate parks and open space into the community and connect them with sidewalks, trails and landscape corridors.

Green Space Goal #3

Locate parks and open space amenities so that they are easily accessible to the community.

Green Space Policies

1. Provide passive resting areas adjacent to open space with amenities such as benches or seatwalls.
2. All parks and open space improvements shall be designed by a licensed landscape architect.
3. All park safety and maintenance standards shall comply with County and Americans with Disabilities Act (ADA) standards.
4. Parks shall be designed and landscaped to establish recreational value, water efficiency, ample shade and ease of maintenance.
5. Parks shall be maintained through a public or private funding mechanism acceptable to the County.
6. Natural drainage courses shall be preserved and integrated into the project design where feasible.
7. Heritage oaks and other significant vegetation shall be preserved and protected where feasible.
8. Native vegetation and wildlife shall be protected through the controlled use of herbicides and pesticides during construction and maintenance of new parks.
9. Native plants shall be utilized whenever possible.
10. Site furniture and structures shall be selected based on durability, graffiti resistance and long-term maintenance.
11. Trails shall be installed in conjunction with required subdivision

improvements and may be phased concurrently with each phase of development.

5.3 PARKS, OPEN SPACE AND PUBLIC RECREATION REQUIREMENTS

Placer County has established area and facility requirements for parks, open space, and public recreation based on projected population. The General Plan states that the County shall strive to achieve and maintain a standard of five acres of improved parkland and five acres of passive recreation area per 1,000 population (General Plan Policy 5.A.1). Based on a build-out population of approximately ~~2,477~~ 2,435 people, the Plan Area would require approximately ~~12.4~~ 10.2 acres of improved parkland and ~~12.4~~ 12.2 acres of open space or passive recreation area.

See Table 5.1 for Specific Plan Area Park & Open Space Requirements.

5.4 OPEN SPACE



Open space is a vital component of any master planned community, allowing residents the opportunity to connect with nature on a daily basis. The Riolo Vineyard Specific Plan sets aside over ~~123~~ 128 acres of uninterrupted open space, providing expansive views and linking the community to the

Dry Creek corridor. The incorporation of this element invites residents to explore their local surroundings and observe native plants and animals in their natural setting.

The community has been specifically designed to provide easy access to open space amenities. Pedestrians, bicyclists, and horseback riders

can utilize a number of meandering trails as alternative modes of travel through natural areas. Passive recreational nodes along these paths provide resting areas beneath shady canopies.

Open space within the Plan Area preserves a number of sensitive habitats and promotes community awareness of these important natural resources. Permitted uses within open space areas are limited to trails, fencing, drainage, mitigation, and utilities. Open space in the Plan Area will be owned by Placer County and maintained by a County Service Area. Fire Department emergency access shall be provided to all open space areas. The Riolo Vineyard Specific Plan provides more than ten times the open space acreage required by the General Plan.

5.5 PARKS



In addition to the passive recreational opportunities provided by an extensive trail network, the Riolo Vineyard Specific Plan designates four park sites which will provide added opportunities for green space and both passive and active recreational uses. It is the intent of the Specific Plan to provide park land within walking distance of each residential village. The concept of a walkable community is reinforced by the connections and linkage systems between all of the park sites which become a critical element in the development and success of the community.

Park sites will be programmed in accordance with typical recreation standards developed for, and based on, service area population, and

shall be designed and detailed in accordance with Placer County Park Department standards. Park designs and improvement plans shall be subject to Placer County Parks Department design/ site review and approval. ~~PFE Investors~~ **HBT of Riolo Vineyards, LLC** proposes approximately ~~10~~ **10.7** acres of parkland within the Specific Plan Area. The remaining park acreage shall be the responsibility of the Lund, Elliott, and Frisvold properties. When those properties develop they will provide the appropriate acreage or (at the County's discretion) pay in-lieu fees.

See Table 5.2 for Park Acreages.

Each of the four park sites shall be programmed, designed, and developed in direct relation to the adjoining land uses. Development patterns orient toward these parks and engage directly with them. These parks provide community focal points, equally distributed within villages to provide convenient passive and active recreational opportunities within easy walking distance. General concepts and design guidelines for the various parks are presented below.

Park Site 1

This neighborhood park lies adjacent to Low Density Residential and ~~Agriculture-10~~ **Agriculture** land uses and creates ~~passive use~~ **playable** open turf areas and trail connections. Park Site 1 provides a plaza seating area with shade trees and ADA accessible paths. Walking paths, landscaping, and shade trees are all important components of this site. The Specific Plan prohibits agricultural activities on AG-10 **and AG** lots within 50' of adjacent LDR, Parks, and other active recreation areas. Landscaping and grading within Park Site 1 shall be designed to screen these distinct uses from one another.

A conceptual design for Park Site 1 is shown on Figure 5.2.

Park Site 2

This neighborhood park is surrounded by ~~Low and Medium Density Residential neighborhoods~~ **Low Density Residential and Open Space** and provides passive use open turf areas, trail connections, and ADA accessible walking paths. Park Site 2 also establishes an additional level of safety through the use of mounded turf areas adjacent to the perimeter. A shaded seating area, **a sports court** and a tot lot round out the amenities on this site.

A conceptual design for Park Site 2 is shown on Figure 5.3.

Park Site 3

This neighborhood park lies adjacent to Low Density Residential and ~~Agriculture-10~~ **Agriculture** land uses and provides both passive and active use open turf areas for youth softball/baseball and soccer, and trail connections. A play apparatus with swings and adventure ~~playground~~ **dry stream bed** is also included, along with informal mounded turf seating areas. The site provides shaded seating areas, drinking fountains, picnic tables, a BBQ, and restroom and storage facilities. On and off-site parking is provided to accommodate field sports facility use. Low level security lighting and ADA accessible walking paths are also incorporated. The Specific Plan prohibits agricultural activities on AG-10 **and AG** lots within 50' of adjacent LDR, Parks, and other active recreation areas. Landscaping and grading within Park Site 3 shall be designed to screen these distinct uses from one another.

Though two sports facilities are shown, a baseball and soccer field, parking spaces will be limited. Until additional parking spaces are provide at the time the Elliot property develops, field use by organized groups will be regulated to avoid overburdening of available parking.

A conceptual design for Park Site 3 is shown on Figure 5.4.

Park Site 4

This neighborhood park is surrounded by Low Density Residential and **Open Space**. This park provides passive and active uses, including open turf areas for soccer and a **trail connection**. Mounded turf areas will create opportunities for passive play. Park Site 4 also includes seating areas with shade structures, picnic tables, a BBQ, a play apparatus, **half court basketball**, landscaping and irrigation, and ADA accessible paths with security lighting.

Park site 4 has been reorganized from an open field park into a linear park, which encourages movement through Riolo Vineyards and the Dry Creek trail system.

A conceptual design for Park Site 4 is shown on Figure 5.5.

Dry Creek Park

Dry Creek Park is a **proposed** community park located along Walerga Road, just east of the Riolo Vineyard Specific Plan Area and south of Dry Creek. The park will contain both active and passive recreational opportunities. It will be accessible to Plan Area residents via a short drive or the Dry Creek trail system. **Dry Creek Park opened in 2013.**

5.6 LANDSCAPE CORRIDORS

Landscape corridors are used to buffer the Plan Area from adjacent arterial roadways, accent project entry points, and enhance significant streetscapes within the community. Landscape corridors contain pedestrian or bicycle paths, which add to the overall connectivity of the Plan Area. Reductions to the specified widths of landscape corridors may occur in order to accommodate turn lanes, bus stops, and acceleration and deceleration lanes.



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PREVIOUSLY APPROVED Table 5.1 Specific Plan Area Park & Open Space Requirements

| Total Units | Total Population | Park & OS Requirement | Parkland Provided | Open Space Provided |
|-------------|------------------|----------------------------------|-------------------|---------------------|
| 933 | 2,477 | 5 acres/1000 people = 12.4 acres | 10.7 acres * | 123.9 acres * |

* Parkland acreage meets Placer County requirements for all of PFE Investor's portion and some of Elliott's portion. Lund, Elliott and Frisvold properties will be responsible for their respective parkland and open space requirements.

Table 5.2 Park Acreages

| | |
|--------------|-------------------|
| Park 1 | 1.1 acres |
| Park 2 | 1.3 acres |
| Park 3 | 4.4 acres |
| Park 4 | 3.3 acres |
| Total | 10.1 acres |

AMENDED Table 5.1 Specific Plan Area Park & Open Space Requirements

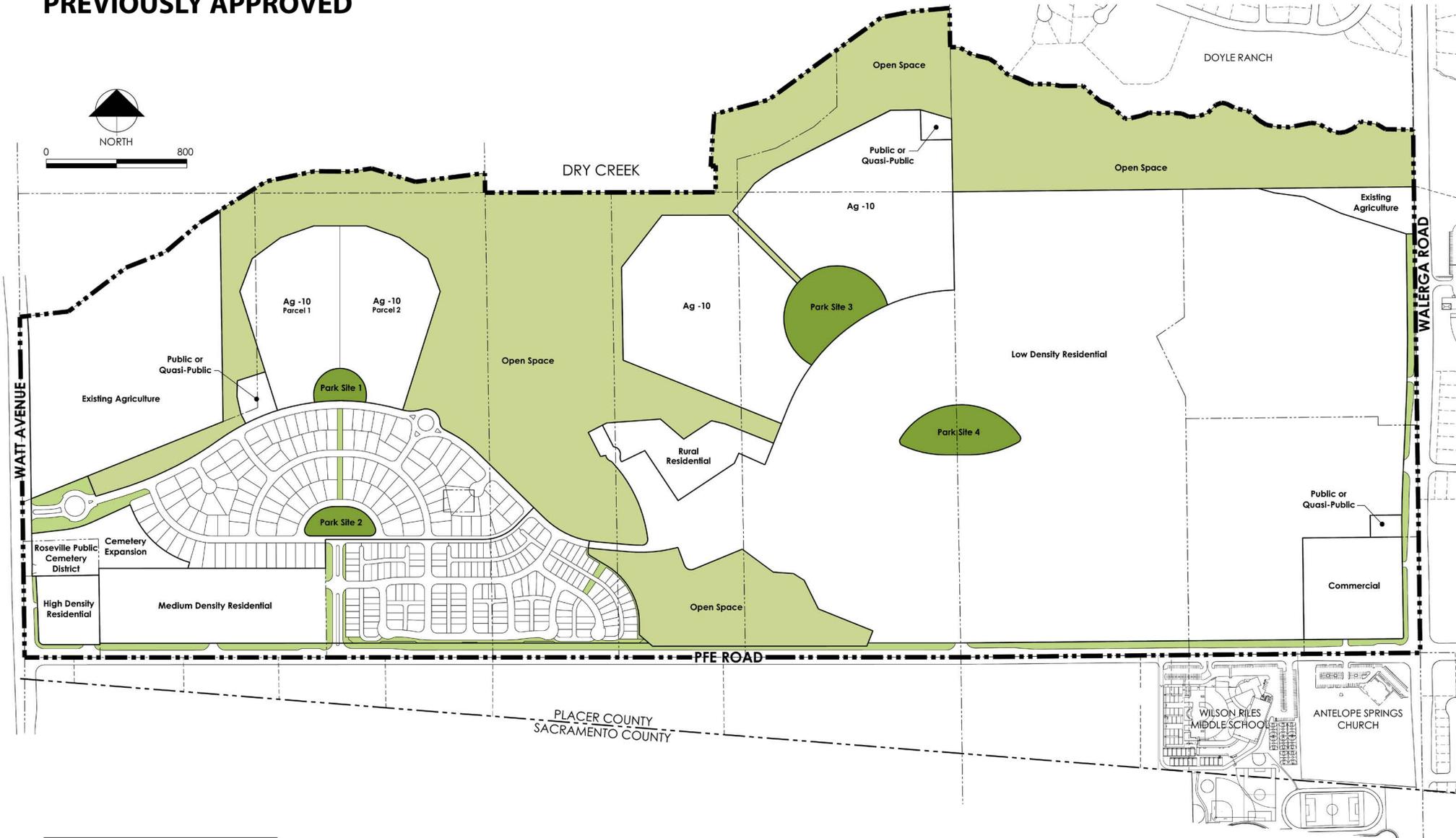
| | Total Units | Total Population | Park & OS Requirement | Active Parkland Provided | Passive Parkland Provided |
|-------------------------------|--------------------|-------------------------|----------------------------------|---------------------------------|----------------------------------|
| Overall RVSP | 933 | 2,435 | 5 acres/1000 people = 12.2 acres | 10.7 acres * | 128.3 acres * |
| HBT of Riolo Vineyards | 603 | 1,567 | 5 acres/1000 people = 7.8 acres | 9.0 acres | 128.3 acres |

* Parkland acreage meets Placer County requirements for all of HBT's portion and some of Elliott's portion. Lund, Elliott and Frisvold properties will be responsible for their respective parkland and open space requirements.

Table 5.2 Park Acreages

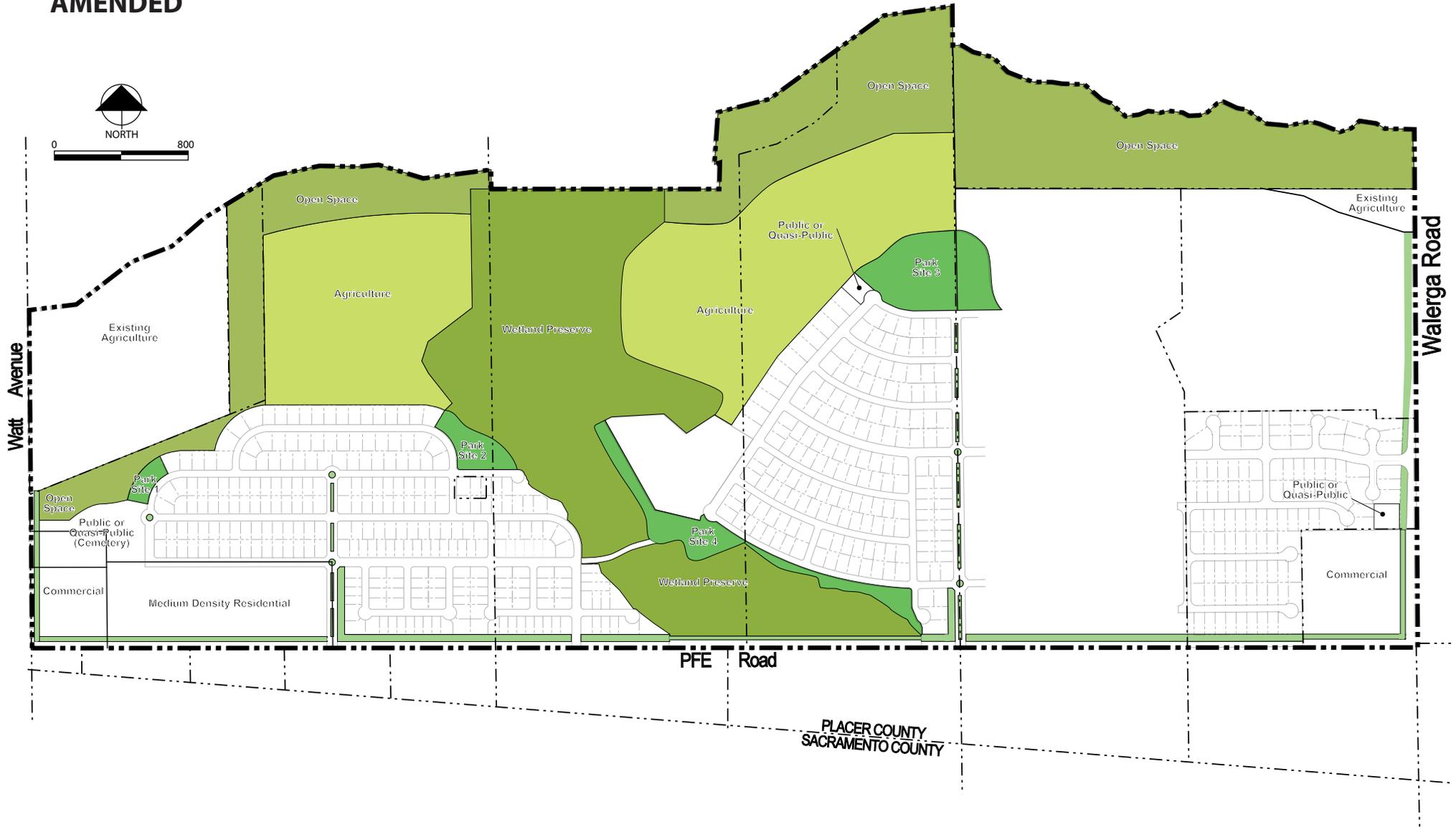
| | |
|--------------|-------------------|
| Park 1 | 0.7 acres |
| Park 2 | 1.7 acres |
| Park 3 | 6.3 acres |
| Park 4 | 2.0 acres |
| Total | 10.7 acres |

FIGURE 5.1 GREEN SPACE PREVIOUSLY APPROVED



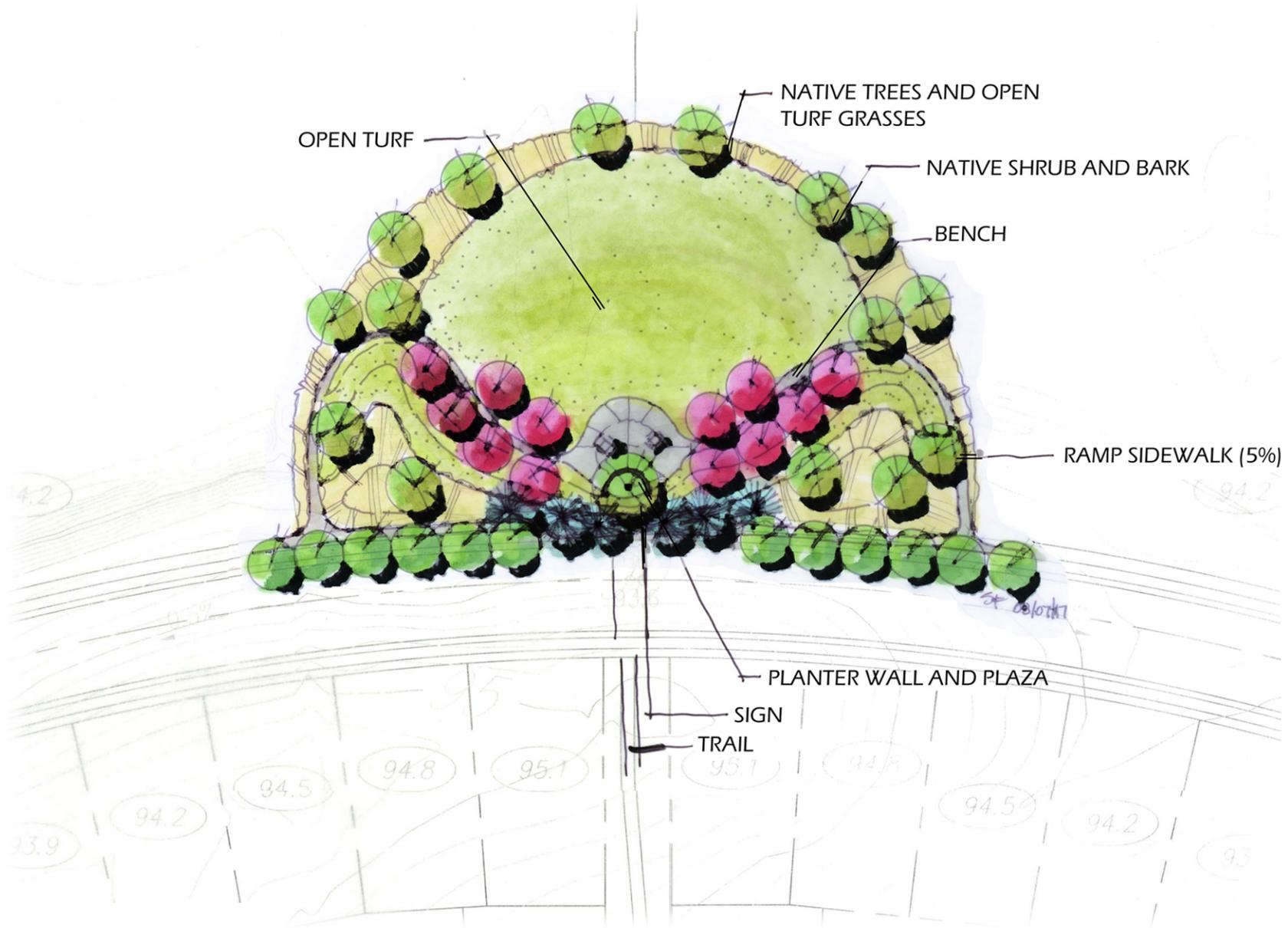
| LEGEND | |
|---|---------------------|
|  | Parks |
|  | Open Space |
|  | Landscape Corridors |

**FIGURE 5.1 GREEN SPACE
AMENDED**



| LEGEND | |
|---|---------------------|
|  | Parks |
|  | Open Space |
|  | Agriculture |
|  | Landscape Corridors |

FIGURE 5.2 PARK SITE 1
PREVIOUSLY APPROVED



Source: Land Architecture

**FIGURE 5.2 PARK SITE 1
AMENDED**

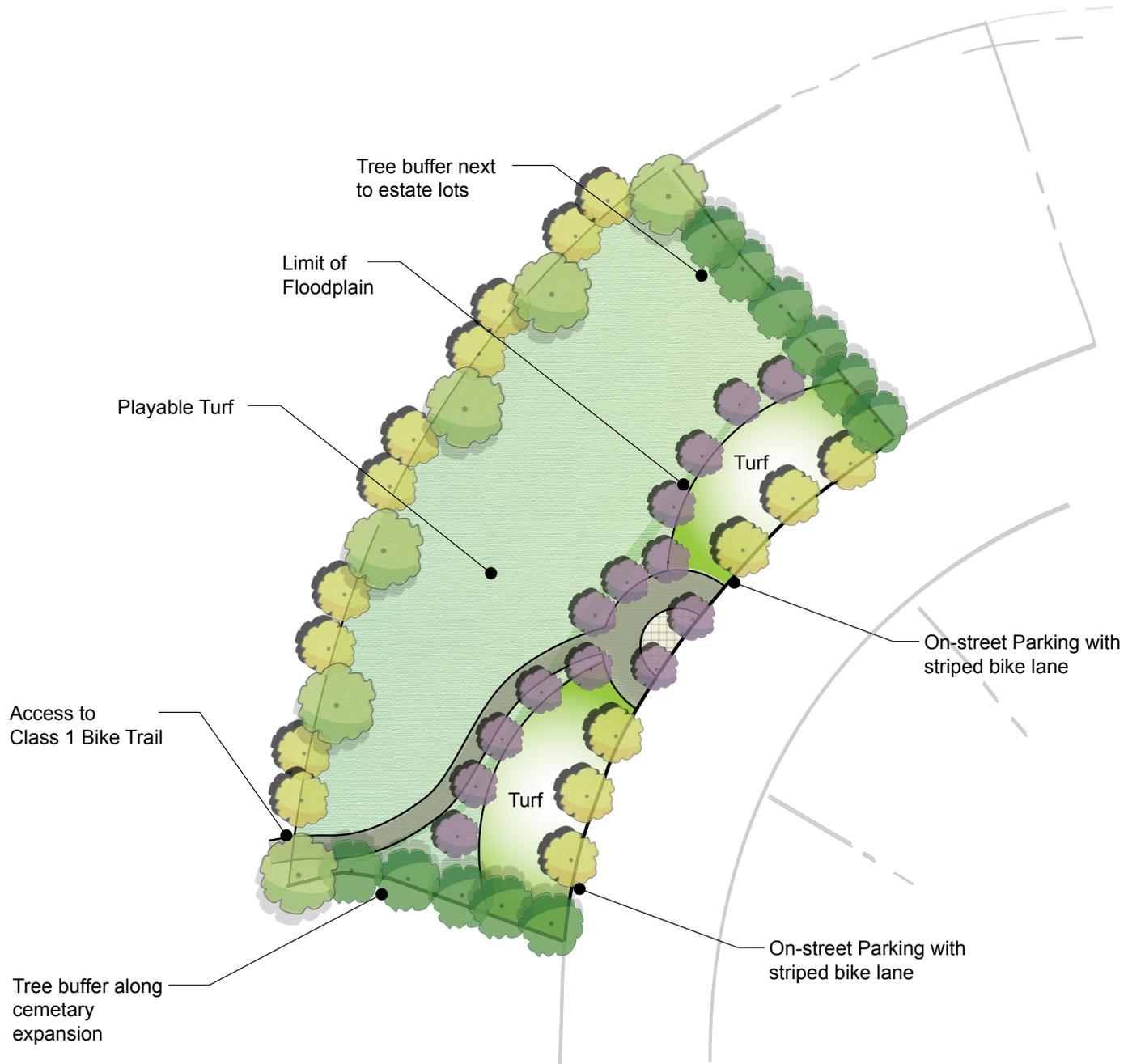
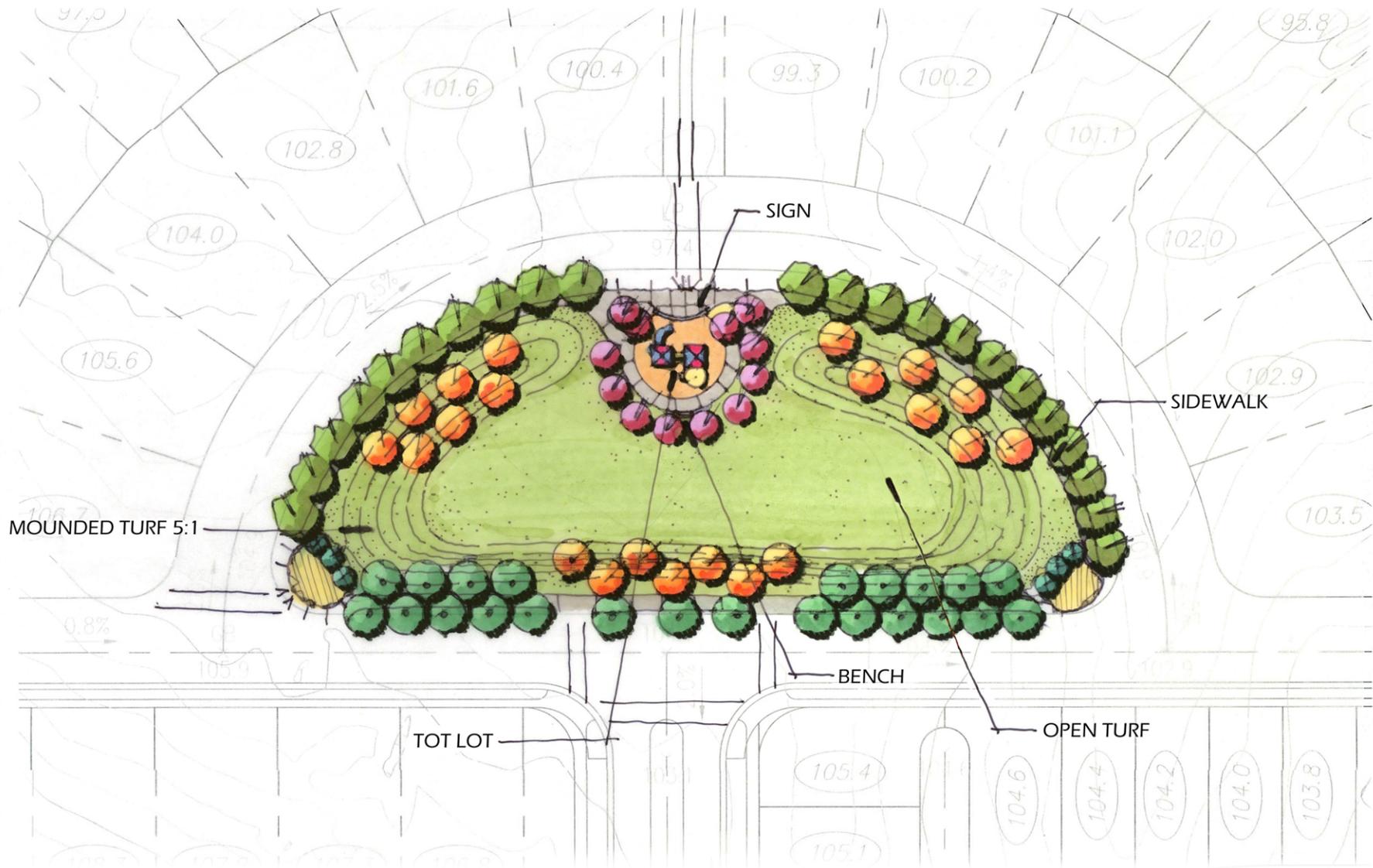


FIGURE 5.3 PARK SITE 2
PREVIOUSLY APPROVED



Source: Land Architecture

**FIGURE 5.3 PARK SITE 2
AMENDED**



**FIGURE 5.4 PARK SITE 3
PREVIOUSLY APPROVED**

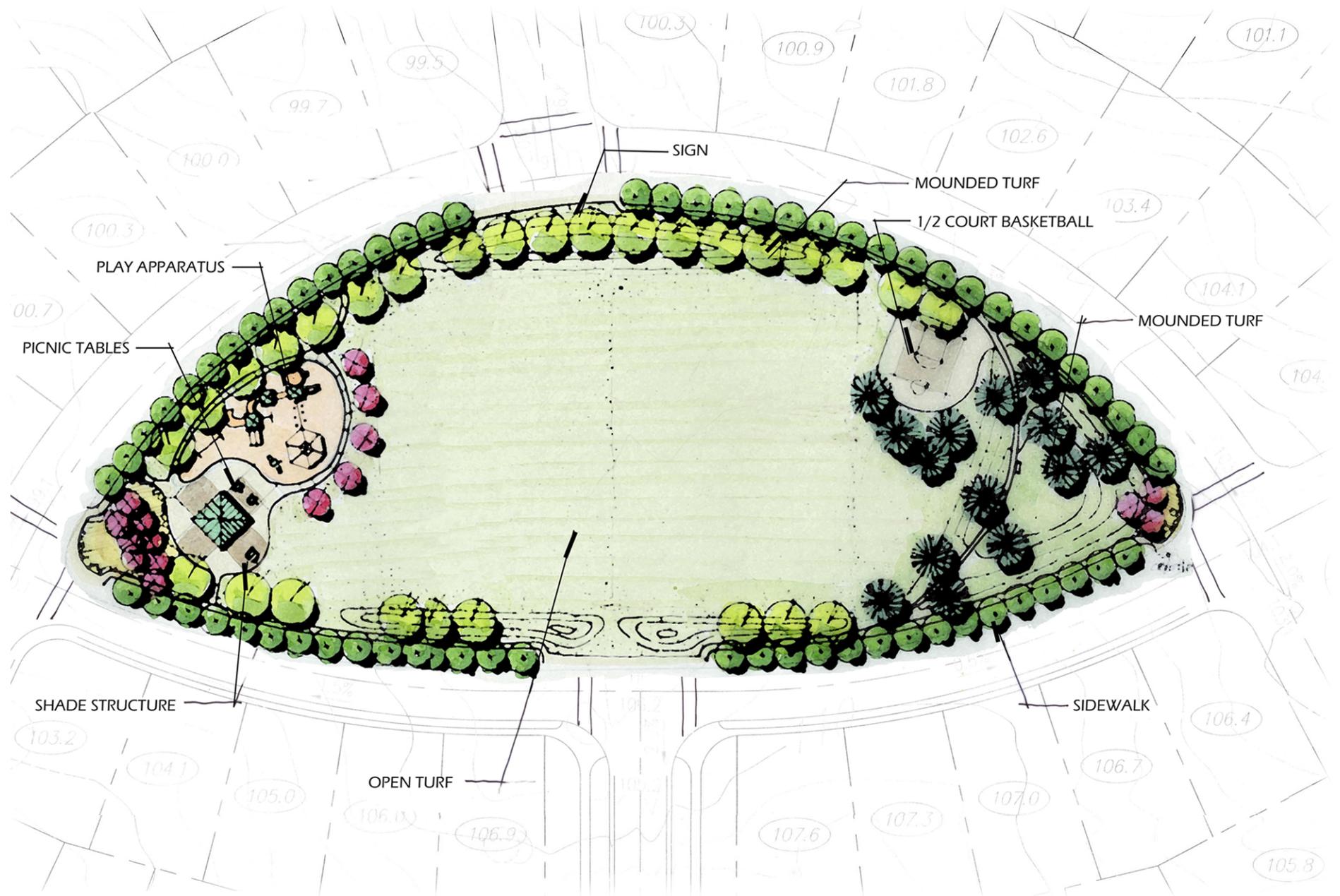


Source: Land Architecture

**FIGURE 5.4 PARK SITE 3
AMENDED**



FIGURE 5.5 PARK SITE 4
PREVIOUSLY APPROVED

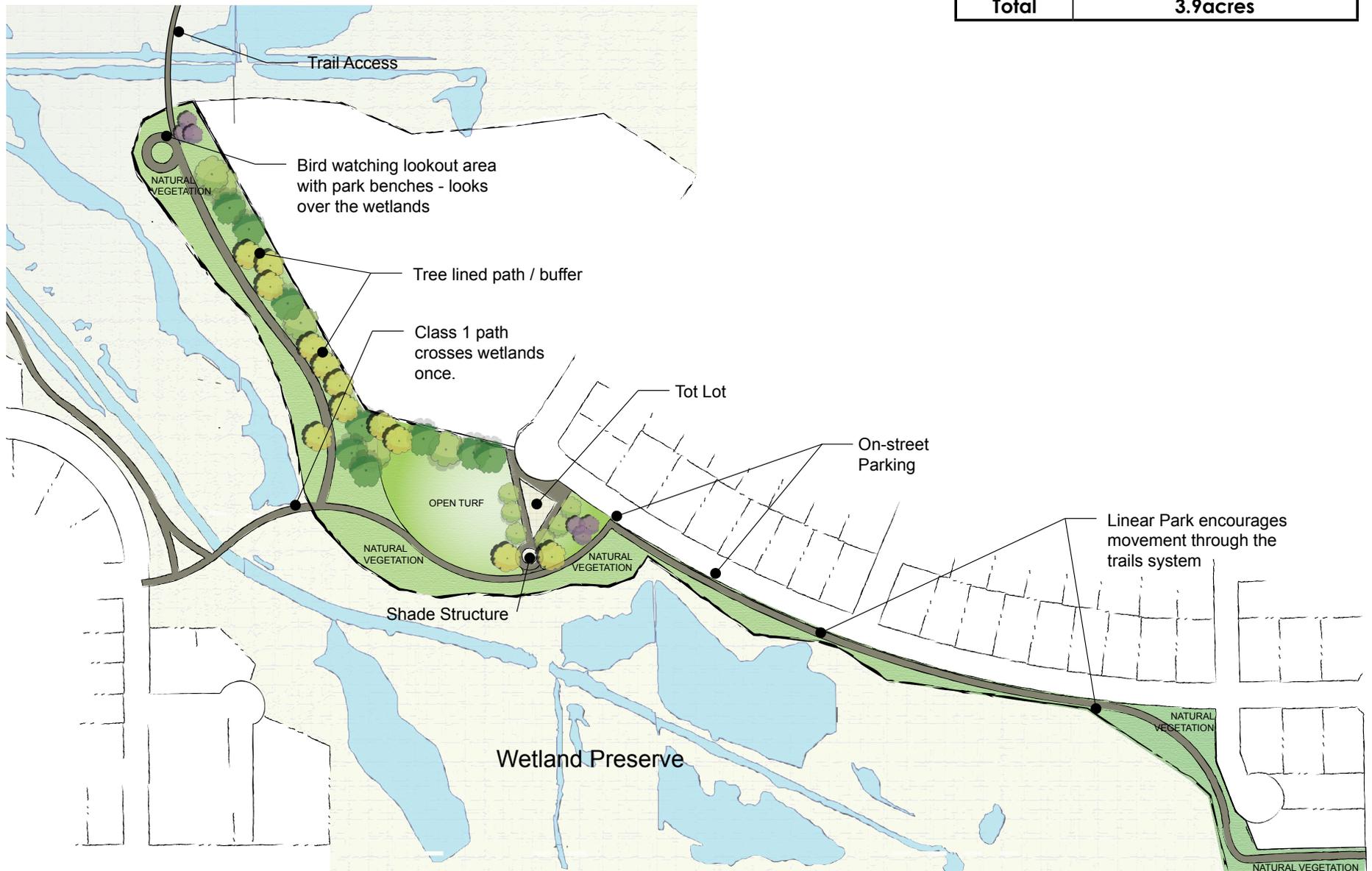


Source: Land Architecture

**FIGURE 5.5 PARK SITE 4
AMENDED**

Park Acreage

| | |
|--------------|------------------|
| Playable | 2.0 acres |
| Passive | 1.9 acres |
| Total | 3.9 acres |



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6. Resource Management

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6.1 RESOURCE MANAGEMENT CONCEPT

The responsible management of an area's natural resources is critical to establishing a community that is environmentally sound. The Riolo Vineyard Specific Plan creates a framework for incorporating these sensitive elements into the design of the community. This ensures the long term preservation and management of significant natural systems. Riolo Vineyard protects the vast majority of existing natural resources



by preserving them within large portions of contiguous open space. Design of the Plan Area addresses open space, wetlands, wildlife, vegetation, cultural resources, soils, and water. Additionally, the Specific Plan attends to energy conservation, air quality, and lighting. Each of these resources will be managed on an individual basis and protected in perpetuity.

6.2 RESOURCE MANAGEMENT GOALS AND POLICIES

Resource Management Goal

Conserve, protect, and manage significant natural resources within the Plan Area.

Resource Management Policies

1. Protect important natural resources and sensitive habitats from encroachment by incompatible uses.
2. Encourage the development of plant and wildlife management and preservation areas.
3. Protect and preserve wetlands to the extent feasible.
4. Preserve and manage Dry Creek and its associated riparian corridor to the extent feasible.
5. Provide open space trails and pathways which encourage a sense of community pride and ownership of open space areas.
6. Protect and preserve significant trees to the extent feasible.
7. Mitigate tree impacts pursuant to Placer County's Tree Ordinance.
8. Implement erosion control and water quality measures identified in Placer County's Stormwater Management Plan and Grading Ordinance.
9. Establish a coordinated approach to the management of drainage areas and floodplains.
10. Implement stormwater quality measures identified in Placer County's Mitigation Monitoring and Reporting Program (MMRP).
11. Implement Best Management Practices (BMPs) to protect water quality.
12. Enforce stormwater management restrictions pertaining to residential units through a Homeowner's Association (CC&R's).
13. Implement low-impact development (LID) design strategies which decrease impervious areas and naturally treat stormwater runoff.
14. Promote water conservation through the use of water saving devices, such as low-flow plumbing fixtures, in homes and commercial buildings.
15. Minimize water usage in green spaces through a landscape design that utilizes native and drought tolerant plant species.
16. Implement drip and low-flow irrigation systems in landscaped areas to the extent feasible.
17. Encourage the conservation and efficient use of energy.
18. Encourage non-motorized transportation by providing a

system of interconnected pedestrian walkways, bike lanes, and equestrian trails.

19. Utilize energy efficient appliances, windows, compressed natural gas fireplaces, and other available technologies to reduce air polluting emissions.
20. Develop all residential and commercial units in compliance with State of California Title 24 energy conservation measures.
21. Utilize restrictive lighting measures which reduce light pollution while maintaining public safety and security.
22. Locate housing in close proximity to recreational and commercial uses to reduce vehicular emissions.
23. Provide and encourage various options for public transit.
24. Limit open burning to agriculture and agriculture-10 parcels within designated areas.
25. Minimize noise impacts on sensitive uses.
26. Provide appropriate vector control for controlling mosquito populations.

6.3 OPEN SPACE PRESERVATION



In accordance with the Placer County General Plan and Dry Creek West Placer Community Plan, the Riolo Vineyard Specific Plan preserves and enhances open space lands to maintain the natural resources and rural characteristics of the area. The Specific Plan's definition of open space is consistent with that of the Dry Creek West Placer Community Plan.

Open space within the Project Area is preserved with the intention of protecting areas for their scenic, recreational, agricultural, soil, and/or habitat values. Preservation of this element overlaps with the protection of other natural resources, such as wetlands, trees, and wildlife. This includes preservation of Dry Creek and its adjacent riparian corridor. Approximately ~~127~~ 128 acres will be preserved as open space within the Riolo Vineyard Specific Plan area.

Additional information regarding open space and its integration into the Plan Area can be found in Section 5.

6.4 WETLAND RESOURCES

The US Army Corps of Engineers has issued a 404 permit for the HBT portion of the Plan Area.

Wetland resources within the Riolo Vineyard Specific Plan area include various types of water features. Wetlands are an important natural resource because of their potential to support a variety of sensitive wildlife and plant species.

Three categories of wetland types are identified within the Plan Area: seasonal wetlands, excavated channels and drainages, and riparian wetlands. Other waters include stock ponds, excavated channels, and irrigation ditches.

The Plan Area Wetlands are shown on Figure 6.1.

A total of ~~9.31~~ 13.13 acres of wetlands under the jurisdiction of the United States Army Corps of Engineers has been verified and delineated within the Specific Plan area. Additional (unverified) potential jurisdictional wetland features have been identified offsite. Portions of these could be impacted by the construction of off-site infrastructure.

Refer to the Riolo Vineyard Specific Plan EIR for more detailed information about on-site and off-site wetlands and project related impacts.

Wetland Types

Seasonal Wetlands

Seasonally inundated basins are scattered throughout the Plan Area. These areas may be categorized as seasonal wetlands depending on their floristic composition and hydrology. Seasonal wetlands can be found within swales, drainages, or depressions and typically support wetland plants, including grasses, native plants, and nonnative forbs. None of the seasonal wetlands are basin features or considered to be vernal pools. The Specific Plan area contains approximately ~~7.29~~ 7.864 acres of seasonal wetlands.

Excavated Channels and Drainages

A number of excavated drainages and channels are present within the Plan Area, primarily on the western and central portions. These drainages and channels are generally man-made, and were originally created in conjunction with the historic agricultural use of the site. Intermittent excavated channels and irrigation and drainage ditches total approximately ~~2.02~~ 4.92 acres within the Plan Area.



Riparian Wetlands

Riparian wetlands are found along the northern boundary of the Plan Area within the Dry Creek corridor. Impacts to these features are avoided as this important corridor is protected from development under the Specific Plan.

Wetland Impacts and Mitigation

The arrangement of land uses within the Specific Plan reflects a thorough evaluation of practicable land use alternatives and proposes extensive avoidance of wetlands. However, due to the scattered distribution of seasonal wetlands within the Plan Area, full avoidance of wetlands cannot reasonably be achieved with the type of development envisioned by the Community Plan. Each of these impacts will be fully mitigated according to federal regulations.

Existing Wetland Features and Impacts are shown on Table 6.1.

6.5 WILDLIFE RESOURCES

The Riolo Vineyard Specific Plan maintains fish and wildlife habitats in accordance with the Placer County General Plan, and serves to protect, restore, and enhance habitats that support fish and wildlife species.

The California Natural Diversity Data Base (CNDDDB) reports no known sightings of rare or threatened wildlife species on the site. However, the Biological Resources Report for the site indicates that several Special Status Species (including Swainson's Hawk) are known to frequent adjacent areas and that site conditions suggest suitability for these species. Swainson's Hawk nest sites have been documented in the vicinity and the Plan Area is within their known foraging distance of 10 miles. Because of this, mitigation measures will be implemented.

Field surveys have identified field mice, lizards, rattlesnakes, hummingbirds, finches, quail, mockingbirds, owls, hawks, mule deer and coyotes within the Plan Area. These animals can be found here because the area provides water, as well as opportunities for nesting and foraging. Fish and wildlife habitat conservation, restoration and enhancement will occur within open space and agricultural lands.

6.6 TREES

A total of 330 trees have been inventoried within the Plan Area, representing fifteen different species. Most of these trees are California native oak species, which have been identified as historically valuable resources. The remaining trees consist of native and non-native tree species such as walnut, ash, almond, mulberry, willow and London



plane. Over half of the trees are located within fifteen feet of adjacent arterial roadways or along the boundary of the Plan Area. The remaining trees are located in the central portion of the Plan Area near existing homestead sites.

Where feasible, the Riolo Vineyard community design has strived to avoid or minimize impacts to trees. Special effort has been made to incorporate these

magnificent specimens into residential villages as neighborhood focal points. Any impacts to significant trees shall be mitigated according to Placer County's Tree Protection Ordinance. Mitigation plantings may occur within appropriate open space areas.

Locations for potential tree mitigation are shown on Figure 6.2.

Approximately 29 acres of the Plan Area, located adjacent to Dry Creek, are owned and maintained by Placer County as an oak tree mitigation site. This area serves as tree mitigation for adjacent development areas. As trees in this area mature, they will further increase habitat values along the Dry Creek riparian corridor.

The Plan Area is within a tree preservation zone, as defined in the Placer County Tree Protection Ordinance, and a tree permit shall be obtained prior to any tree removal.



6.7 HISTORIC AND CULTURAL RESOURCES

The project site was settled in the mid 1800's, and since that time, has primarily been used for farming operations. Several single family residential structures, dating back to the 1930's, exist within the Plan Area. There are also a number of accessory structures that were historically utilized to support farming operations.



No structures or subsurface cultural resources within the Plan Area qualify for inclusion on the National Register of Historic Places or the California Register of Historic Places. The potential resource value of existing structures and other sites within the Plan Area is described in the Riolo Vineyard Specific Plan EIR. Existing structures within those areas proposed for development would be removed. In the event that grading or other construction activity results in the discovery of unknown subsurface cultural resources, appropriate mitigation measures would be employed, as described in the Mitigation Monitoring and Reporting Program approved by the County in conjunction with the Specific Plan.

The Union Cemetery occupies approximately 2 acres in the southwest corner of the Specific Plan area. Development under the Specific Plan would not impact existing burials or monuments within the cemetery. In addition, approximately 3 acres of land will be donated to the cemetery for future expansion. The Union Cemetery does not satisfy criteria for inclusion on the National Register of Historic Places or the California Register of Historic Places.



6.8 SOILS

Soil types within the Plan Area are generally recognized as Pleistocene sediments of the Turlock Lake Formation and include sand/silt mixtures with deeply weathered and dissected arkosic gravels containing minor quantities of resistant metamorphic rock fragments and quartz pebbles. These sediments represent eroded alluvial fans derived primarily from the plutonic and metamorphic rocks of the Sierra Nevada to the east.

These sediments are underlain by alluvial deposits of the Mehrten Formation.

A full-scale geotechnical investigation of the Plan Area will be completed prior to commencement of any grading operations. Erosion control and soil management measures will be implemented in compliance with the Placer County Grading Ordinance, Placer County Land Development Manual, and the Erosion and Sediment Control Guidelines for Developing Areas of the Sierra, published by the High Sierra Resources Conservation District.

6.9 WATER QUALITY AND CONSERVATION

The following section summarizes more detailed drainage information contained in The Riolo Vineyard Preliminary Drainage Master Plan prepared by Civil Solutions. The Riolo Vineyard Specific Plan implements a Master Storm Drainage System which accounts for increases in impervious surface and potential impacts to water quality. This system is designed to meet Placer County Storm Water Management Manual requirements and comply with the County's National Pollutant Discharge Development Elimination System (NPDES) II permit. A post-development Stormwater Management Plan (SWMP) will be prepared using the design criteria and guidelines in the State Water Resources Control Board's Stormwater Best Management Practice Handbook. This Handbook is considered the most comprehensive guide available for managing stormwater pollutants in the State of California. In addition, the project shall incorporate low-impact development (LID) techniques in order to reduce the amount of impervious area and naturally treat stormwater through a series of vegetated bioswales.

Permanent Stormwater Quality Improvements

The Riolo Vineyard project intends to install improvements which will comply with the Placer County MS4 permit Phase II NPDES

requirements by constructing a treatment train of Best Management Practices (BMPs). The design standards for these requirements are identified in “Attachment 4 to the State’s General Permit No. CAS000004, Order No. 2003-0005-DWQ No. 2013-0001-DWQ – Waste Discharge requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems”. Onsite drainage would be designed to provide a water quality treatment train of runoff from paved and other developed areas prior to release into the swales and streams. This treatment train will consist of measures for source control, runoff reduction and treatment control. Example Best Management Practices (BMP’s) which would be used with this project would include:

- Source Control to reduce the quantity of runoff.
- Directing some of the flow to sheet discharge onto grassy areas or open space.
- The installations of “Fossil Filter” or equivalent petroleum absorbing insert assemblies in the project drop inlets.
- Trash Screen Vaults.
- Structural BMP’s such as vortex devices.
- The placement of water quality interceptor devices.
- Use of rock-lined ditches below pipe outlets.
- Use of grassy treatment swales.
- Minimize impervious surface areas
- Stormwater functional landscapes

The final selection of Best Management Practices (BMPs) shall consider requirements specific to the Dry Creek watershed as outlined in the Dry Creek Coordinated Resource Management Plan. Other best management practices will involve prompt re-vegetation of disturbed areas, and proper erosion protection per the NPDES permit during construction.

The Riolo Vineyard Specific Plan strives to ensure that groundwater quality is unaffected by the proposed project. Abandoned and improperly sealed wells often serve as conduits for pollution of groundwater. The project will properly abandon several existing wells within the Plan Area in strict accordance with Placer County

requirements in order to prevent potential contamination of groundwater.

The Riolo Vineyard Specific Plan adopts a number of water conservation measures which reduce water usage within the Plan Area and conserve this valuable natural resource. Various water saving devices shall be incorporated into the design of landscaped areas, as well as residential and commercial uses. As a result, water usage within the Plan Area will be significantly reduced.

6.10 NOISE

The Riolo Vineyard community minimizes noise impacts to sensitive uses through a system of landscaped setbacks, berms, walls, and building orientations. These attenuation strategies shall reduce noise levels to acceptable standards as required by Placer County’s Noise Ordinance and General Plan Policies. As a result, noise levels within the community will be comfortable for residents and visitors alike.

6.11 ENERGY CONSERVATION

Energy conservation is a top priority for the Riolo Vineyard community. The Plan Area has been designed so that land uses and transportation systems encourage energy conservation through the use of alternative modes of transportation. In addition, various energy conservation methods and technologies shall be employed in the design and construction of residential and commercial buildings.

6.12 LIGHT MANAGEMENT

The Riolo Vineyard community strives to blend with its rural surroundings by incorporating specific measures intended to protect the

nighttime sky from light pollution and excessive glare. These measures will control light trespass, minimize obtrusive light, and conserve energy. At the same time, these lighting systems will be designed to provide ample illumination for public safety and security.

6.13 AIR QUALITY



Air quality in the Sacramento region is recognized as a significant environmental concern. A major source of degraded air quality comes from vehicular emissions. The location and design of new communities can play a role in the effectiveness of efforts to minimize air pollution. The Riolo Vineyard community has been designed so that most land uses are within easy walking distance of one another, and an elaborate system of pathways links these uses. This land use configuration encourages residents to walk or bike or ride a horse to the various destinations within the Plan Area. As a result, the community will produce fewer vehicular trips and minimize adverse impacts to regional air quality.

PREVIOUSLY APPROVED TABLE 6.1 Wetland Impacts

| Type | Existing On-Site Acreage | Permanent On-Site Impacts | Temporary On-Site Impacts | Off-Site Impacts |
|----------------------------|--------------------------|---------------------------|---------------------------|------------------|
| Seasonal Wetland | 7.29 | 0.691 | 0.219 | 0.213 |
| Excavated Channel | 1.38 | 0.054 | 0.090 | 0.244 |
| Irrigation/ Drainage Ditch | 0.64 | 0.422 | 0.005 | 0.000 |
| Riparian Wetlands | NA | 0.000 | 0.000 | 0.000 |
| Emergent Marsh | 0.00 | 0.000 | 0.000 | 0.191 |
| TOTAL ACRES | 9.31 | 1.167 | 0.314 | 0.648 |

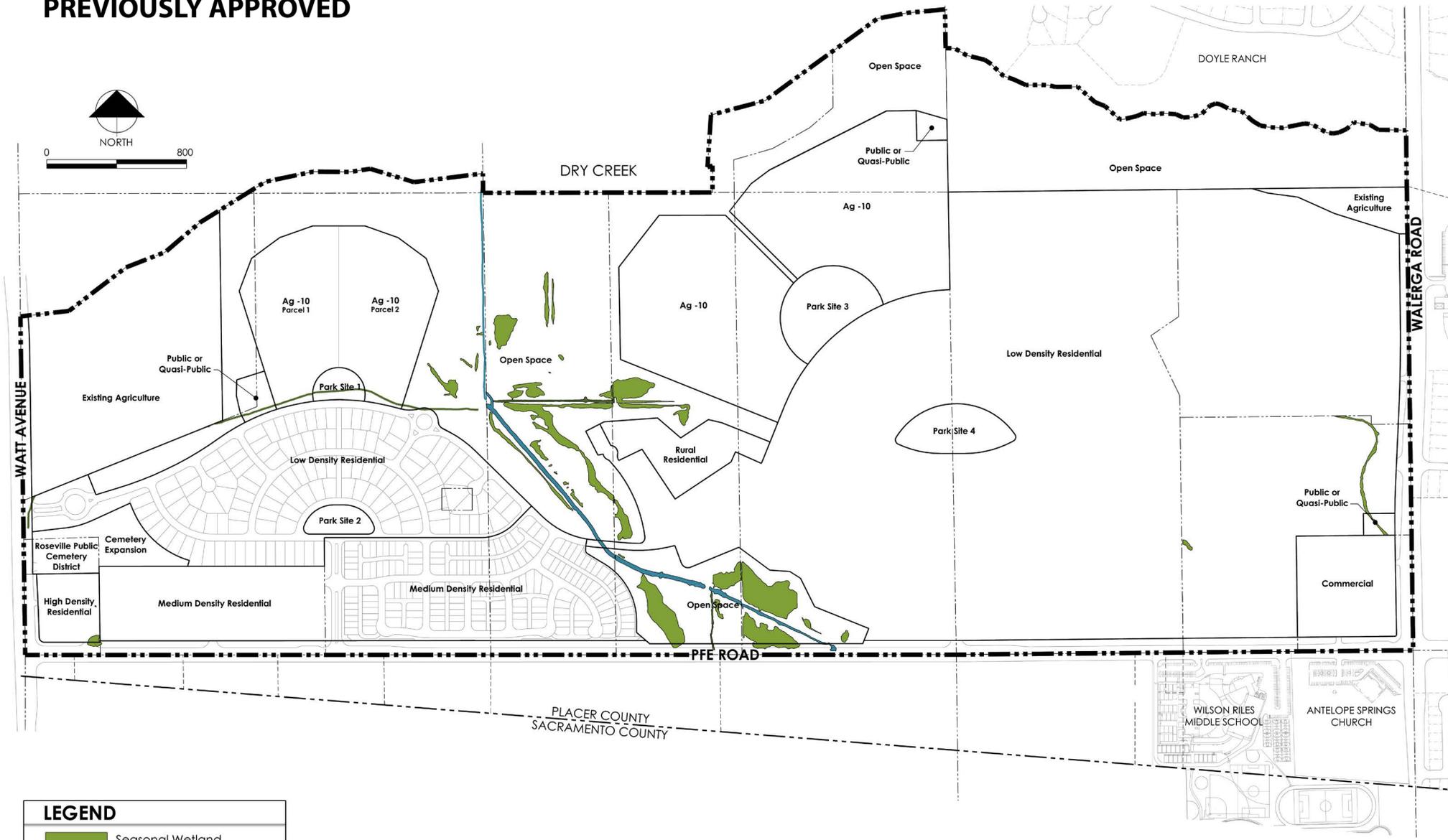
AMENDED TABLE 6.1 Wetland Impacts

| Type | Existing Acreage | Permanent Impacts | Temporary Impacts |
|----------------------------|------------------|-------------------|-------------------|
| Seasonal Wetland | 7.864 | 0.785 | 0.283 |
| Excavated Channel | 4.273* | 0.291 | 0.090 |
| Irrigation/ Drainage Ditch | .645 | 0.420 | 0.006 |
| Riparian Wetlands | NA | 0.000 | 0.000 |
| Pond | .149 | 0.000 | 0.000 |
| Emergent Marsh | 0.200 | 0.191 | 0.000 |
| TOTAL ACRES | 13.131 | 1.687 | 0.379 |

Based on revised delineation and USACOE Permit, which does not break out on-site and off-site.

*A portion (2.633 Ac.) of Dry Creek has been included in this calculation.

FIGURE 6.1 WETLANDS PREVIOUSLY APPROVED

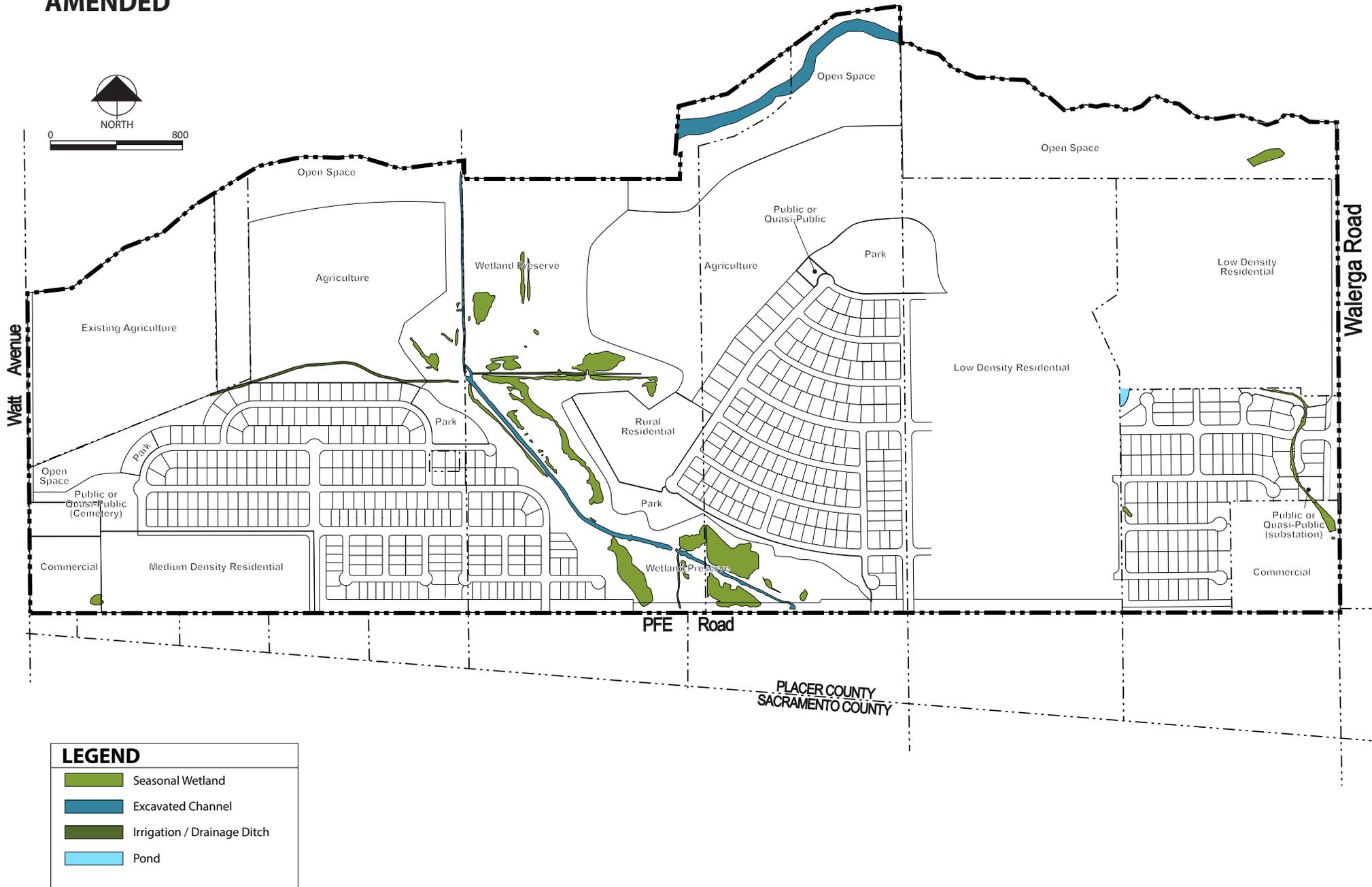


LEGEND

- Seasonal Wetland
- Excavated Channel
- Irrigation/ Drainage Ditch

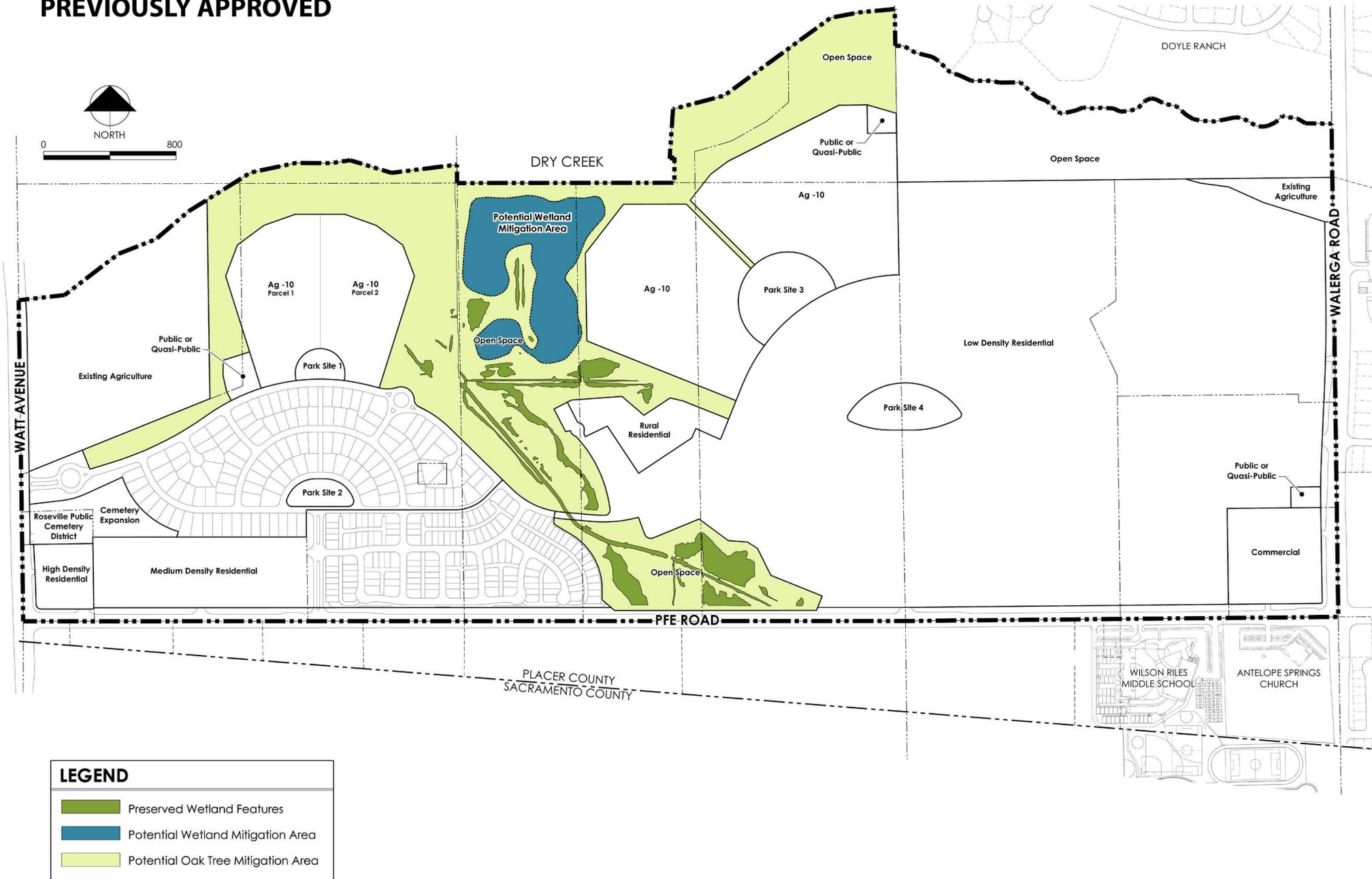
Note: Not all properties within the Specific Plan Area have been surveyed for wetlands. Delineated area shown above does not include Dry Creek.

FIGURE 6.1 WETLANDS AMENDED



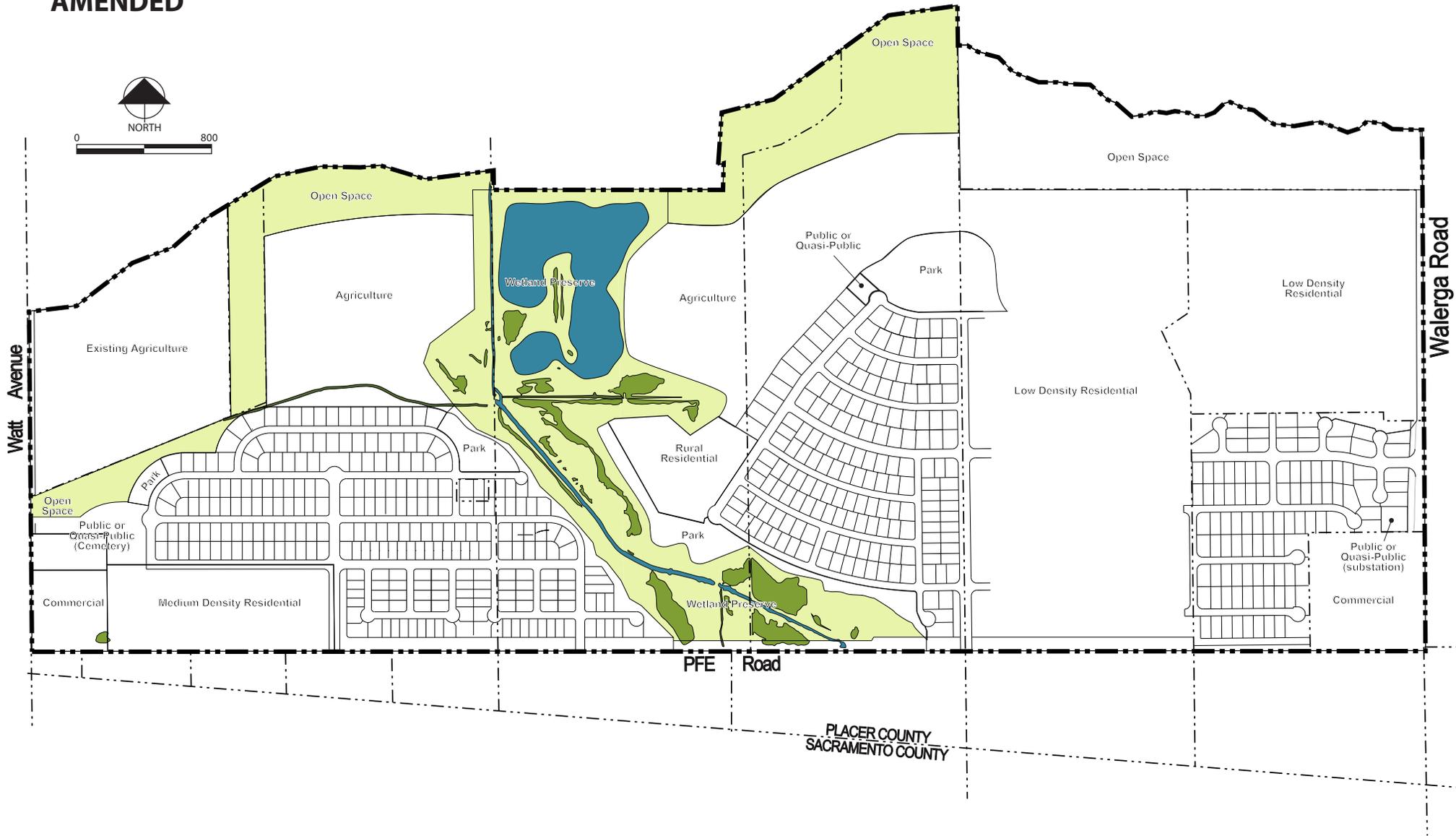
Note: Not all properties within the Specific Plan Area have been surveyed for wetlands. Delineated area shown above does not include Dry Creek.

FIGURE 6.2 MITIGATION PREVIOUSLY APPROVED



| LEGEND | |
|---|------------------------------------|
|  | Preserved Wetland Features |
|  | Potential Wetland Mitigation Area |
|  | Potential Oak Tree Mitigation Area |

**FIGURE 6.2 MITIGATION
AMENDED**



| LEGEND | |
|--|------------------------------------|
| | Preserved Wetland Features |
| | Potential Wetland Mitigation Area |
| | Potential Oak Tree Mitigation Area |

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7. Public Services and Utilities

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7.1 PUBLIC SERVICES AND UTILITIES CONCEPT

The Riolo Vineyard Specific Plan includes a variety of public services and utilities intended to support the needs of community residents. These services include water, wastewater, recycled water, drainage, solid waste disposal, fire and police protection, schools, libraries, and utilities. This section outlines the provisions of public services and utilities within the Plan Area.

The Specific Plan conceptually defines how and where services are to be provided within the Plan Area. These layouts in no way represent all of the improvements required to make the area developable. The proposed improvements shown are considered tentative and additional infrastructure may be required to develop the properties. The exact sizing and location of proposed utilities will be determined during Tentative and Final Map stages. However, final infrastructure improvements shall closely follow the designs illustrated in the water, recycled water, wastewater, and drainage plans provided in this section. These services have been planned so that they become available with each new phase of development.

Table 7.1 lists the service providers for the Plan Area.

7.2 PUBLIC SERVICES AND UTILITIES GOALS AND POLICIES

Public Services and Utilities Goal #1

Create a comprehensive system of public services and utilities that accommodates the needs of residents within the Plan Area.

Public Services and Utilities Goal #2

Conserve resources through the use and implementation of energy efficient utility system designs and technologies.

Public Services and Utilities Policies

1. Build the necessary water, recycled water, wastewater and drainage infrastructure to serve the Plan Area in a timely manner.
2. Encourage the use of available recycled water in an efficient manner.
3. Promote and encourage recycling of consumer and business waste in order to reduce landfill requirements and lengthen service of existing landfills.
4. Provide for fire, police, and other community services adequate to serve the needs of the Plan Area.

7.3 PLACER COUNTY CAPITAL FACILITIES FEE

The Placer County Capital Facilities Fee is a development impact fee used to fund the expansion of capital facilities. These include public works, libraries, health and welfare, administration, and law enforcement. The proposed fee is in addition to other fees collected during map recordation or the building permit process. New development within the Plan Area will contribute to the expansion of these facilities.

7.4 PUBLIC UTILITIES

Water Supply and Distribution Facilities

The Riolo Vineyard **Specific** Plan Area will be annexed into the service area of Placer County Water Agency (PCWA) Zone 1. PCWA will provide wholesale water and California-American Water Company (Cal-Am) will retail water to the Plan Area. The Plan Area is located within Cal-Am's service area.

Recycled water will be supplied by the City of Roseville's Dry Creek Wastewater Treatment Plant. The project will connect to the existing recycled water distribution system transmission line which terminates at Dry Creek Community Park, adjacent to and east of the Planning Area.



Water Supply Planning

PCWA has determined that it has sufficient water rights to meet the projected demands of projects likely to develop in western Placer County through 2030, including the Riolo Vineyard Specific Plan Area. PCWA prepared a Water Supply Assessment for the Riolo Vineyard Specific Plan Area as required by Senate Bill 610. In this document PCWA concluded that its remaining surface water entitlements are adequate to meet the build-out of the General Plans of the cities and unincorporated area in western Placer County, including the proposed Riolo Vineyard Specific Plan Area.

The City of Roseville will provide recycled water supplies to the Planning Area. The supplies will be made available on a wholesale basis. The retailer of the recycled water supply has not been determined and is under negotiations between the City of Roseville, Cal Am, PCWA, and Placer County.

Water Supply and Distribution

PCWA will initially supply water to the project through its Foothill Water Treatment Plant. Treated water will be delivered through the City of Roseville's system under a cooperative agreement between the City of Roseville and PCWA. PCWA has a contract with the City of Roseville that allows PCWA to wheel up to 10 MGD through the City's distribution system to serve areas south of Baseline Road and west of Walerga Road. This water source can supply approximately 8700 EDU's. ~~This source is expected to be the primary water source for the project.~~ This source is expected to meet approximately 40% of the project's overall water demands. The remaining 60% of the projects water demands are associated with irrigation and are planned to be supplied by the recycled water system.

Cal-Am will retail potable water to the plan area via two points of connection. The first point of connection will be from an existing 16-inch water main in Walerga Road, which has a terminus just south of Dry Creek at the north end of the Specific Plan boundary. The second point of connection is a planned 24-inch main that will be extended to the plan area from the terminus of the existing 24-inch line located on PFE Road near Duffy Road, approximately 6200 feet east of the intersection of PFE Road/Walerga Road. The 24-inch line is a regional improvement and is proposed to be constructed by others. If this regional improvement is not constructed prior to development of the Riolo Vineyard Specific Plan Area, the secondary water source will be the 12" line in Walerga Road south of PFE Road. This will be considered as an emergency connection only prior to the construction of the 24" line, and will not be constructed if the 24-inch line is available

for use by the Riolo Vineyard Specific Plan Area. The Riolo Vineyard Specific Plan Area will be served by an internal distribution system.

The Water system is shown on Figure 7.1.

Water Storage

Cal-Am's master plan for the Dry Creek Community Plan Area includes a storage tank to store water for peak day plus fire flows for the region. Current planning efforts have identified a 2.5 MG storage tank to be located east of Walerga Road and north of PFE Road ~~within adjacent~~ to the proposed Dry Creek Community Park site. This storage tank is sized to provide the required water storage for the Riolo Vineyard Specific Plan Area.

Water Demand

~~Potable water use factors are based on the factors designated by the Placer County Water Agency in the draft Integrated Water Resources Plan (Brown & Caldwell, October 2005). Average daily demand for potable water is estimated to be approximately 1.55 MGD.~~

~~Refer to the Riolo Vineyard Farms at Riolo Potable Water Master Plan (HydroScience, May 2007) for more detailed information regarding the proposed water system.~~

The project plans to make extensive use of recycled water to minimize its potable water needs. Irrigation within the Plan Area will be provided by the recycled water system. The potable water use factors are based on the factors developed by the American Water Works Association (AWWA) and reflects the effects of the California Green Building Code (mandatory water conservation measures) adopted by the State of California in 2008. Average daily demands on the potable water system are estimated to be approximately 150,000 gallons per day (GPD), with maximum day demands anticipated to be approximately 180,000 GPD.

For more detailed information regarding the proposed water system refer to the Riolo Vineyards Draft Potable Water Master Plan (WJM C&E 2013), which is subject to review and approval by Placer County, Department of Facility Services.

Recycled Water Distribution Facilities

~~The Riolo Vineyard Farms at Riolo Recycled Water Master Plan outlines several recycled water distribution system options, with a potential connection to the existing Dry Creek Wastewater Treatment Plant (DCWWTP) through an existing transmission line.~~

~~*One option for a Recycled Water system is shown on Figure 7.2.*~~

~~Refer to the Riolo Vineyard Farms at Riolo Recycled Water Master Plan (HydroScience, May 2007) for more detailed information regarding the various recycled water system distribution options.~~

The Riolo Vineyards Water Master Plan outlines several recycled water distribution system options for the recycled water distribution system. The recycled water will come from the City of Roseville's Dry Creek Wastewater Treatment Facility located east of the Plan Area. An existing 24" gravity-fed transmission line conveys the water to the northeast corner of the planning area, terminating in the County's Dry Creek Community Park.

The preferred option is to put the storage (approximately 1.0 million gallons) for the system at the terminus of the existing 24" pipe and then expand the distribution system from this point into the Plan Area.

Recycled Water system is shown in Figure 7.2.

For more detailed information regarding the proposed water system refer to the Riolo Vineyards Draft Potable Water Master Plan (WJM C&E 2013), which is subject to review and approval by Placer County, Department of Facility Services.

Wastewater Collection and Treatment

The Riolo Vineyard Specific Plan Area lies within the sewer service area of the Dry Creek Wastewater Treatment Plant (DCWWTP), which is owned and operated by the City of Roseville on behalf of the South Placer Wastewater Authority (City of Roseville, Placer County and South Placer Municipal Utility District).

~~Gravity sewer lines within the roadway network will serve the Plan Area. These pipes will generally flow from east to west. A pump station and force main will be constructed in the westerly portion of the site that will direct flows to the east along the Dry Creek trail, tying in to an existing 16" force main near the existing Dry Creek/ West Placer CFD #1 lift station, located across Walerga Road approximately 1,300 feet to the east of the project. The existing 16" force main pipe runs east along the Dry Creek Corridor to the DCWWTP.~~

~~Refer to the Riolo Vineyard Farms at Riolo Sanitary Sewer Master Plan (MacKay & Soms, May 2007) for more detailed information regarding the proposed wastewater system.~~

ALTERNATE 1

Gravity sewer lines within the roadway network will serve the Plan Area. The eastern half of the Plan Area will gravity feed directly to the existing Dry Creek/West Placer CFD #1 lift station, located across Walerga Road approximately 1,300 feet to the east of the Plan Area within the County's Dry Creek Park. The remaining portion of the Plan Area pipes will generally flow from West to East. A pump station and force main will be constructed at the North West corner of Park Site 3, and will directly flow to the east along Dry Creek trail, tying into an existing 16" force main near the existing Dry Creek/West Placer CFD #1 lift station. The existing 16" force main pipe runs east along the Dry Creek Corridor to the DCWWTP.

The Wastewater system is shown on Figure 7.3.

For more detailed information regarding the proposed water system refer to the Riolo Vineyards Draft Potable Water Master Plan (WJM C&E 2013), which is subject to review and approval by Placer County, Department of Facility Services.

ALTERNATE 2

Gravity sewer lines within the roadway network will serve the Plan Area. These pipes will generally flow from east to west. The eastern portion of the Plan Area will gravity feed directly to the existing Dry Creek/West Placer CFD #1 lift station, located within the Dry Creek Community Park. A pump station and force main will be constructed in the westerly portion of the Plan Area that will direct flows to the east along the Dry Creek trail, tying in to an existing 16" force main near the existing Dry Creek/ West Placer CFD #1 lift station, located across Walerga Road approximately 1,300 feet to the east of the project. The existing 16" force main pipe runs east along the Dry Creek Corridor to the DCWWTP.

The Wastewater system alternate is shown on Figure 7.4.

For more detailed information regarding the proposed water system refer to the Riolo Vineyards Draft Potable Water Master Plan (WJM C&E 2013), which is subject to review and approval by Placer County, Department of Facility Services.

Grading

The Riolo Vineyard community has been carefully designed to merge into the natural terrain of the site. Streets alignments run parallel to existing contours and lot configurations take advantage of expansive views. A master grading plan has been prepared for the site and is designed to balance cut and fill over the developable portions. The plan recognizes the distinct topographical features of the site and preserves these significant resources to the extent practical. Any grading that extends into the 100-year floodplain is balanced by volumetric storage

areas designed to create an equivalent volume which may be needed during a storm event.

~~The grading is designed so that the site can be split into two separate sections east (phases E-J) and west (phases A-D) of the bridge. The east and west portions of the Plan Area can be graded separately.~~

Each section can be graded separately without relying on the other portion to balance. Both sections are proposed to be individually mass graded. ~~The westerly volumetric storage and wetland mitigation areas are proposed to be constructed when the mass grading occurs for the western portion. The easterly volumetric storage is proposed to be created when the eastern portion is mass graded.~~ Volumetric storage construction will occur as each neighborhood is constructed.

Storm water treatment of runoff will be addressed using best management practices, which may include pretreatment facilities, Low Impact Development (LID) recommendations and bioswales within the open space to ensure storm water quality.

The Grading plan is shown on Figure 7.6.

Drainage and Flood Control

The following section summarizes more detailed drainage information contained in the Riolo Vineyard Preliminary Drainage Master Plan prepared by Civil Solutions. The Community Development Resource Agency's Engineering & Survey Department establishes the criteria for the construction and maintenance of drainage facilities. Requirements for the construction of drainage facilities are found in the Placer County Land Development Manual and the Placer County Storm Water Management Manual.

The proposed Riolo Vineyard development is wholly contained within the Dry Creek watershed. This watershed is characterized as ~~mostly unimproved~~ containing both developed and non-urbanized areas upstream of the project site. ~~Near the Plan Area and downstream the watershed is mostly~~ agricultural lands with some actively farmed row

crops and grazing. Along the northern boundary of the project at Dry Creek, a forested riparian corridor exists. A seasonal stream enters the project area from the north (the Walerga Tributary), and another seasonal stream with some perennial features caused by upstream development dry season runoff enters the site from the south (the Southern Tributary).

Development within the Plan Area will introduce impervious surfaces, which result in increased local runoff from the site to Dry Creek. Preliminary analysis indicates that the increased runoff will not significantly impact the peak flows of Dry Creek west of Watt Avenue ~~as most runoff from the Plan Area has exited the site and local reach of Dry Creek before the peak Dry Creek hydrographs pass through the project areas.~~ It was determined in the Preliminary Drainage Master Plan analysis that detention of local flows may result in an increase of peak flow rates within the downstream reaches of Dry Creek.

The project will collect runoff within drainage systems that will discharge into existing channels to Dry Creek. New facilities will generally be placed along the natural drainage courses within the project area. The conceptual storm drainage system has been designed to convey both the 10-year and 100-year storm events per the Placer County Stormwater Management Manual.

Storm drain pipe discharge points will convey runoff across the Dry Creek overbank floodplain area to the creek via low-flow ditches. When Dry Creek overtops its banks and flows in the overbank areas, discharges from the pipes will join the overbank flows. The proposed overland ditches are to be low velocity, grass lined, and designed to transport the 100-year flows from the storm drain system to the creek's main channel. If necessary, flexible or rock armoring of the ditches will be provided to prevent erosion. Stormwater quality benefits will be derived from these ditches and will become a part of the treatment train.

Minor grading encroachment into the existing 100-year floodplain will occur with this project, and sufficient volumetric storage will be added to Open Space ~~and Agriculture-10~~ Agriculture lots in order to fully compensate for this encroachment. A CLOMR/ LOMR will be

processed with this project for modifications to the mapped FEMA 100-year floodplain limits.

Low Impact Development (LID)

Low Impact Development (LID) is a stormwater quality management approach to manage rainfall at the source using decentralized minor improvements. The goal of LID is to reduce development impacts to stormwater runoff by increasing retention and infiltration at the source of the runoff production. LID measures are an alternative to centralized stormwater management practices at the lower end of the drainage system, such as sediment basins. LID treats stormwater in small onsite landscape or other features located at each source parcel. Areas of a development where LID can generally be incorporated include: open space, landscape corridors, front yards, streetscapes, parking lots, sidewalks, and medians. LID improvements reduce pollution from development by targeting pollution removal and infiltration of runoff in smaller, more frequent storm events.

For the Riolo Vineyard project, Low Impact Development (LID) measures are proposed in the treatment train. These types of measures can substantially reduce the amount of treatment runoff, or treat runoff prior to entering the storm drainage system. Ultimately, LID measures can reduce the size of system treatment facilities. ~~At the time actual measures are identified for the project,~~ A list of the proposed LID measures to be used, along with computations for their effectiveness will be provided with the improvement plan submittal to support the sizing of the system and discharge components. **LID measures which may be used in Riolo Vineyards may include: stream buffers, buffer strips, disconnected sidewalks, disconnected roof drains, bioretention, biofiltration swales, tree plantings, porous pavements, and soils.**

Best Management Practices (BMP)

BMP sizing will be per the State NPDES Municipal Permit, or other approved sizing criteria. The Riolo Vineyard project intends to install improvements which comply with the Placer County MS4 permit Phase

II NPDES requirements by constructing a treatment train of BMP's consisting of:



- Source control to reduce quantities of runoff.
- Directing flows onto grassy areas or open space where feasible.
- Additional tree plantings.
- Installation of trash screen vaults.
- Use of rock-lined ditches below pipe outlets.
- Installation of structural BMP's such as vortex devices.
- Use of disconnected roof drains.
- Installation of water quality interceptor devices.
- Use of grassy treatment swales.
- **Use of stormwater treatment basins**

Other best management practices involve prompt revegetation of disturbed areas and proper erosion protection per the NPDES permit during construction. Additional Low Impact Development (LID) and Stormwater Pollution Prevention Plan (SWPPP) measures from the State Water Quality Control Board may also be implemented in the treatment train.

In the final design of the Post-Project Drainage System, if adequate source control and LID measures cannot be implemented to fully account for treatment of the urban runoff, Treatment Facilities (BMPs) will be required upstream of discharge to Dry Creek or any other Regulated Water of the State such as wetlands. Based on the plan, a treatment train consisting of a Structural BMP (most likely a vortex device), and a section of Grassy Swale in the proposed newly constructed outfall swales, would be able to provide adequate treatment. The final sizing of these facilities will be dependant on the configuration of the final design storm drain system. Stormwater quality Best Management Practices (BMPs) are to be sized per the criteria developed by the Placer Regional Stormwater Coordination Group in May of 2005. To comply with the requirements of the local Mosquito/ Vector Abatement District, all BMP's will be required to be designed to discharge all waters within 72-hours of the completion of runoff from a storm event. All graded areas must drain so that no standing water could accumulate for more than 72-hours.

The applicability of BMP's to various areas of the development shall be as follows:

Low and Medium Density Residential

- Low Impact Development that reduces the amount of impervious surface within the development, and which is directly connected to the storm drainage system shall be encouraged. These types of facilities may include but are not limited to: discharge of roof drainage system to planted areas, pervious driveways, porous pavement areas, separated sidewalks, and tree plantings that will develop large canopies.
- Excess treatment requirements of Low and Medium Density site runoff shall be treated by outlet control measures as previously described.

High Density Residential and Commercial

- Low Impact Development that reduces the amount of impervious surface within the development, and which is directly connected to the storm drainage system shall be encouraged. These types of facilities may include but are

not limited to: discharge of roof drainage system to planted areas, pervious driveways, porous pavement areas, turf stone, separated sidewalks, tree plantings which will develop large canopies, trench drains, sheet flowing parking areas to landscaping, and sand/oil separators.

- A pre-treatment screening device which will separate trash and other debris shall be required upstream of discharge into the trunk storm drain systems.
- ~~High Density Residential and~~ Commercial site runoff shall also be re-treated by outlet control measures as previously described.

Parks

- Park sites generally include inherent Low Impact Development Measures, and the park plans should be reviewed by an engineer or storm water quality design professional to determine if additional treatment of runoff is necessary.
- Excess treatment requirements of Park site runoff shall be treated by outlet control measures as previously described.

Agricultural Lands

- The Agricultural lands proposed with this development will not include the impervious surface areas which are generally associated with requiring permanent treatment. However, following the sale of these lands, their management may require additional private Best Management Measures to mitigate their issues such as the application of pesticides or fertilizers. As a source control measure, buyers should be directed to refer to the California Stormwater Quality Association (CASQA) or another qualified source for appropriate information.

Refer to the Riolo Vineyard Preliminary Drainage Master Plan (Civil Solutions, ~~April 2007~~ January 2014) for more detailed information regarding the overall proposed drainage system.

The Drainage system is shown on Figure 7.6.

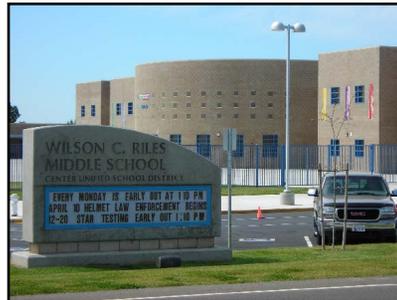
7.5 PUBLIC SERVICES

Schools

The Plan Area is served by the Center Unified School District for grades K-12. At buildout, the Plan Area is projected to generate a total of ~~684~~ 530 students. Required statutory school fees generated by the Riolo Vineyard project will support provision of educational services and resources for the Plan Area.

Table 7.2 lists estimated student generation rates based on the Riolo Vineyard land uses and the Center Unified School District's Justification Report (March 2006 December 2013).

Currently, the school district is at capacity for elementary schools. A new elementary school, Rex Fortune Elementary School, is proposed and will service the Riolo Vineyard Plan Area. Enrollment capacity at Rex Fortune will be 650 for grades K-6. Middle School students will attend Wilson C. Riles Middle School, located just south of the Plan Area.



Center High School will service high school students. Wilson C. Riles Middle School is a newly built school, located immediately south of the Plan Area, across PFE Road. Center High School is located in Antelope.

Law Enforcement

Both the Placer County Sheriff's Department and the California Highway Patrol (CHP) serve the Plan Area. The Sheriff's Department provides general law enforcement services, while the CHP enforces traffic-related incidents.

The South Placer Substation located in Loomis at the intersection of Horseshoe Bar Road and Interstate 80 serves the Plan Area. This substation is staffed with 27 sworn patrol deputies, four sergeants and a lieutenant, as well as several non-sworn officers. There is a part time Sheriff substation located on Cook-Riolo Road in the Dry Creek Fire District Station. Volunteers staff this substation.

Fire Protection

The Placer County Fire Department, which is managed by the California Department of Forestry and Fire Protection, has responsibility for both wildland and structural fire protection for the entire Plan Area. Placer County Fire Station 100 responds to emergencies within Riolo Vineyard and is located on Cook-Riolo Road.

Medical Services

The closest full-service emergency medical facilities are available at Sutter Roseville Hospital, located approximately 10.5 miles from the Plan Area. Emergency medical response and ambulance services will be provided by AMR Ambulance.

Solid Waste Collection

The Western Regional Sanitary Landfill is located approximately three miles north of the Plan Area. The Class III facility is owned by the Western Regional Landfill Authority, which is comprised of the Cities of Lincoln, Roseville and Rocklin, as well as Placer County. In 2003, the facility was expanded to a larger capacity, with a life expectancy projected into the year 2036. The County anticipates additional expansion of the facility in order to accommodate future growth in western Placer County. In addition, the Western Placer Materials Recovery Facility (also located at the landfill) receives, separates, processes and markets all recyclable materials.

The Plan Area will generate short-term construction debris and long-

term solid waste. These materials will be collected by Auburn Placer Disposal, a private collection firm, and transported to the landfill for disposal. Collection will be in sufficient frequency to prevent overflow and accumulation.

Libraries

Placer County library facilities are available to serve Plan Area residents. Libraries in closest proximity to the Plan Area are located at 5460 Fifth Street in Rocklin; 6050 Library Drive in Loomis; 350 Nevada Street in Auburn; and 6475 Douglas Boulevard in Granite Bay. These libraries are all located between 11 and 15 miles away. Other nearby library locations can be found in the cities of Roseville and Rocklin. A new library facility is also being planned northwest of the Plan Area in the Placer Vineyards Specific Plan Area.

7.6 DRY UTILITIES

~~Dry public utilities will be located within MPE's (Multi-Purpose Easements) adjacent to all roadways. A joint utility trench for gas, electric, telephone, cable television, etc., will be placed within these areas.~~

Natural gas, telephone, electric and cable television services will be extended in joint trenches along all roads, making these services available to all parcels in the Plan Area. Joint trenches will be placed in franchise or in public utility easements (PUE's) or multi-purpose easements (MPE's) parallel and adjacent to the road rights of way. To accommodate the joint trench, boxes, transformers, switches and other pedestals, MPEs along both sides of public roadways should be a minimum of 12.5' wide. All new distribution facilities will be underground, with the exception of transformers, switches, telephone cabinets and other pedestals and pad-mounted equipment.

Natural Gas

Natural gas will be provided by Pacific Gas & Electric (PG&E) -- upon request and in accordance with the tariffs on file with the California Public Utilities Commission (CPUC). PG&E operates natural gas lines in three locations and natural gas service will be extended to the Plan Area via an off-site line extension. PG&E has no existing natural gas facilities directly adjacent to the Plan Area, but has distribution facilities in the vicinity on Walerga Road and Watt Avenue.



Electrical Service

The Sacramento Municipal Utility District (SMUD) will provide electric service to the Plan Area. An electric substation is planned in the southeast portion of the Plan Area, north of the commercial site.



The Sacramento Municipal Utility District (SMUD) will provide electric service to the Plan Area from its proposed new substation in Parcel J, in the southeast portion of the Plan Area. SMUD has 12 kV distribution facilities adjacent to the site on Walerga Road, PFE Road and Watt Avenue. A SMUD single circuit overhead 69 kV (subtransmission) line runs along the north side of PFE Road and will require relocation upon road improvements.

Existing overhead lines within the Plan Area will be relocated, converted to underground and/or removed as the project develops.

Telephone

~~SureWest or a competitive provider will distribute telephone services to the Plan Area from an existing distribution system. Telephone lines will be distributed to via the internal joint trench system.~~

Cable Television

~~Cable television services will be provided by private service providers. Within the Plan Area, cable television conduit will be installed in joint utility trenches within a multi-purpose easement.~~

Communications

Both Consolidated Communications and Comcast will provide telecommunications services (dial tone, video & internet) to the Plan Area. Services will be extended by connecting to existing systems on Walerga Road, PFE Road, and/or Watt Avenue.

~~*MPE locations are shown on the Street Sections, Figure 4.2.*~~

Refer to the Riolo Vineyard Utilities Master Plan (Capital Utilities Specialists, INSERT DATE) for more detailed information regarding the proposed dry utilities system.

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PREVIOUSLY APPROVED Table 7.1 Service Providers

| Service | Provider |
|-------------------------|---|
| Public Utilities | |
| Water | Placer County Water Agency (PCWA) - wholesaler |
| | California-American Water Company (Cal-Am) - retailer |
| Recycled Water | City of Roseville - wholesaler |
| | Placer County Facility Service - retailer |
| Wastewater | CSA 28, Zone 173 - collection |
| | City of Roseville - treatment |
| Drainage | Placer County |
| Public Services | |
| Public Schools (K-12) | Center Unified School District |
| Law Enforcement | Placer County Sheriff's Department (PCSD) |
| | California Highway Patrol (CHP) |
| Fire Protection | California Department of Forestry and Fire Protection (CDF) |
| | Placer County Fire Department |
| Solid Waste Collection | Auburn Placer Disposal |
| Libraries | Placer County |
| County Services | Placer County |
| Dry Utilities | |
| Natural Gas | Pacific Gas and Electric (PG&E) |
| Electrical Service | Sacramento Municipal Utility District (SMUD) |
| Telephone | SureWest or other provider |
| Cable | Private provider |

AMENDED Table 7.1 Service Providers

| Service | Provider |
|--------------------------------------|---|
| Public Utilities | |
| Water | Placer County Water Agency (PCWA) - wholesaler |
| | California-American Water Company (Cal-Am) - retailer |
| Recycled Water (to be determined) | City of Roseville - wholesaler |
| | Placer County Facility Service - retailer |
| Wastewater | CSA 28, Zone 173 - collection |
| | City of Roseville - treatment |
| Drainage | Placer County |
| Public Services | |
| Public Schools (K-12) | Center Unified School District |
| Law Enforcement | Placer County Sheriff's Department (PCSD) |
| | California Highway Patrol (CHP) |
| Fire Protection | California Department of Forestry and Fire Protection (CDF) |
| | Placer County Fire Department |
| Solid Waste Collection | Auburn Placer Disposal |
| Libraries | Placer County |
| County Services | Placer County |
| Dry Utilities | |
| Natural Gas | Pacific Gas and Electric (PG&E) |
| Electrical Service | Sacramento Municipal Utility District (SMUD) |
| Telecommunications | Consolidated Communications or Private Provider |
| Cable/Internet | Private Provider |

PREVIOUSLY APPROVED Table 7.2 Estimated Student Generation Rate

| Land Use Designation | Dwelling Units (DU) | K-6 Students/DU | K-6 Students | 7-8 Students/DU | 7-8 Students | 9-12 Students/DU | 9-12 Students | Total Student Generation |
|-----------------------------|----------------------------|------------------------|---------------------|------------------------|---------------------|-------------------------|----------------------|---------------------------------|
| Agriculture-10 | 8 | 0.354 | 3 | 0.158 | 1 | 0.272 | 2 | 6 |
| Low Density Residential | 578 | 0.354 | 205 | 0.158 | 91 | 0.272 | 157 | 453 |
| Medium Density Residential | 276 | 0.354 | 98 | 0.158 | 44 | 0.272 | 75 | 217 |
| High Density Residential | 70 | 0.046 | 3 | 0.034 | 2 | 0.042 | 3 | 8 |
| Total | 932 | | 309 | | 138 | | 237 | 684 Students |

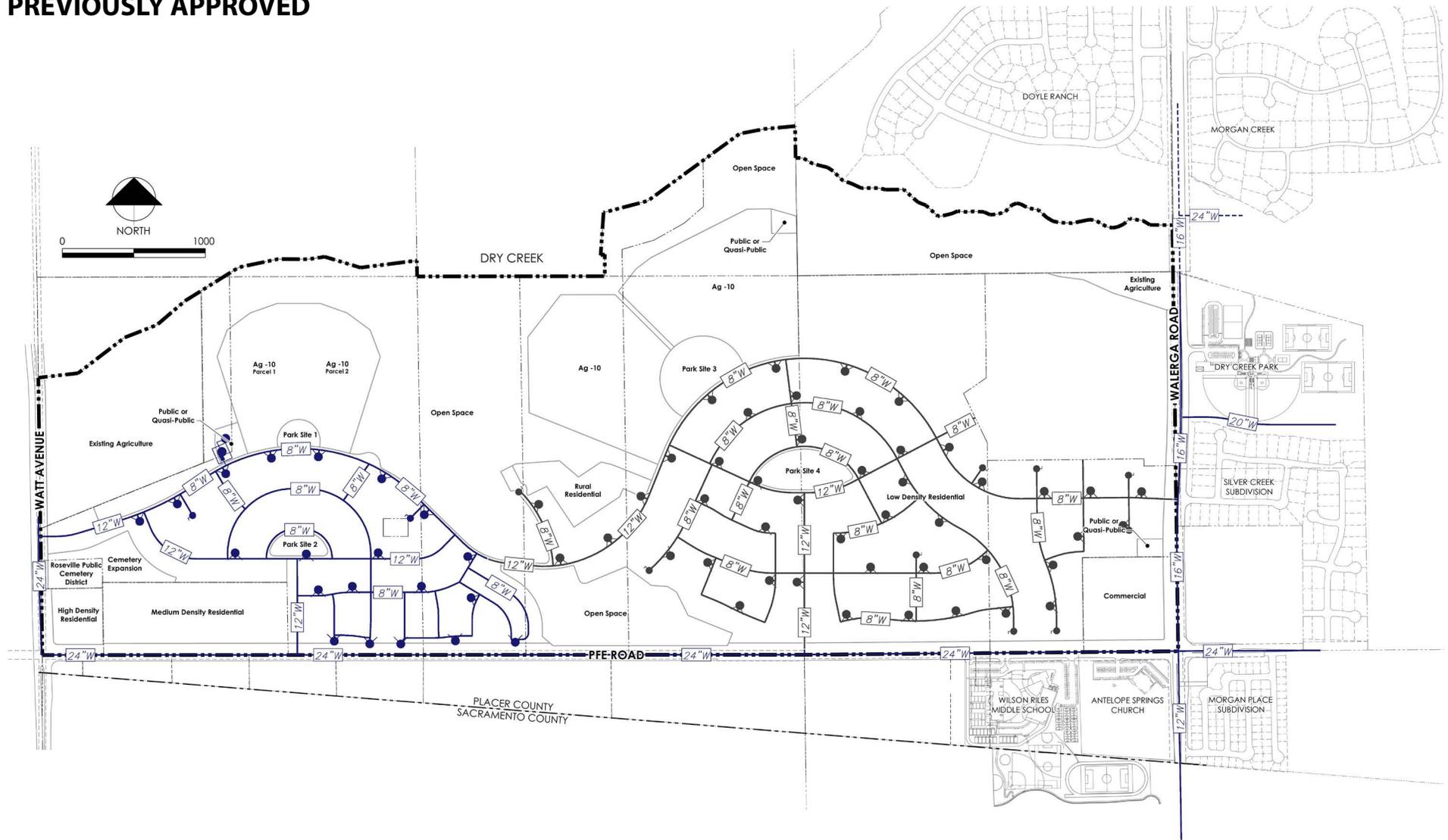
Source: Center Unified School District, 2006

AMENDED Table 7.2 Estimated Student Generation Rate

| Land Use Designation | Dwelling Units (DU) | K-5 Students/DU | K-5 Students | 6-8 Students/DU | 6-8 Students | 9-12 Students/DU | 9-12 Students | Total Student Generation |
|----------------------------|---------------------|-----------------|--------------|-----------------|--------------|------------------|---------------|--------------------------|
| Agriculture-10 | 0 | 0.249 | 0 | 0.138 | 0 | 0.181 | 0 | 0 |
| Low Density Residential | 711 | 0.249 | 177 | 0.138 | 98 | 0.181 | 129 | 404 |
| Medium Density Residential | 222 | 0.249 | 55 | 0.138 | 31 | 0.181 | 40 | 126 |
| Total | 933 | | 232 | | 129 | | 169 | 530 Students |

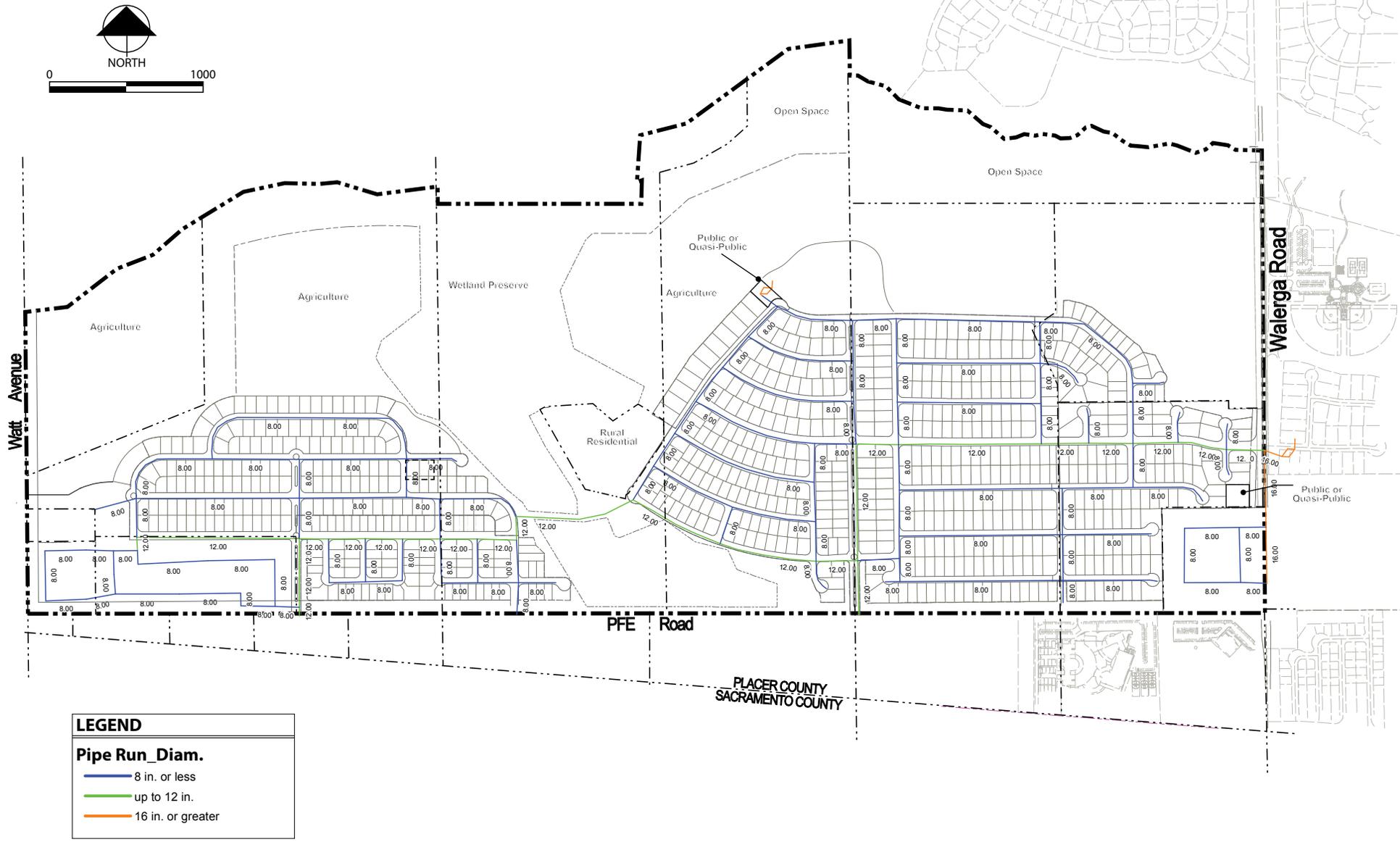
Source: Center Unified School District, 2013

FIGURE 7.1 WATER PREVIOUSLY APPROVED



Note: All infrastructure shown in grey is conceptual future infrastructure and subject to change with small lot studies.

FIGURE 7.1 WATER AMENDED



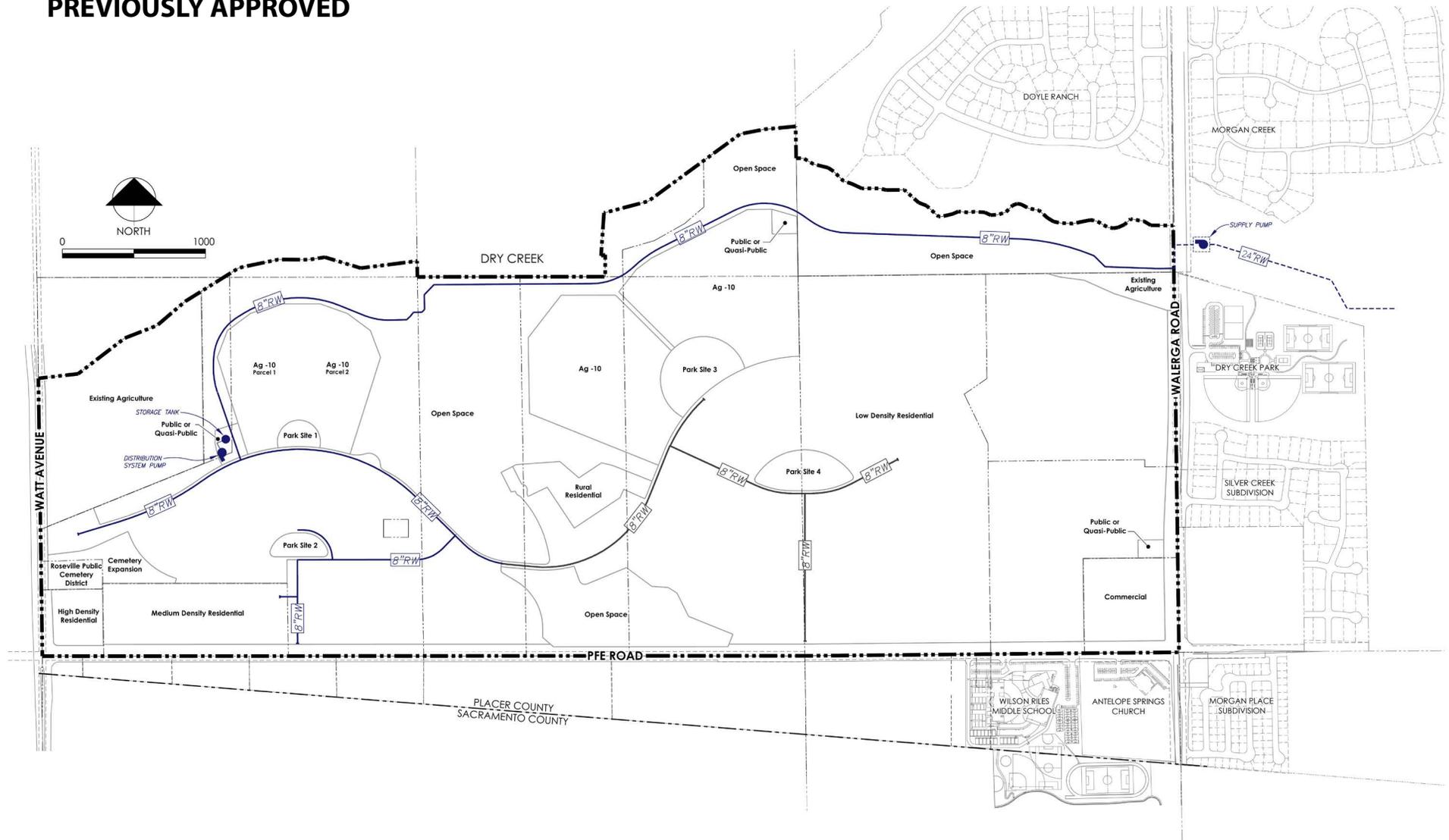
LEGEND

Pipe Run Diam.

- 8 in. or less
- up to 12 in.
- 16 in. or greater

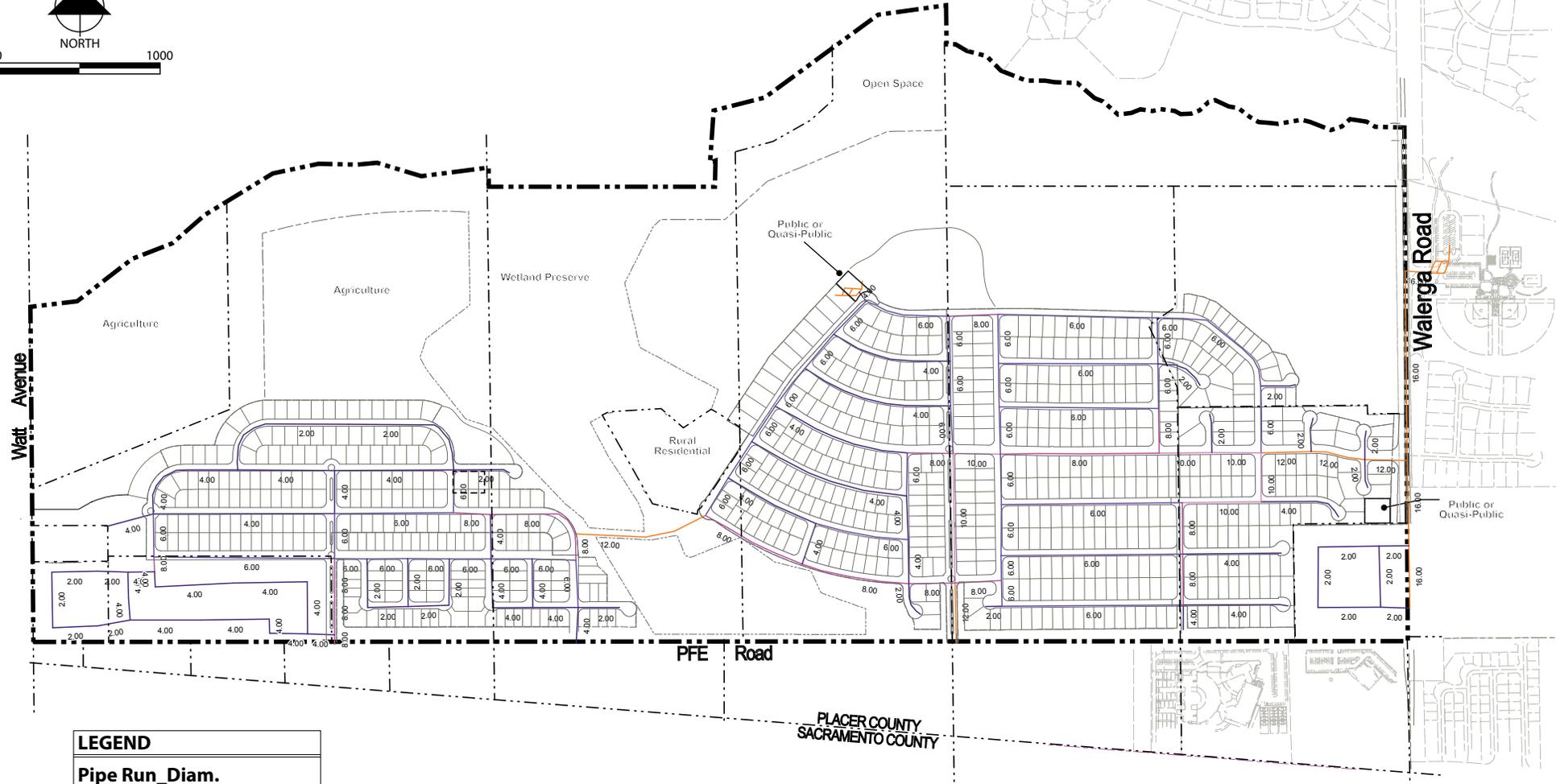
Note: All infrastructure shown is conceptual and subject to change with small lot studies.

**FIGURE 7.2 RECYCLED WATER OPTION 1B
PREVIOUSLY APPROVED**



Note: Refer to the Recycled Water Master Plan for other options.
All infrastructure shown in grey is conceptual future infrastructure and subject to change with small lot studies.

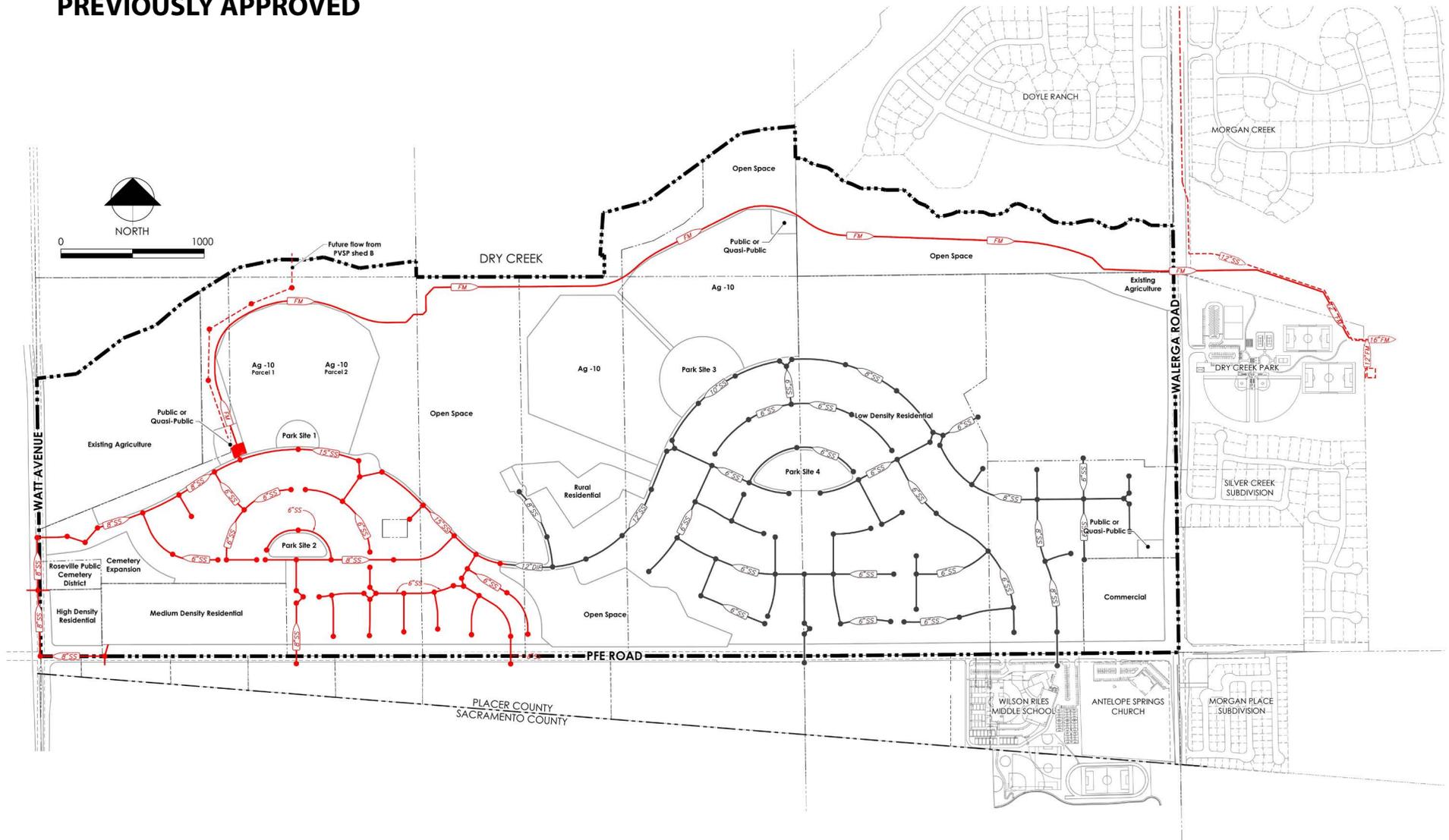
FIGURE 7.2 RECYCLED WATER AMENDED



| LEGEND | |
|----------------|--------------------|
| Pipe Run_Diam. | |
| | less than 4.00 |
| | 4.00 ~ 6.00 |
| | 6.00 ~ 12.00 |
| | 12.00 ~ 16.00 |
| | greater than 16.00 |

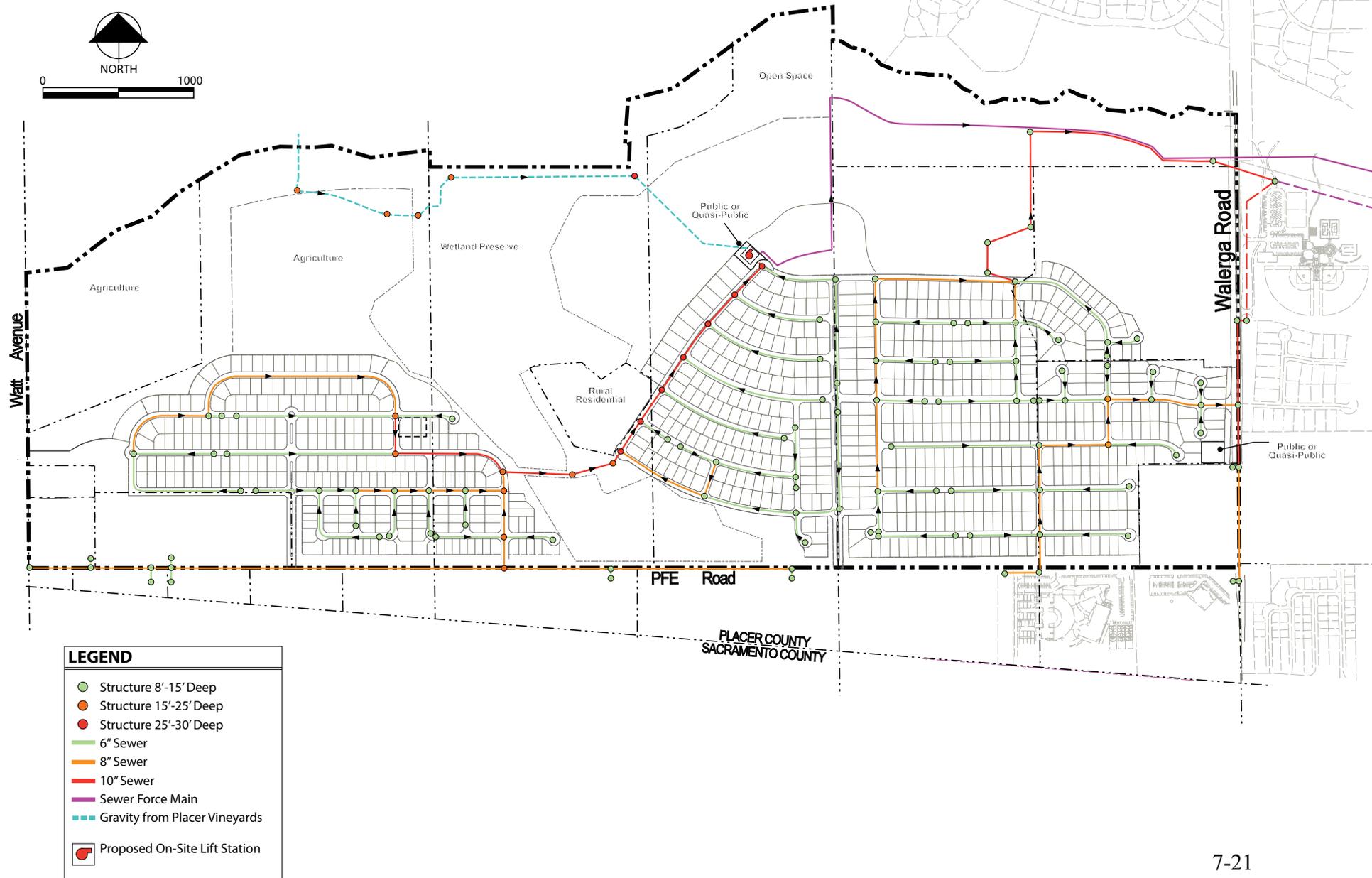
Note: All infrastructure shown is conceptual and subject to change with small lot studies.

**FIGURE 7.3 WASTEWATER ALTERNATIVE 1
PREVIOUSLY APPROVED**



Note: All infrastructure shown in grey is conceptual future infrastructure and subject to change with small lot studies.

FIGURE 7.3 WASTEWATER ALTERNATIVE 1 AMENDED



Note: All infrastructure shown is conceptual and subject to change with small lot studies.

WASTEWATER ALTERNATIVES PREVIOUSLY APPROVED

FIGURE 7.4 WASTEWATER ALTERNATIVE 2

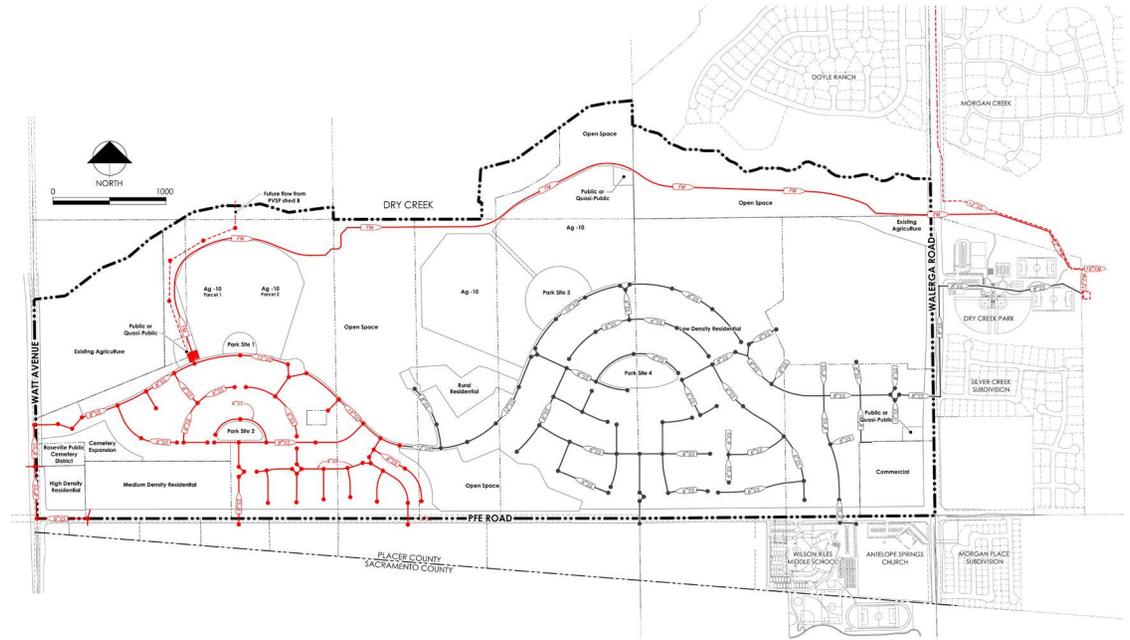


FIGURE 7.5 WASTEWATER ALTERNATIVE 3

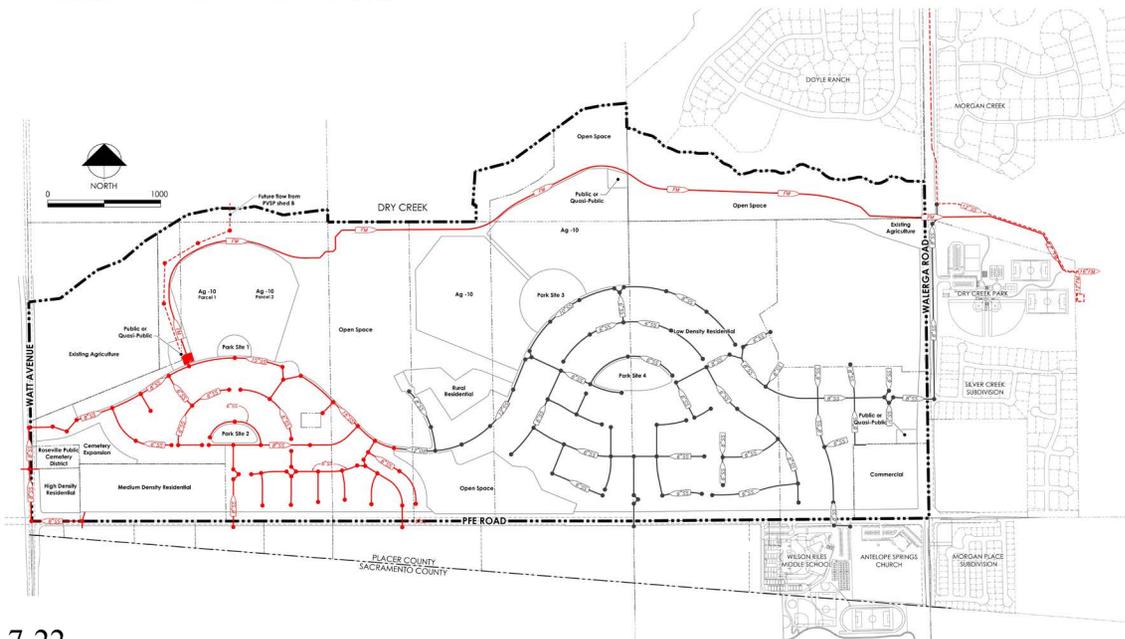
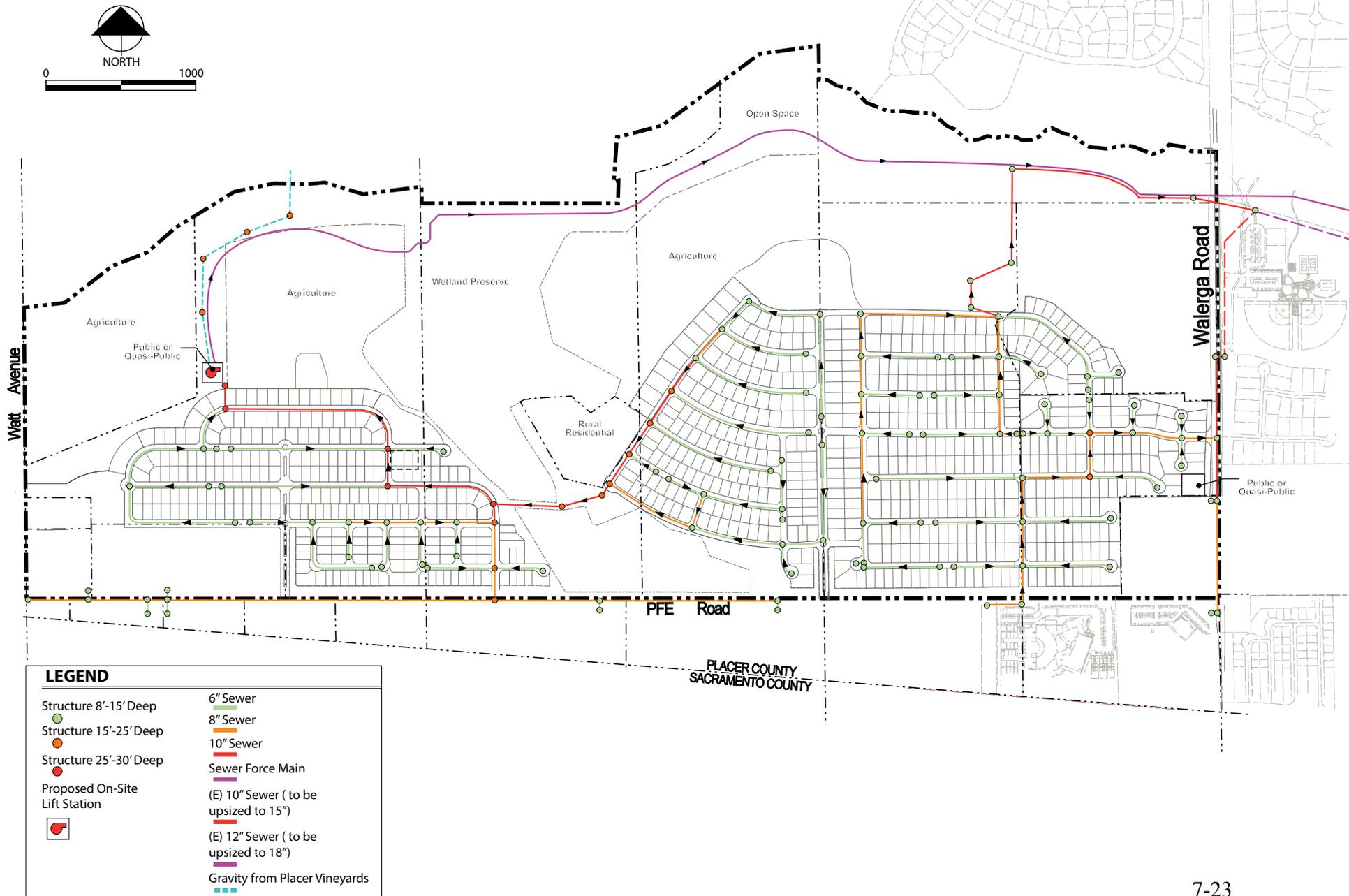
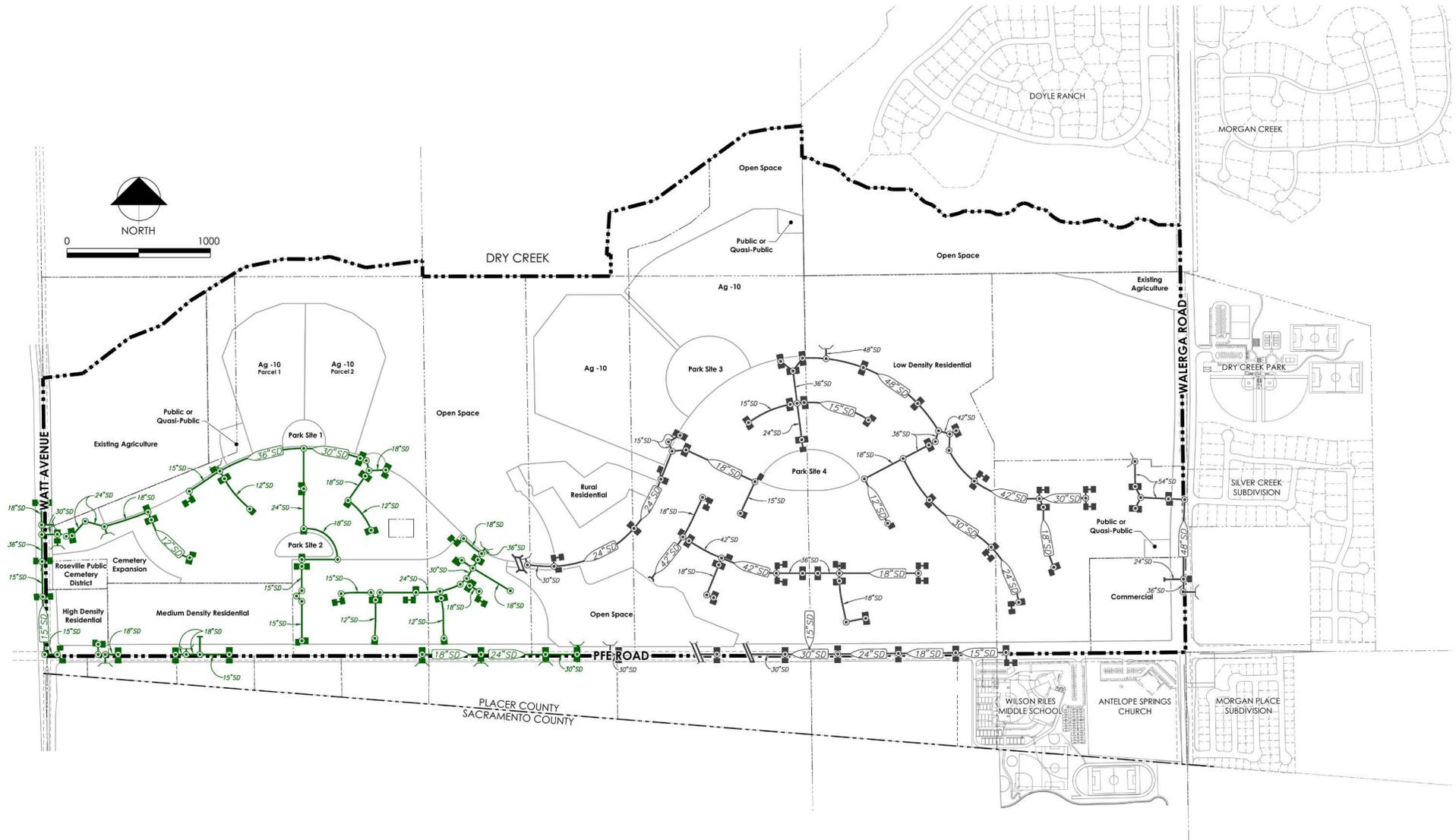


FIGURE 7.4 WASTEWATER ALTERNATIVE 2 AMENDED



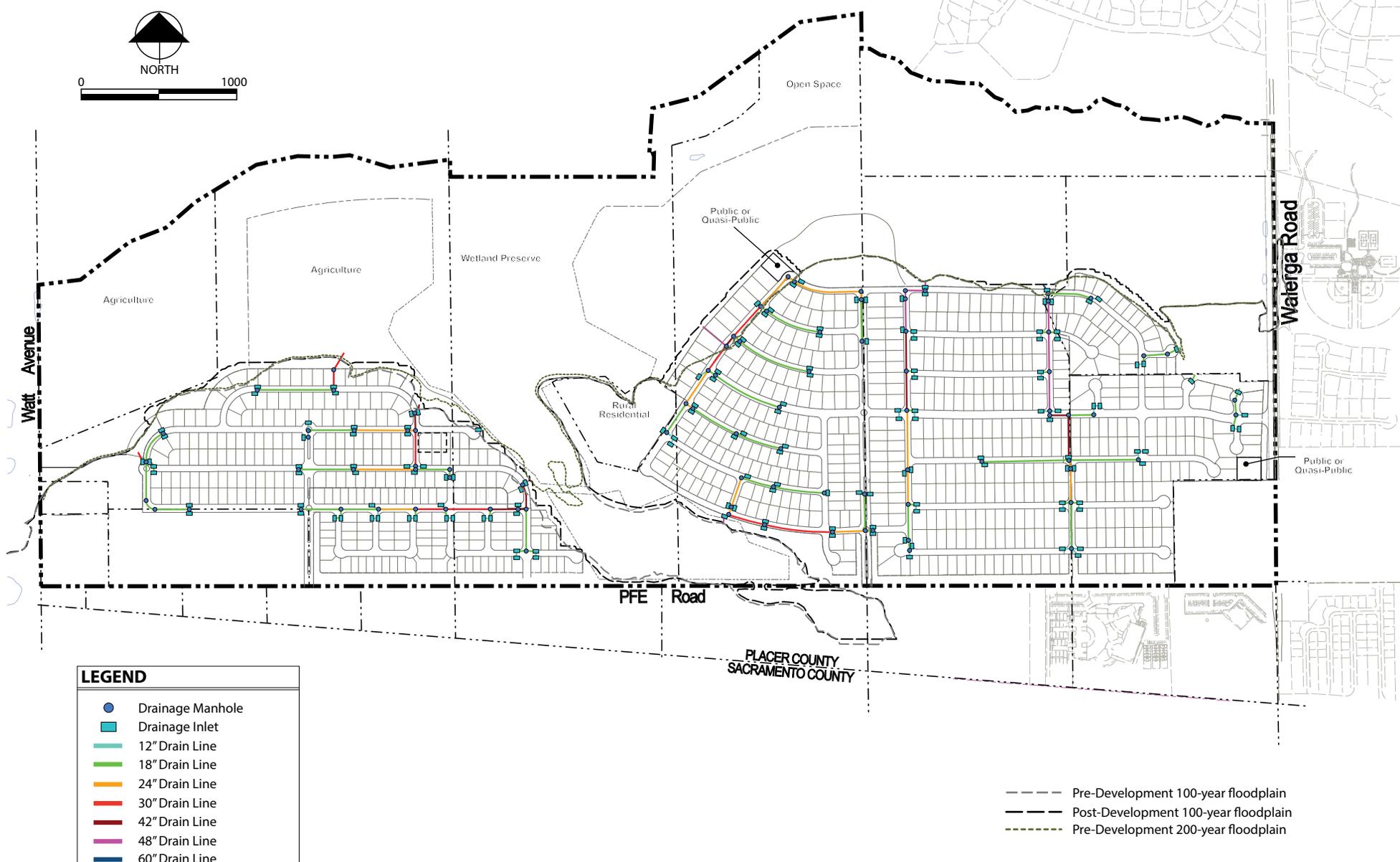
Note: All infrastructure shown is conceptual and subject to change with small lot studies.

FIGURE 7.6 DRAINAGE



Note: All infrastructure shown in grey is conceptual future infrastructure and subject to change with small lot studies.

FIGURE 7.5 DRAINAGE AMENDED



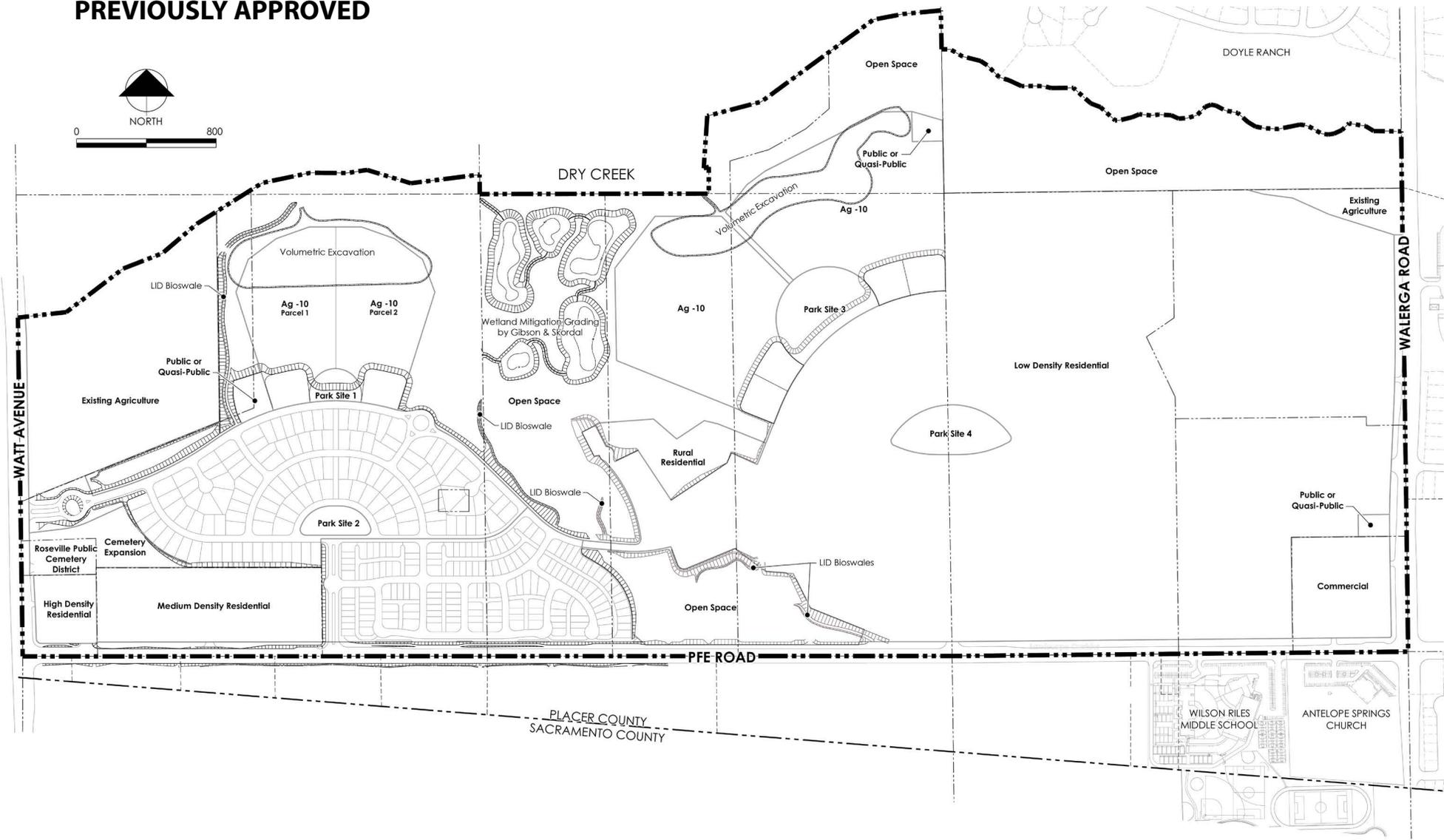
LEGEND

| | |
|--|------------------|
| | Drainage Manhole |
| | Drainage Inlet |
| | 12" Drain Line |
| | 18" Drain Line |
| | 24" Drain Line |
| | 30" Drain Line |
| | 42" Drain Line |
| | 48" Drain Line |
| | 60" Drain Line |

| | |
|--|--------------------------------------|
| | Pre-Development 100-year floodplain |
| | Post-Development 100-year floodplain |
| | Pre-Development 200-year floodplain |

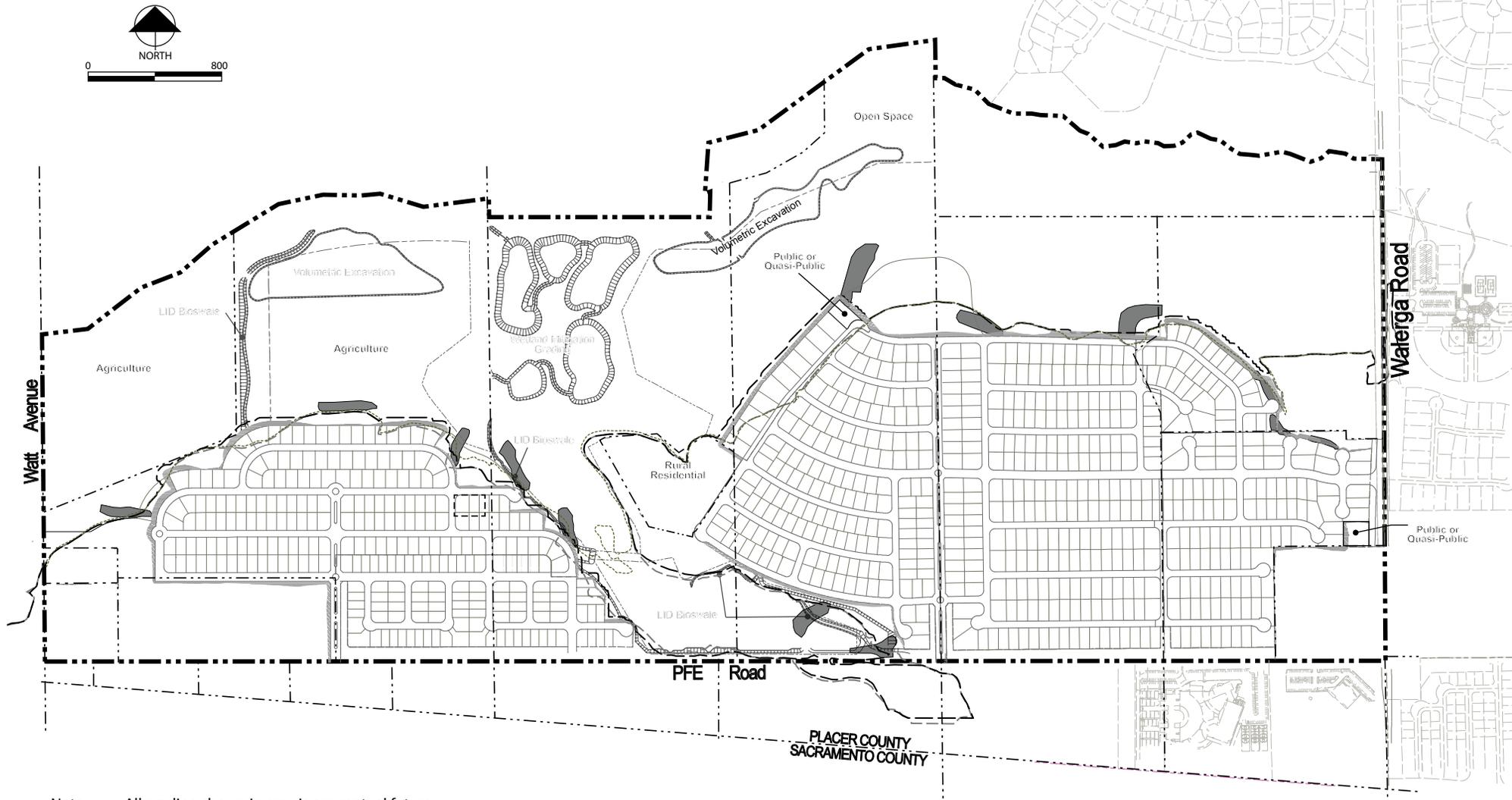
Note: All infrastructure shown is conceptual and subject to change with small lot studies.

FIGURE 7.7 GRADING PREVIOUSLY APPROVED



Note: All grading shown in grey is conceptual future grading and subject to change with small lot studies.

FIGURE 7.6 GRADING AMENDED



Note: All grading shown in grey is conceptual future grading and subject to change with small lot studies.

- Pre-Development 100-year floodplain
- Post-Development 100-year floodplain
- - - Pre-Development 200-year floodplain
- SWQ Basins

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8. Implementation

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8.1 IMPLEMENTATION CONCEPT

According to Government Code Section 65451, Specific Plans shall include a program of implementation measures which include regulations, programs, public works projects and financing measures necessary to carry out the proposed land uses, infrastructure, development standards and other criteria outlined in the Specific Plan. This chapter outlines the methods by which the Specific Plan will be implemented and includes discussion on administration, subsequent entitlements, phasing and financing.

8.2 SPECIFIC PLAN ADMINISTRATION

The regulatory elements of this Specific Plan are approved by resolution and are consistent with the County General Plan and Zoning Ordinance (as amended). These elements are subject to the enforcement requirements found in the Zoning Ordinance. The Placer County Zoning Ordinance specifies the County's enforcement procedures.

The Placer County Planning **Department Services Division** is the public agency responsible for the administration, implementation and enforcement of this Specific Plan. This Specific Plan delegates various implementing decisions for consideration directly to the Planning Director. The Planning Director may, at his/her discretion, defer the request to the Planning Commission and/or the Board of Supervisors for their review and action.

Entitlements and Approvals

The following actions ~~are anticipated to~~ occurred concurrent with the adoption of ~~this the original~~ Specific Plan.

- Final Environmental Impact Report (FEIR): The County Board of Supervisors ~~will certify~~ certified the

FEIR addressing this Specific Plan and any necessary amendments to the Placer County General Plan and/or Dry Creek West Placer Community Plan.

- Zoning: The Board of Supervisors ~~is also expected to approve~~ has approved the Specific Plan zoning designations.
- Development Agreement: the Applicant ~~will enter~~ has entered into a Development Agreement with the County. The Development Agreement sets forth property owners' obligations related to the construction and financing of infrastructure and public services, including financial contributions for infrastructure maintenance and other obligations that may be imposed by the County as a condition of development. The Development Agreement ~~will vest~~ vests the property with the right to proceed to development subject to the limitations and obligations of the Development Agreement and the Specific Plan.
- Large and Small Lot Vesting Tentative Subdivision Maps
- ~~Williamson Act contract cancellation for Frisvold parcel.~~

The following actions are anticipated to occur concurrent with the adoption of this Specific Plan.

- Zoning: The Board of Supervisors is also expected to approve the revised Specific Plan zoning and land use designations.
- Development Agreement: Subject to Board of Supervisors approval, the Applicant will enter into an Amended and Restated Development Agreement which shall supersede in its entirety the previous Development Agreement entered into on May 12, 2009.
- Addendum to the EIR
- Design Guidelines and Development Standards

The following actions are not anticipated to occur concurrent with the adoption of this Specific Plan.

- Large and Small Lot Vesting Tentative Subdivision Maps

Specific Plan Area Zoning

Zoning for the Riolo Vineyard Specific Plan Area shall follow follows the county standard which creates a “Specific Plan” (SPL) zone district for all Specific Plan projects. The SPL district is to be combined with the Specific Plan to function as the zoning text and map for the Riolo Vineyard Specific Plan Area. The rezoning will identify the new SPL zone district (with the prefix SPL-) followed by a descriptor defining the Riolo Vineyard Specific Plan (RVSP) and ending with the associated land use designation. This naming convention results in zoning classifications such as SPL-RVSP-LDR and SPL-RVSP-CO.

Development Standards

The Riolo Vineyard Specific Plan Development Standards are intended to supplement the Placer County Zoning Ordinance and serve as the zoning regulations for the Specific Plan Area. These standards shall govern development, improvements, and construction within the Plan Area and supersede conflicting standards in the Placer County Zoning Ordinance, Placer County Code, and/or Land Development Manual. Where the Specific Plan Development Standards are silent or vague, the Placer County Zoning Ordinance shall be used for the purposes of interpretation, and/or directly applied as appropriate. Refer to the Riolo Vineyard Development Standards for more details governing land use and development standards, requesting changes or amendments to uses or development standards, and the enforcement of these development regulations.

Subsequent Entitlements

Development within the Plan Area may be subject to approval of subsequent entitlements by the County. Examples of such entitlements include vesting tentative subdivision maps, Specific Plan amendments, conditional use permits, tree permits, design/site review applications, and building and grading permits. Individual project applications will be reviewed for consistency with the Specific Plan and other regulatory guidelines. Application and processing requirements shall be in accordance with the Placer County Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan or Development Agreement. All subsequent development projects shall be consistent with this Specific Plan and all applicable County policies, requirements, and standards and each project shall be required to enter into a Development Agreement with the County. All subsequent public improvements and other activities shall be consistent with this Specific Plan, Development Agreement(s), and all applicable County policies, requirements, and standards. If the applicant or County Planning Department decides that an amendment to the Specific Plan is warranted, an amendment to the Specific Plan may be requested.

For specific amendment procedures refer to the “Amendments and Modifications” section of this chapter.

Environmental Review

All applications for a development entitlement that are submitted after approval of the Specific Plan shall be reviewed for conformity with the Specific Plan and for compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. An environmental impact report (EIR) ~~will be~~ **was** certified concurrent with the approval of the **original** Specific Plan and shall serve as the base environmental document for subsequent entitlement approvals within the Plan Area. **Adoption of an Addendum to the EIR is anticipated to occur concurrent with the adoption of the modifications to this Specific Plan.** The Placer County Environmental Review Committee (ERC) will determine the appropriate level of environmental review.

The rules governing the extent of any future environmental review are set forth in California Government Code Section 65457 and Section 15182 and 15183 of the State CEQA Guidelines. Under these sections of the State CEQA Guidelines, if a public agency has prepared an EIR on a specific plan, no additional environmental document is necessarily required for approval of a residential project that is undertaken in conformity with the specific plan. Moreover, no additional environmental review is required for projects that are consistent with the zoning for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects that are peculiar to the project or its site. Given the project level of analysis contained in the Specific Plan EIR, nonresidential projects consistent with the approved Specific Plan and EIR may also avoid further formal CEQA review.

Determination of whether or not the requested subsequent development entitlement is consistent with the Specific Plan, and whether or not the Specific Plan EIR considered the project-specific effects, will be made through the Subsequent Conformity Review process described below.

Subsequent Conformity Review Process

In submitting any required County application for approval of a subsequent development entitlement within a Specific Plan Area, the applicant for each proposed project shall complete a Subsequent Conformity Review Questionnaire. The purpose of the questionnaire is to enable the County to determine whether the proposed project is consistent with the Specific Plan. The questionnaire also examines whether or not there are project-specific effects that are peculiar to the project or its site that were not considered in the Specific Plan EIR. In addition, the questionnaire examines whether or not an event as described in Section 15162 of the State CEQA Guidelines has occurred. The County may require additional information to make such a determination, including but not limited to, the following:

- Preliminary Grading Plan (including off-site improvements)
- Preliminary Geotechnical Report
- Preliminary Drainage Report and Plan
- Preliminary Water Quality Best Management Practices (BMP) Plan
- Traffic Circulation Plan
- Traffic Study
- Tentative Map (Section 16.12.040 of the Placer County Code)
- Acoustical Analysis (and associated Transportation and Circulation Studies)
- Hazards/Past Use Studies (Phase I Environmental Site Assessments and Phase II limited soils investigation, and/or Preliminary Endangerment Assessment with California Department of Toxic Substances Control as determined by County Environmental Health Services)
- Mosquito Control Design Features (for waterways, underground water detention structures, water facilities, etc.)
- Water Quality Related Studies/Details (BMP’s)
- Utility Will-Serve Requirement Letters (water, sewer, solid waste, recycled water, etc.)
- Senate Bill (SB) 221 Water Supply Assessment Information

- Hazardous Materials Usage Information
- Water Supply Well Information (as applicable)
- Biological and Cultural Resources Study
- Public Safety Assessment
- Utility Plan (Water, Wastewater, Recycled Water)

Based on the provided information, the County will determine whether the proposed development entitlement is consistent with the Specific Plan, whether additional environmental review is required, and if so, the scope of such additional review. Based on the content of future submittals and the process described above, the County will determine whether performance standards are still achievable given the nature of the submittal, current conditions, and/or changed circumstances. In the event that the performance standards do not appear to be achievable, the County may perform subsequent environmental review pursuant to Sections 15162, 15163, or 15164 of the State CEQA Guidelines to identify additional or alternative mitigation measures.

Mitigation and Monitoring

CEQA requires all state and local agencies to establish reporting and monitoring programs for projects approved by a public agency whenever the approval involves adoption of either a “mitigated negative declaration” or specified environmental findings related to EIR’s.

The Mitigation, Monitoring and Reporting Program is intended to satisfy the requirements of CEQA as they relate to the FEIR for the Riolo Vineyard Specific Plan. This monitoring program is intended to be used by County staff and the project developers to ensure compliance with adopted mitigation measures during project implementation. Monitoring and documentation of the implementation of mitigation measures will be coordinated by County staff according to Article 18.24 of the Placer County Environmental Review Ordinance.

8.3 AMENDMENTS AND MODIFICATIONS

It is recognized that dynamic market conditions and other unforeseen circumstances may prompt changes to the Specific Plan. These situations could warrant changes to Specific Plan elements (including land use development types assigned to specific parcels), changes to capacity requirements, changes to the intensity or density of land uses on specific parcels (including public facilities), density transfers, or changes in policies. For the purposes of implementation, these changes to the Specific Plan shall be categorized as either a Major Amendment or an Administrative Modification. Both types of proposed changes shall be submitted to the County in application form and shall include a justification statement explaining why the proposed change is warranted. The Planning Director may request additional exhibits or other supporting materials necessary to fully evaluate the proposed changes, which shall be submitted with the application. Any changes which substantially affect an approved Vesting Tentative Map shall require a revised Vesting Tentative Map to be reviewed and approved by the Placer County Planning Commission. Any changes not requiring a revised Vesting Tentative Map will be subject to a review and finding of Substantial Conformance by the County Surveyor when the Final Map is submitted.

Major Amendments

A Major Amendment is any change proposed to the Specific Plan that could significantly increase environmental impacts or other changes determined to be significant by the Planning Director. A Major Amendment is the appropriate procedure where changes to the Specific Plan are proposed that meet one or more of the following criteria:

- A new category of land use not specifically discussed in the Specific Plan is introduced.
- Significant changes to the distribution of land uses

beyond those allowed under the Specific Plan.

- Any density adjustments.
- Any proposed changes affecting land use that may substantially affect the Specific Plan.
- Proposed changes to the Design Guidelines and/or Development Standards, if adopted, which would substantially change the physical character of the Plan Area as envisioned by the Specific Plan and as determined by the Planning Director.

Major Amendments require approval by the County Planning Commission and Board of Supervisors.

Administrative Modifications

Administrative Modifications do not have a significant impact on the character of the Plan Area and are consistent with the spirit and intent of the Specific Plan's visions, goals, and policies acted upon by. The Administrative Modification procedure shall be utilized for requests that conform to one or more of the following criteria or circumstances:

- The Planning Director determines that the proposed adjustments to the Development Standards or Design Guidelines are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals or intent of the Specific Plan.
- Granting of the Administrative Modification will result in design improvements, or site restrictions preclude literal compliance with the Development Standards or Design Guidelines without hardship.
- Granting of the Administrative Modification, with any conditions imposed, will not be materially detrimental to the public welfare

or injurious to property or improvements within the vicinity.

- Proposed changes to the alignment of collector, arterial and local streets, if adopted, would not substantially alter the land use or circulation concepts set forth in the Specific Plan.
- Proposed changes to land use diagram shapes or to street alignments which maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the visions, goals, and policies of the Specific Plan.
- The proposed change is not expected to significantly increase environmental impacts beyond the levels identified in the Final EIR.
- The Planning Director determines that a new land use not specifically addressed in the Specific Plan is similar in nature to a land use specifically allowed in the Plan Area.

An Administrative Modification may be reviewed and acted upon by the Planning Director and/or the County Surveyor, as appropriate. In granting an Administrative Modification, the Planning Director may impose conditions to safeguard public health and safety, and to ensure that authorized development is consistent with the objectives and intent of the Specific Plan. No Planning Commission or Board of Supervisors review is required, unless the Administrative Modification is appealed.

Unit Transfer and Density Adjustment

Each residential land use classification has been assigned a density and allocated units, based upon factors such as site location, conditions and anticipated market demand for a variety of housing products. As individual residential projects are designed, a more detailed assessment of these factors may result in the need to adjust (reduce or increase) the number of units assigned to a particular land use classification under the Specific Plan.

It is the intent of the Specific Plan to permit flexibility in adjusting the number of residential units assigned to any LDR ~~or MDR or HDR~~ land use parcel in response to market demand, subdivision design or other factors. To further this intent, units assigned to specific land use classifications or large-lot parcels may be transferred within the Specific Plan area, provided that all of the following criteria are met:

- The transferring and receiving land uses are within the Riolo Vineyard Specific Plan Area and the total number of approved units for the Specific Plan is not increased (unless such an increase is separately approved by the County).
- The transferring and receiving land uses are Low Density Residential (LDR), Medium Density Residential (MDR), or High Density Residential (HDR), and the densities for each land use are within the range established by the Specific Plan.
- The adjustments would not have a significant adverse effect on planned infrastructure, roadways, schools, or other public facilities.

Unit transfers and density adjustments that fulfill the above criteria, and are consistent with the intent of the Specific Plan and EIR, will not require an amendment to the Specific Plan.

To request a unit transfer or density adjustment, the owner or owners of both the transferring and receiving parcels shall submit to the County Planning Director all information needed to determine compliance with the above criteria. This submittal shall include information identifying the parcels and designating the number of units being transferred; a Minor Amendment application with filing fee; and any other necessary documentation requested by the Planning Director. The applicant shall also provide a revised Specific Plan table reflecting the adjusted unit counts and densities, as well as any necessary supporting exhibits. Changes in project densities that affect an approved Vesting Tentative Subdivision Map may require a revised Vesting Tentative Subdivision Map to be reviewed and approved by the County.

8.4 PHASING

Overview

The Riolo Vineyard Specific Plan provides a comprehensively designed infrastructure system coordinated with each phase of development. The Plan Area is anticipated to develop over the course of several years and may evolve in a variety of ways depending upon several factors. These include shifts in market demand for various housing types and changes in the development goals and capabilities of property owners within the Plan Area. The phase boundaries are intended to be conceptual in nature and may be amended, revised or combined as development progresses, as approved by the County.

The Phasing Plan is shown on Figure 8.1.

Infrastructure requirements for each phase of development include on-site backbone infrastructure and off-site facilities necessary for each phase to proceed. Each phase of improvements includes roadways, sewer, water, recycled water, drainage, dry utilities, and other related facilities. Frontage improvements along Watt Avenue, PFE Road, and Walerga Road (including any necessary transitions) will occur as that phase is developed. Development is anticipated to occur as depicted on Figure 8.1. However, it is recognized that construction of one or more phases may occur concurrently as factors dictate.

In addition, because all of the necessary supporting infrastructure will be phased with the development, the opportunity exists for any and all parcels within a particular phase to proceed with development in any order, subject to applicable tentative tract map conditions of approval and/or site plan review as approved by the County (if required).

Table 8.1 summarizes the acreages and dwelling units for each phase.

Phasing Performance Standards

Phasing performance standards are intended to provide guidance in determining the required elements and conditions of phased development within the Plan Area. The following is a general series of standards for phased development to assure adequate provision of public services and adherence to sound planning principles:

- Developers are responsible for the funding, design and construction of all facilities and infrastructure required to serve the development identified in each phase. It is recognized that facilities are sequential; accordingly, parcels developed out of phase may be required to construct additional infrastructure and facilities outside of the phase boundary as necessary to provide services to the phase in question.
- Upon request by a developer, the County may approve a deferral of certain segments of infrastructure for a particular phase or parcel, provided that the provision of services and community services is not adversely affected and that financial assurances for the deferred improvements are provided by the developer.
- The project will comply with Section 15.04.060 of the Placer County Code for the timing of issuance of building permits.
- Developers may propose the installation of interim facilities should the timing to complete certain permanent infrastructure components otherwise result in a delay of project construction. Proposals for interim facilities to serve one or more phases of development within the Plan Area shall be accompanied by studies demonstrating the adequacy of the proposed interim facilities to provide service pending completion of permanent facilities.
- Developers may request to enter into reimbursement agreements with the county for on-site or off-site improvements constructed by the developer which benefit other properties or projects.

8.5 PUBLIC IMPROVEMENT FINANCING

The construction of backbone infrastructure and other public facilities and improvements (including but not limited to, trail systems, parks, wetland mitigation, etc.) designed to serve the Plan Area will be funded by a variety of mechanisms. The Riolo Vineyard Specific Plan Financing Plan identifies all major backbone infrastructure and public facilities improvements needed to serve the Plan Area, and describes the financing mechanisms that will be used to create these improvements in a timely manner.

Financing Plan

The financing plan focuses on the major backbone infrastructure improvements, describing the nature of the improvements, costs, timing, and funding mechanisms.

Timing of Infrastructure

Backbone infrastructure and public facilities will be constructed concurrent with the development of each phase and will be conditioned accordingly during the Tentative Map process as outlined in the Development Agreement. Several different financing sources will be used to fund the infrastructure and public facilities required to serve the Specific Plan area and to mitigate impacts on surrounding development.

Funding of Infrastructure

Placer County and other Public Agencies serving the Specific Plan area have established or will establish development impact fee programs to fund a portion of roads, water, sewer, drainage, parks, and capital facilities. Plan Area fees will be utilized to fund the remaining costs for these types of infrastructure. Infrastructure and facilities improvements constructed by Specific Plan developers that are included within a County Capital Improvement Program

(CIP) shall be eligible for fee credit and reimbursement

Advance Funding of Infrastructure

As with most development impact fee programs, developers will be required to construct facilities, and will then be eligible for fee credits toward constructing improvements included on the County's capital improvement project list. The developer(s) may also enter into reimbursement agreements for constructing public improvements which benefit other properties and/or developments, either within or outside the Specific Plan Area.

Financing of Infrastructure

Debt financing (Assessment District, ~~or~~ Mello-Roos, ~~or~~ **Statewide Community Infrastructure Program** financing) may be used to fund facilities at strategic times. Debt financing will be limited to prudent levels and will be consistent with County guidelines. The developer(s) will be eligible for fee credits toward constructing facilities included on the County's capital improvement projects list. Should bond capacity be insufficient to fund all improvements, phasing may be modified or additional financing mechanisms (e.g. private financing) will be needed.

It is expected that costs will change over time and therefore each funding mechanism should include a method for adjusting the amount of funding to reflect current costs at the time of construction.

Financing Strategy

The financing strategy is designed to achieve the following goals:

- Fully fund all on-site facility and infrastructure improvements when the improvements are needed to serve the Project Area.
- Utilize existing Placer County and Special District fee programs which allow developer(s) to be to

eligible for fee credits, to the extent possible.

- Make appropriate use of municipal debt-financing mechanisms and developer financing for improvements.
 - **Three Four** financing sources will be used to fund the major infrastructure and facilities costs required to serve the Specific Plan area development and to mitigate impacts on surrounding developments.
1. The County of Placer and the Special Districts serving the Specific Plan area have established development impact fee programs to mitigate development impacts on existing facilities by fair share funding a portion of the following backbone infrastructure and facilities: sewer treatment, water, off-site roads identified in the Placer County Traffic Mitigation Fee Program, and County capital facilities.
 2. An Assessment District is proposed to assist in funding the majority of the backbone infrastructure and public facilities costs for the project. The proposed Assessment District (or alternatively a Mello-Roos CFD) will be formed consistent with the guidelines of the Placer County Bond Screening Committee.
 3. Developer funding and/or security will be used for all improvements. Developer funding is proposed to fund standard street frontage improvements, local water distribution lines, local sewer collection lines, and internal storm drainage. The developer will be eligible for fee credits and reimbursement, if applicable, for improvements included in the CIP.
 4. **Statewide Community Infrastructure Program (SCIP), which the County does not currently participate, may be used to directly prepay impact fees prior to obtaining a permit, these fees or, alternatively, to reimburse the developer after fee payment. The program can be used to enable developers to pay for, or be reimbursed for, all eligible impact fees or for a single**

impact fee. Moreover, the program may alleviate the need for a fee deferral program by providing the local agency with necessary funds and eliminating the risk of nonpayment by the developer. SCIP has been designed to minimize local agency staff involvement by using an experienced team of finance professionals to administer the program, thereby freeing valuable local agency resources for other functions. Any participation in the SCIP program is subject to Board of Supervisors approval.

Financing Programs

Riolo Vineyard will use a variety of financing techniques to fund the public infrastructure improvements. The following is a description of financing sources that will be used to assist in developing the infrastructure and facilities required by the Specific Plan development.

County Impact Fees

Placer County and other agencies serving the Specific Plan area already have established development impact fees to fund a portion of the infrastructure and facility requirements serving new development. The Specific Plan area development will participate in these programs. Facilities funded partially or wholly through existing development impact fee programs include water, sewer, fire, traffic, and County capital facilities. The County traffic fees, City of Roseville sewer fee, PCWA and California American water fees, and County capital facilities fees are discussed below.

Table 8.2 summarizes maintenance providers and funding sources.

Regional Road and Traffic Mitigation Fees

The Countywide Traffic Mitigation Fee Program funds roadway improvements throughout the unincorporated areas of the County. These unincorporated areas have been divided into benefit districts each with their own Capital Improvement Program (CIPs). Riolo Vineyard lies within the Dry Creek Benefit District of the program. **The County**

has indicated its intent to update the CIP for the Dry Creek Benefit District to revise the improvements included and the associated costs:

The Placer County-City of Roseville Joint Traffic Fee Program funds regional improvements that benefit both the City and the County. Currently included in the program are improvements to Base Line Road, Fiddymont Road, and the Walerga Road Bridge. Proposed improvements to be added to the program are along Watt Avenue and Blue Oaks Boulevard.

The SPRTA Fee Program funds major regional road improvements, rail transit and interchanges. Some of the funding is for projects including the proposed Placer Parkway, SR 65 widening, the Lincoln Bypass and Sierra College Boulevard.

In addition, the project may be subject to two proposed fees. The Walerga Road Bridge Construction Fee Program is to supplement any existing fee program and provide additional money for the construction of the new bridge. Another proposed fee will contribute to the interchange that is being proposed at the intersection of State Highways 99/70 and Reigo Road in Sutter County.

Water Fee

PCWA charges a Zone 1 ~~water plant expansion and replacement charge (PERC)~~ **water connection (WCC)** fee for water treatment, storage and transmission facilities which serve Zone 1 development. The Specific Plan area improvement projects that may be eligible for ~~PERC~~ **WCC** program funding, reimbursement, or ~~PERC~~ **WCC** fee credits, include the water storage tanks needed to serve the area.

PCWA usually constructs the necessary facilities while the developer participates in the fee program. In some cases, developers, individually or as a group, may need to fund facilities in advance and then be credited or reimbursed the advanced cost. If developers construct Zone 1 water facilities, they are subject to reimbursement. The

developers will be responsible for the in-tract Zone 1 water system.

In addition to the WCC charges, California American Water Company (Cal Am) charges a Special Facilities Fee (SFF) for local storage and transmission facilities.

Sewer Fee

Sanitary sewer service to the Specific Plan Area will be provided from the proposed treatment plant expansion in the City of Roseville Regional Waste Water Treatment Plant sewer connection fee program to fund new treatment facilities. **The following fees apply for the project.**

a) **Annexation/Reimbursement Fee** - reimburses the owners of the Morgan Creek, etc., subdivision for construction of the sewer and recycled water infrastructure.

b) **Regional Connection Fee** - funds new treatment facilities within the City of Roseville Regional Wastewater Treatment Plant.

c) **District Connection Fee** - funds capacity expansion for the Placer County Service Area 28, Zone 173 (Dry Creek) collection system.

d) **Sewer Service Fee** - monthly sewer use fee for maintenance and operation of the Dry Creek sewer system and payment of treatment to the City of Roseville.

e) **Inspection Fee** - covers Placer County employee staff time spent on inspecting the construction of sewer lines and other appurtenances.

Fire Protection Fee

The Placer County Fire Department (managed by the California Department of Forestry and Fire Protection) provides fire protection services to the Plan Area. The Placer County Fire Department is currently working on the implementation of both

local and regional capital facilities and operational emergency services fees for Western Placer County. The timing of the fee proposal and fee structure is currently unknown. ~~However, when the Riolo Vineyard project receives final approval a fee structure similar to the Placer Vineyards project will be applied.~~

County Capital Facilities Fee

In October 1996, the Placer County Board of Supervisors implemented a new development impact fee to fund new development's share of the cost of expanding County capital facilities. The facilities to be funded include County administration, public works, library, health and welfare and sheriff's facilities. New development in the Specific Plan area would contribute to development impact fee revenue over time toward the eventual expansion of those facilities as needed.

School District Impact Fees

The Center Unified School District (CUSD) has established fees, in accordance with state regulations, to be used to construct school facilities. School impact fees are collected by the County prior to issuance of a building permit, and are forwarded to the CUSD.

Community Facilities District

The 1982 Mello-Roos Community Facilities District Act enables cities, counties, special districts, and school districts to establish community facilities districts (CFDs) and to levy special taxes to fund a wide variety of facilities and services. The proceeds of the Mello-Roos special tax can be used for funding one-time fees or directly funding improvements.

Developer Funded Improvements

In addition to the above funding sources, developers will privately finance all improvements at the time specified by the applicable EIR Mitigation Measures, Conditions of Approval, and the Development Agreement. Private capital will be used for in-tract infrastructure that is serving the specific development project, such as standard street frontage improvements, local water distribution lines, local sewer lines and internal storm drains. In addition, private capital from specific development projects may be required at times. A developer may also choose not to participate in the bond financing, but rather use their own source of funding and may receive credits or reimbursement.

Credits or reimbursements for facilities otherwise funded by an existing fee program or a bond financing district will be available if developers fund and construct the facilities included in any of these programs. Credits or reimbursements will be adjusted to the inflated costs of the facilities at the time the credit is taken or the reimbursement is paid. Credits under the existing fee programs may not necessarily reimburse the total costs of the improvements. Under such circumstances, the developer may be eligible for reimbursement from an applicable County CIP fund or third party developers.

Other

As noted, other financing mechanisms may be utilized, including the creation of private districts or associations to fund maintenance of certain facilities within the Riolo Vineyard Specific Plan Area. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance and other financing and improvement related obligations are detailed in the Specific Plan development agreements.

PREVIOUSLY APPROVED Table 8.1 Development Phasing

| Land Use | Phase A | | Phase B | | Phase C | | Phase D | | Phase D1 | | Phase E | | Phase F | | Phase G | | Phase H | | Phase I | | Phase J | | Phase K | | Phase L | | Phase M | | Total DU |
|--------------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|------------|-------------|-----------|-------------|-----------|------------|
| | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | |
| HDR | | | | | | | | | 4.6 | 60 | | | | | | | | | | | | | | | | | | | 60 |
| MDR | 19.4 | 77 | 12.7 | 80 | | | | | | | | | | | | | | | | | | | 15.0 | 120 | | | | | 277 |
| LDR | | | | | 20.4 | 76 | 10.9 | 52 | | | 25.8 | 73 | 26.6 | 90 | 36.0 | 41 | 15.9 | 49 | 24.7 | 80 | 30.4 | 87 | | | | | 37.8 | 40 | 588 |
| RR | | | | | | | | | | | 5.0 | 2 | | | | | | | | | | | | | | | | | 2 |
| AG-10 | 20.0 | 2 | | | | | | | | | 40.0 | 4 | | | | | | | | | | | | | | | | | 6 |
| AG | | | | | | | | | | | | | | | | | | | | | | | | | | | 2.7 | | |
| P | 2.4 | | | | | | | | | | 5.9 | | | | | | 1.8 | | | | | | | | | | | | |
| CO | | | | | | | | | | | | | | | | | | | | | | | | | | 10.0 | | | |
| PQP | 1.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | 42.7 | 79 | 12.7 | 80 | 20.4 | 76 | 10.9 | 52 | 4.6 | 60 | 76.7 | 79 | 26.6 | 90 | 36.0 | 41 | 17.7 | 49 | 24.7 | 80 | 30.4 | 87 | 15.0 | 120 | 10.0 | NA | 40.5 | 40 | 933 |

Note: Residential and commercial phasing acreages include adjacent landscape corridors and major roads.

AMENDED Table 8.1 Development Phasing*

| Land Use | Phase A1 | | Phase A2 | | Phase A3 | | Phase A4 | | Phase B1 | | Phase B2 | | Phase B3 | | Phase C1 | | Phase C2 | | Phase C3 | | Phase D1 | | Phase D2 | | Phase D3 | | Phase D4 | | Phase D5 | | Phase D6 | | Total DU | | | | |
|----------|----------|----|----------|----|----------|----|----------|----|----------|----|----------|----|----------|-----|----------|----|----------|-----|----------|----|----------|----|----------|----|----------|----|----------|----|----------|-----|----------|----|----------|----|-----|---|---|
| | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | | | | | |
| MDR | | | | | | | | | | | | | | | | | | | | | 11.2 | 51 | 11.4 | 51 | | | | | 12.6 | 120 | | | | | 222 | | |
| LDR | 20.6 | 68 | 10.2 | 39 | 37.8 | 40 | | | 17.0 | 51 | 17.0 | 51 | 57.2 | 68 | 14.6 | 62 | 10.5 | 50 | 14.2 | 54 | | | | | 16.7 | 78 | 19.0 | 90 | | | | | | | 651 | | |
| ES | | | | | | | | | | | | | | | | | | 4.8 | 11 | | | | | | | | | | | | | | | 11 | | | |
| RR | | | | | | | | | | | | | | 7.2 | 2 | | | | | | | | | | | | | | | | | | | 2 | | | |
| AG-10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| P | | | | | | | | | | | | | | 2 | | | | | 6.3 | | | | | | 1.7 | | 0.7 | | | | | | | | | | 0 |
| CO | | | | | | | 10 | | | | | | | | | | | | | | | | | | | | | | | | 4.6 | | | | 0 | | |
| PQP | 0.5 | | | | | | | | | | | | | | | | | | | | | | | | | | 2.8 | | | | | | | | | | 0 |
| Total | 21.1 | 68 | 10.2 | 39 | 37.8 | 40 | 10.0 | 0 | 17.0 | 51 | 17.0 | 51 | 57.2 | 68 | 23.8 | 64 | 10.5 | 50 | 25.3 | 65 | 11.2 | 51 | 11.4 | 51 | 18.4 | 78 | 22.5 | 90 | 12.6 | 120 | 4.6 | 0 | | | 886 | | |

Note: Residential and commercial phasing acreages include adjacent landscape corridors and major roads.

*Does not reflect or include 47 DU of Density Reserve for future potential density transfer.

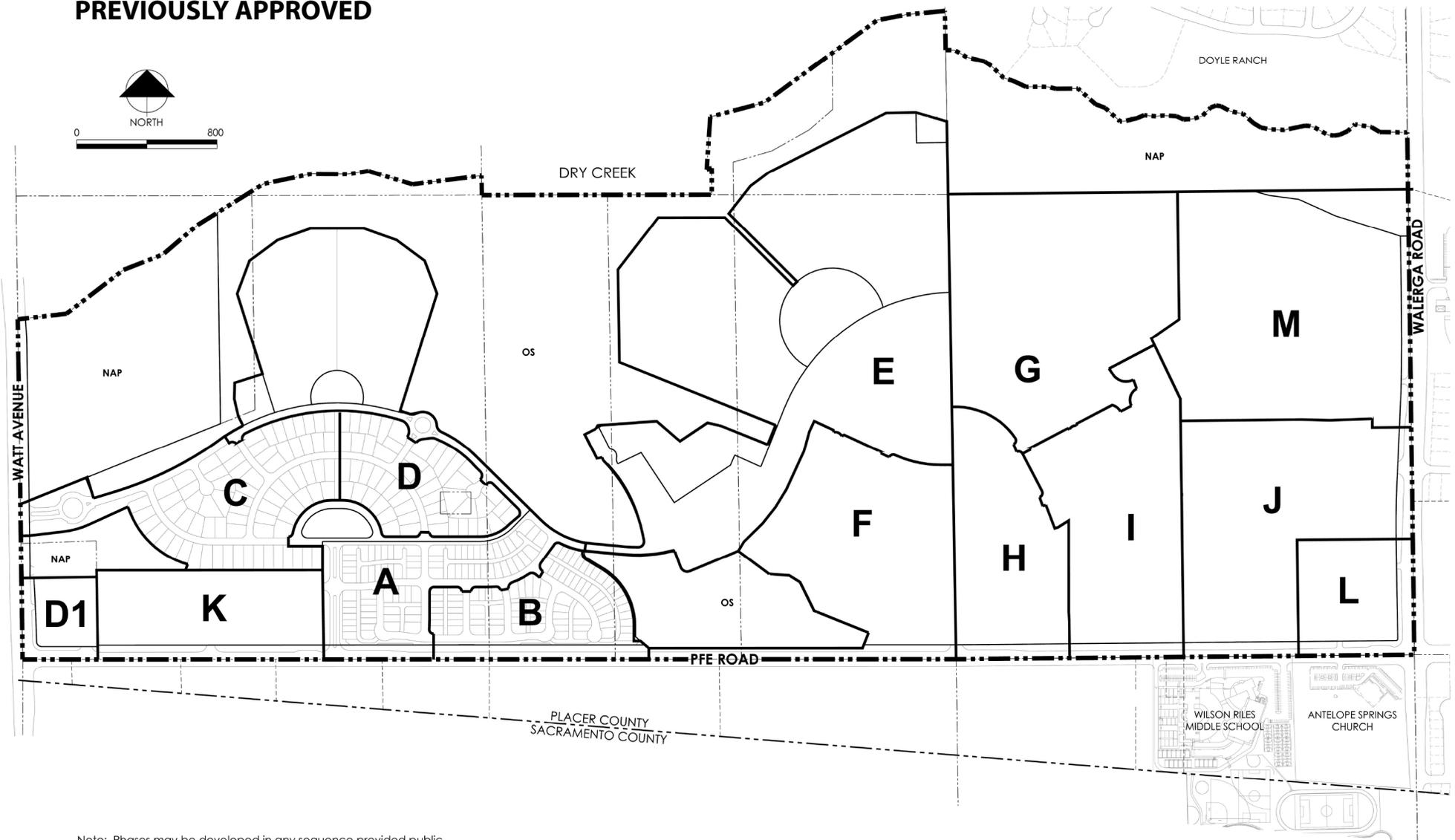
PREVIOUSLY APPROVED Table 8.2 Maintenance Providers & Funding Sources

| Service | Proposed Maintenance Provider | Funding Source |
|--|--------------------------------------|--|
| County Maintained Roads | Placer County | County Service Area |
| Non-County Maintained Roads | HOA | Member Assessment |
| Parks | Placer County | County Service Area |
| Public Landscape Corridors, Soundwalls and Medians along PFE Road, Watt Avenue and Walerga Road, Open Space & Preservation Easements | HOA or Placer County | Member Assessment or County Service Area |
| Interior Road Landscaping, Landscape Corridors and Entries | HOA or Placer County | Member Assessment or County Service Area |
| Trails | Placer County | County Service Area |
| Public Lighting (roadway) | Placer County | County Service Area |
| Lighting (non-roadway) | HOA, or LLAD | Member Assessment |
| Drainage Related to County Maintained Road | Placer County | County Service Area |
| Fire | Placer County Fire Department | Property Tax and Special Tax |
| Sanitary Sewer Treatment | City of Roseville | User Fees |
| Sanitary Sewer Collection/ Conveyance | County Service Area 28, Zone 173 | User Fees |
| Water | Placer County Water Agency | User Fees |
| Recycled Water | Placer County | User Fees |
| Schools | Center Unified School District | State Funding, Property Taxes |
| Judicial Services | Placer County | County Funds |
| Detention | HOA | Member Assessment |
| Public Assistance | Placer County | County Funds |
| Health Programs | Placer County | County Funds, User Fees |
| General Government | Placer County | County Funds |
| Sheriff Protection | Placer County | County Funds |
| Planning | Placer County | County Funds |

AMENDED Table 8.2 Maintenance Providers & Funding Sources

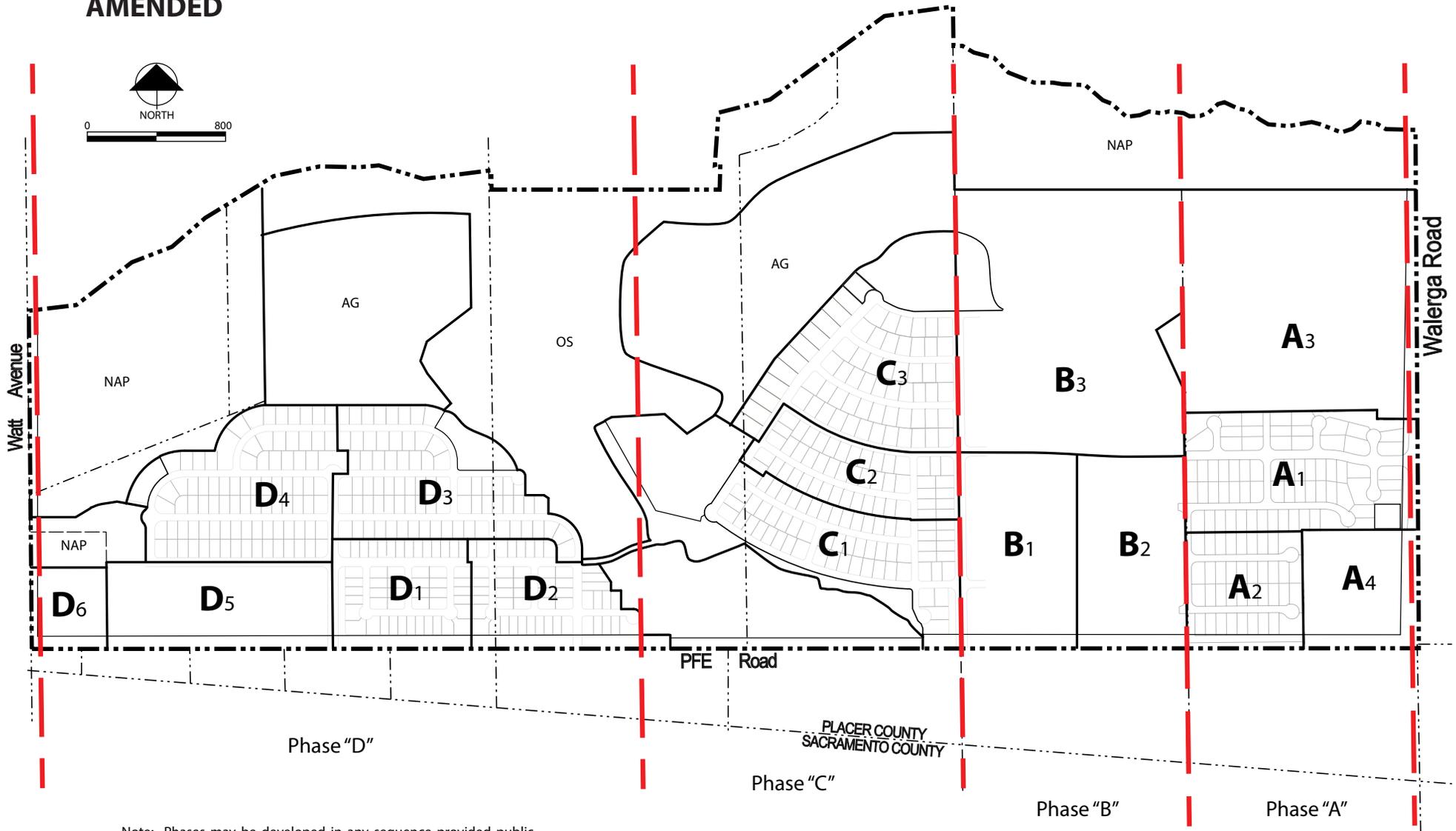
| Service | Proposed Maintenance Provider | Funding Source |
|--|--------------------------------------|--|
| County Maintained Roads | Placer County | County Service Area |
| Non-County Maintained Roads | HOA | Member Assessment |
| Parks | HOA or Placer County | County Service Area |
| Public Landscape Corridors, Soundwalls and Medians along PFE Road, Watt Avenue and Walerga Road, Open Space & Preservation Easements | HOA or Placer County | Member Assessment or County Service Area |
| Interior Road Landscaping, Landscape Corridors and Entries | HOA or Placer County | Member Assessment or County Service Area |
| Trails | Placer County | County Service Area |
| Public Lighting (roadway) | Placer County | County Service Area |
| Lighting (non-roadway) | HOA, or LLAD | Member Assessment |
| Drainage Related to County Maintained Road | Placer County | County Service Area |
| Fire | Placer County Fire Department | Property Tax and Special Tax |
| Sanitary Sewer Treatment | City of Roseville | User Fees |
| Sanitary Sewer Collection/ Conveyance | County Service Area 28, Zone 173 | User Fees |
| Water | Placer County Water Agency | User Fees |
| Recycled Water | Placer County | User Fees |
| Schools | Center Unified School District | State Funding, Property Taxes |
| Judicial Services | Placer County | County Funds |
| Detention | HOA | Member Assessment |
| Public Assistance | Placer County | County Funds |
| Health Programs | Placer County | County Funds, User Fees |
| General Government | Placer County | County Funds |
| Sheriff Protection | Placer County | County Funds |
| Planning | Placer County | County Funds |

**FIGURE 8.1 PHASING
PREVIOUSLY APPROVED**



Note: Phases may be developed in any sequence provided public safety issues are addressed. Phasing boundaries may be modified based on utility service, access, and parcelization as approved by the Public Works Director, Director of Engineering and Surveying, or County Surveyor. Open space lots may be divided into multiple lots on future Final Maps to accomplish project take-down or phasing.

**FIGURE 8.1 PHASING
AMENDED**



Note: Phases may be developed in any sequence provided public safety issues are addressed. Phasing boundaries may be modified based on utility service, access, and parcelization as approved by the Public Works Director, Director of Engineering and Surveying, or County Surveyor. Open space lots may be divided into multiple lots on future Final Maps to accomplish project take-down or phasing.