



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 family neighborhoods, along with smaller commercial and public uses.

Primary access to the Plan Area is from Walerga Road and PFE Road. [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. 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. 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 17% of the site.



(AG-10) Agriculture-10

The Agriculture-10 (AG-10) land use designation encourages 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 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 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 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, 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 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 HDR land use designation was removed from the Specific Plan during the March 2015 update. As part of the Specific Plan update approved by the Board of Supervisors in 2015, the land use designation on the 3.2 acre property located on the northeast corner of Watt Avenue and PFE Road was changed from High Density Residential to Commercial. The development area is not to exceed 3,750 s.f. of commercial buildings.

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 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 Update change from HDR to a maximum commercial square footage of 3,750 SF on this parcel at the corner of Watt Avenue 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 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 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 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 49 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. 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 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 /and Agriculture 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

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

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.

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%
Electrical 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.

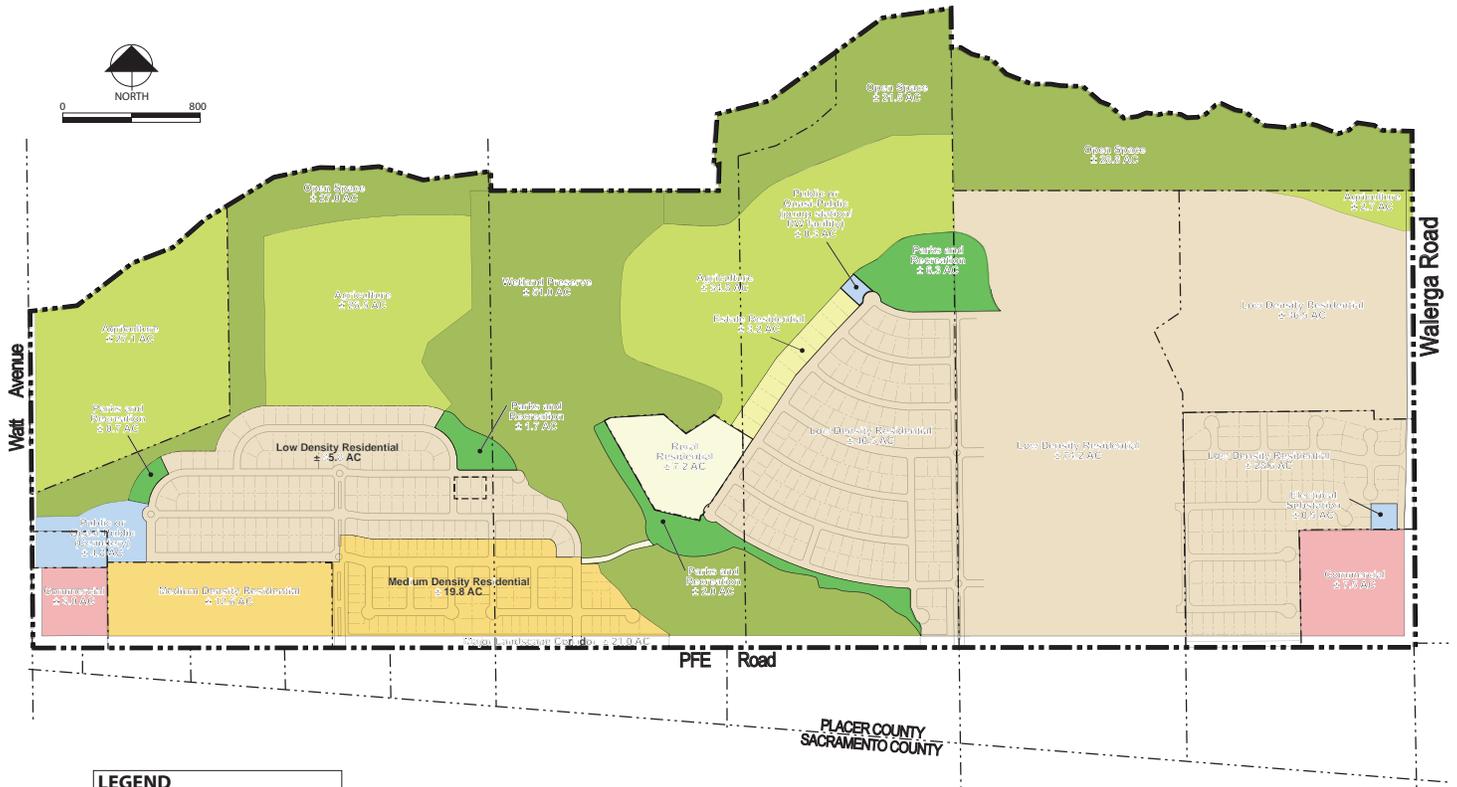
** Tank for the Pump Station will be underground, therefore only 0.3 acres of the Pump Station counts towards the total acreage of the "Project Area Total"

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

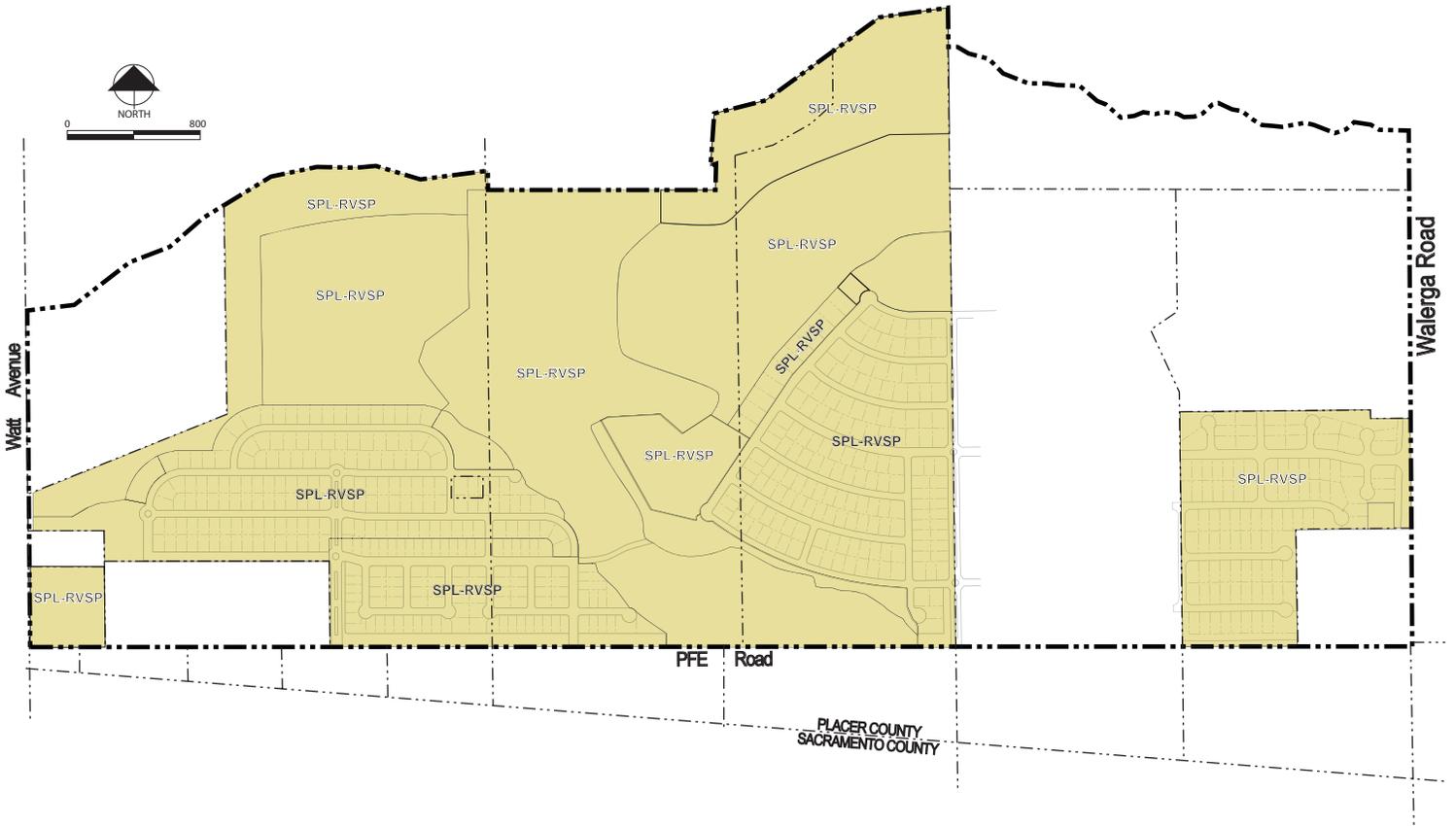
Note: All properties not under the control of HBT of Riolo Vineyards, LLC. shall retain their existing zoning.

FIGURE 3.1 LAND USE



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

FIGURE 3.2 ZONING



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

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