



8. Implementation

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 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 occur concurrent with the adoption of this Specific Plan.

- Final Environmental Impact Report (FEIR): The County Board of Supervisors will certify 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 the Specific Plan zoning designations.
- Development Agreement: the Applicant will enter 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 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.

Specific Plan Area Zoning

Zoning for the Riolo Vineyard Specific Plan Area shall follow 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, public improvements, and other activities shall be consistent with this Specific Plan, Development Agreement, 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 certified concurrent with the approval of the Specific Plan and shall serve as the base environmental document for subsequent entitlement approvals within the Plan Area. 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